
INTRODUCTION

On behalf of the Board of Directors of the Columbia Downtown Housing Corporation ("CDHC"), I am pleased to present our eighth Annual Report. This report is required by Section 28.204(c) of the Howard County Code and Section 5 of Howard County Council Bill No. 154-2012. This report summarizes our work in connection with promoting the development of affordable housing in Downtown Columbia ("Downtown") during the past year and describes the financial standing of the Downtown Columbia Community Housing Fund (the “Fund”).

EXECUTIVE SUMMARY

It has been a productive year for housing affordability in Downtown Columbia. The Live Where You Work (LWYW) program opened in August 2019 with Howard County General Hospital as the first local employer to become a LWYW partner with CDHC. Four hospital
employees successfully completed the application and leasing process, moving into Downtown apartments with their families in December 2019/January 2020. The hospital and CDHC are making rental subsidy payments to the employees’ respective landlords to cover the difference between the market rent for the units and LWYW rents, which are set following the county’s Moderate-Income Housing Unit (MIHU) program rules. The employees pay the security deposit and the applicable MIHU/LIHU rent, as well as their utility bills. Howard County Department of Housing and Community Development (DHCD) administers the program under an MOU with CDHC.

Additionally, the first 24 inclusionary units are now built at Juniper, a market rate development in the Merriweather District. Twelve of these units are being master-leased by the Howard County Housing Commission (the Commission) for voucher holders or people with incomes below 50% of the Howard County area median income (HoCo AMI), and 12 will be leased to persons with household incomes at or below 80% HoCo AMI. Leasing is underway with occupancies expected to begin in March 2020.

The Commission also received an award of Low-Income Housing Tax Credits (LIHTCs) from the State for Artists Flats (AKA Toby’s). The competitive award enables this mixed-use development to move forward with an anticipated ground breaking in late 2020. CDHC issued a commitment letter to provide $2.5M in gap financing for the development, which will include 87 apartments with LIHTC income and rent restrictions, as well as 87 market rate units.

BACKGROUND

The Downtown Columbia Plan (the "Plan") was adopted by Howard County (the "County") on February 1, 2010 as an amendment to the County's General Plan. The Plan is a comprehensive document that details a 30-year redevelopment process for Downtown.

Under Title 28, the Downtown Columbia Partnership is charged with collecting and receiving the Fund. Section 28.116 of the Code establishes the Fund as a separate, nonlapsing fund received from various sources and made available for the purpose of providing affordable housing opportunities for households of eligible income in Downtown. Section 28.116 requires the Partnership to contract with the Downtown Columbia Housing Foundation (the "Foundation") for administration of the Fund.

Title 28, Subtitle 2 requires that the Foundation be a not-for-profit entity which includes representation from various organizations that are able to promote the purpose for which the Fund exists. On November 5, 2012, the Council adopted Resolution No. 154-2012, recognizing CDHC as the Foundation and thus as responsible for administering the Fund on behalf of the Partnership. As a condition of continued recognition, CDHC is required to furnish the County Executive, County Council, and Partnership with an Annual Report within the 90-day period following the final day of its fiscal year, which is December 31.
I. PROGRESS OF CDHC IN CARRYING OUT ITS OBLIGATIONS

A. Organizational Activity

During calendar year 2019, the CDHC Board held six public meetings and several meetings of its various committees. As CDHC is a quasi-public entity, the Board complied with the Maryland Open Meetings Act and Public Information Act by working with DHCD. CDHC provided the public with notice of the Board's covered meetings in advance by publishing them on the County's website and keeping detailed minutes and audio recordings.

The CDHC Board included 13 members, six of whom served since the Board's inception. The Board includes people with a broad array of housing and professional experience who are committed to achieving the goals for which the Fund was established. At CDHC's Annual Meeting in January 2019, the Board voted unanimously to approve Board Members Rev. Dr. Turner, Russell Snyder and Patricia Sylvester for new three-year terms ending January 2022 and also elected its officers for 2019: Patricia Rynn Sylvester as President; Bruce I. Rothschild as Secretary; and Bethany H. Hooper as Treasurer.

In accordance with Sec. 28.202 of the Code and pursuant to Memoranda of Understanding dated December 1, 2012 and September 18, 2019, CDHC continued to receive critical staff assistance from DHCD. DHCD’s assistance has been essential to the successful administrative operation of CDHC and its Board.

Recognizing that there are other potential sources of funding including charitable contributions, CDHC continues to maintain the tax-exempt status under Section 501(c)(3) of the Internal Revenue Code that it received in 2014.

B. Financial Standing of the Fund

CDHC began its Fiscal Year on January 1, 2019 with $8,204,452 in cash investments. In 2019, CDHC received $24,821 in fees and earned investment income of $227,755, while expenses paid from the Fund equaled $34,183. CDHC ended the year with $8,422,845 in cash investments. Please refer to Attachment A to view all payments received since inception.
During FY2019 the following payments were made to the Fund:

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<th>DESCRIPTION</th>
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<td>CEEPA #27</td>
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Each owner of property developed with commercial uses pursuant to the Downtown Revitalization Zoning Regulations Fund for each square foot of Gross Leasable Area for office and retail uses and for each square foot of net floor area for hotels shall provide an annual payment to the fund.

In November 2019, CDHC filed its Form 990 for 2018 with the IRS. A copy of the Form 990 is on file with the Howard County Department of Housing and Community Development.

II. AFFORDABLE HOUSING IN DOWNTOWN COLUMBIA

A. Background

In January 2017, legislation became effective creating a comprehensive, creative and achievable plan that reflected more than 2 years of collaborative, intensive work by CDHC, the County, The Howard Research and Development Corporation (“HRD”), the Commission, and numerous stakeholders. At a public ceremony in February 2017, CDHC, HRD, the Commission, and the County entered into an Agreement for Affordable Housing in Downtown Columbia to memorialize what will be a long-term partnership among the four parties. CDHC’s 2016 Annual Report provides a thorough discussion of the activities and work that led to the consideration and passage of the legislation and can be accessed through the Howard County Department of Housing and Community Development.

Under the legislation, MIHU requirements are established for property in Downtown not covered by a Development Rights and Responsibilities Agreement (DRRA). In conjunction with the negotiations and passage of the 2016 legislation, HRD, the County Administration (the “Administration”), and the Commission executed a DRRA that provides for a total of 900 affordable housing units/opportunities in Downtown as described below.

The DRRA establishes the following plan for affordable housing in Downtown:

1. Inclusionary Units (400 total)
   A. 200 Very-Low-Income Units
      i. These units will be master leased by the Commission for households (HHs) at or below 50% HoCo AMI, including voucher holders.
ii. Master lease has a 40-year term, renewable at the Commission’s discretion in perpetuity.

B. 200 Middle-Income Units
   i. These units will serve HHs making 80% HoCo AMI and be leased directly through the individual properties.
   ii. The term of the restriction is 40 years.

C. The inclusionary units will be integrated into every new rental building built by HRD, and each building will include between 6 - 14 percent affordable units.

D. HoCo AMI is $115,576 (4-person HH) as of Jan. 1, 2020.

2. Low-Income Housing Tax Credit (LIHTC) Developments (417 total affordable units)
   A. 5 separate buildings to be owned by the Commission will be developed as mixed-use projects:
      1. Toby’s Art Center & Residences (AKA Artists Flats & New Cultural Center, ~192 total units)
      2. Banneker Fire Station/Senior Housing (100% affordable for HH with a member 62 and older, 100 units)
      3. New Library & Residences (est. 120 total units)
      4. Existing Library Site – Residences
      5. Transit Center & Residences
   B. 4 of the 5 developments must be mixed income and include no more than 40-50% affordable units.
   C. Affordable units will serve HHs at or below 60% of the Baltimore metro AMI (about 50% HoCo AMI).

3. Live Where You Work (LWYW)
   A. 83 homeownership/LWYW rental opportunities within the downtown footprint.
   B. Funded by a fee of $1,734/net new rental unit for the 1,583rd - 5,178th units, excluding the inclusionary units.
   C. Assuming full build-out of Downtown, fees paid would be $7.775M.

B. CDHC’s Activities in 2019

CDHC had a busy and productive year working with County government, HRD, Howard County General Hospital, the Commission and others to make the affordable housing goals in Downtown a reality. The full Board met in January, March, April, July, September and November to discuss issues affecting affordable housing in downtown and approve funding resolutions for Artists Flats and LWYW. To discuss various topics, the Board also invited guests to attend its meetings, including Council member Deb Jung at the July meeting, representatives of the Columbia Housing Center in September, and Reverend Roger Barnes, who provided a briefing on local and minority hiring in downtown and the county at its November meeting.

The Board’s LWYW committee met periodically to finalize program design and take the steps necessary to open a pilot program in August 2019. The Finance committee met to review and
make recommendations to the full Board concerning funding for Artists Flats and to develop the necessary letters of intent. As needed, the Board’s executive, investment and audit committees also met.

Representatives of the Commission, DHCD, HRD, and the Administration were regular guests at Board meetings. Discussions were open with Board members expressing their interest in proactive and timely actions to produce affordable units in downtown. The Commission and Administration provided updates on the progress being made on Artists Flats (AKA Toby’s), Banneker Station and the Library projects. The Commission and HRD discussed progress on the master lease for the 200 very-low-income integrated units in HRD market-rate properties. CDHC provided comments on a shared draft of the master lease during 2019, and the final master lease is now signed and in place for Juniper. HRD also provided updates on the development of residential units in the Merriweather District (AKA Crescent) and at the Lakefront, including timing for the payment of fees. Board meetings also included updates from its various committees, as well as updates on other affordable housing news such as awards of LIHTCs and Mainstream vouchers, pending local legislation affecting affordable housing and downtown development, as well as progress of the new Housing Affordability Coalition, and the Housing Opportunities Master Plan Task Force.

Education about the downtown affordable housing plan was also key to CDHC’s work in 2019. At the request of the County Council, CDHC’s president along with Peter Engel (Housing Commission), Kelly Cimino (DHCD), Kelly McLaughlin (Bridges to Housing Stability) and Ayesha Holmes (Grassroots) testified at the Council’s housing briefing on January 7, 2019 about their respective housing programs and responded to questions from the Council about issues pertaining to affordable housing in Howard County. The Board also stayed abreast of activities in the county and became engaged as appropriate to ensure people were aware of potential or expected impacts on the plan. Specifically, CDHC submitted testimony concerning:

**CB 42, “School Facilities Surcharge Fee Increase”**

CDHC opposed CB 42, which proposed a 500% change in the existing school facilities surcharge fee, and recommended further study, particularly concerning the impact on affordable housing development generally, and Columbia Downtown development. The Board advocated for an exemption to the increased fee for development covered by the DRRA and the Downtown Columbia Plan noting that the proposed surcharge was estimated to increase costs for the Artists Flats development and the Library Residences by $1.45M each with no identified sources to fill this gap. The testimony explained that federal law controls allowable rents for the affordable tax credit units and any change to Artists Flats to reduce costs could put at risk the State’s recent tax credit award for the project. CDHC further testified that the Howard Hughes Corporation estimated that the increased surcharge would add about $2.75 million to the cost to develop one of its typical 500,000 square foot buildings in Downtown (excluding garage space). CDHC pointed out that such an increase would clearly impact Downtown development progress and affordability because, under the DRRA, each Howard Hughes residential rental development must include between 6-10% affordable units, with half being
master leased by the Commission and half serving those at 80% HoCo AMI. The rent levels for these affordable units are set by the DRRA and there would be no way that the affordable units would be able to offset the new surcharge. Understanding that the County faces significant challenges in meeting the educational demands of its families, students and workforce, CDHC concurred with the recommendations of the Housing Affordability Coalition that (1) any change to the existing fee structure exempt affordable housing, including all MIHU program units and all LIHTC communities developed throughout the County, and (2) action taken to increase school facilities fees be taken concurrently with consideration of how the Transfer Tax rate and its allocations, and imposition of facilities fees on residential and commercial development could also be utilized to provide increased funding for school development/re-development. CB 42 was passed by the County Council with substantial amendments that addressed some but not all of CDHC’s original concerns. We will continue to monitor how implementation of the new surcharge will impact downtown affordable housing development.

C. LWYW Activities

The LWYW team met regularly in the first half of 2019 and focused on opening a pilot program. Activities included finalizing an MOU with Howard County General Hospital, the first employer; reaching out to landlords to ensure participation; finalizing all necessary documents; updating an MOU with DHCD to include its administration of the LWYW program; and obtaining Board approval to open the program. At the Board’s March meeting, the Committee presented the following recommendations to the Board, which were moved and approved unanimously:

- That CDHC enter into a Memorandum of Understanding with Howard County General Hospital to provide for the participation by the Hospital in the LWYW program;
- That the Board allocate $200,000 of its existing funds to cover the costs and expenses to be incurred by CDHC pursuant to the MOU with the hospital and other costs directly related thereto; and
- That the President of CDHC and/or any officer(s) of CDHC designated by the President be authorized to execute and deliver the MOU with the Hospital and any/all documents that may be necessary, in such officer’s discretion, to implement the MOU.

The Board approved the above recommendations knowing that LWYW fees were not expected to be received in CY 2019. The mandated LWYW fee of $1,734/unit is paid when building permits are issued and starts after the 1,583rd unit. To move proactively to address housing affordability in downtown, the Board agreed to use its existing funds rather than delaying program opening until LWYW fees were actually received.

The pilot program opened in August 2019 with the signing of an MOU among Howard County General Hospital, CDHC and the County. By mid-January 2020, four Hospital employees with their families
moved into Downtown and subsidy payments are being made by DHCD on behalf of CDHC and the Hospital.

Additional LWYW marketing took place in 2019 with meetings with two additional employers, the Howard County Public School System and Vantage House. Conversations with Vantage Housing continue in 2020. The School System showed interest in offering the LWYW Program provided it could offer the opportunity to all Howard County School employees regardless of their work location. After discussion, the CDHC Board decided to maintain the program’s focus on work locations within or in close proximity to downtown and additional discussions did not occur.

D. Financing of Affordable Housing Developments in Downtown

In early 2019, CDHC received its first request for financing of an affordable housing development in downtown. The Howard County Housing Commission (Commission) requested gap financing in an amount not to exceed $2.5M for Artists Flats, the LIHTC development described in Section 4.4B of the DRRA as the “Toby’s Site”. The request explained that the Commission, in partnership with Orchard Development, would be developing the Toby’s site to include a New Cultural Center, a parking garage, and Artists Flats Apartments, a mixed-income community of approximately 174 total units, with 50% affordable. The Commission planned to apply to the Maryland Department of Housing and Community Development for 9% LIHTC in the May 8, 2019 Competition and, in advance of that application, to the Baltimore Metropolitan Council (BMC) for project-based vouchers for the development. In March 2019, CDHC supplied the Commission with a non-binding letter of interest for its BMC application with the understanding that the Board would formally consider the request at its April meeting, in advance of the LIHTC application deadline.

CDHC, acting through its Finance and Executive Committees, conducted due diligence, reviewing the project’s budget, unit count, and design, and holding discussions with Commission staff. CDHC’s Fund totaled $8.2M with its use limited to activities that further full spectrum, below market housing in Downtown. Artists Flats Apartments met the criteria for use of the Fund, and members of the Finance and Executive Committees determined that the gap financing was needed to make the development financially feasible and that the Commission and its team made commercially reasonable efforts to secure all traditional sources of financing. The members also determined that the proposed development’s projected 174 total units would produce 87 affordable units, 13 less than the 100 anticipated under the DRRA. In its request letter, the Commission explained the reason for the shortfall, its efforts to minimize it, and committed to working with CDHC and HRD to address this shortfall. The Commission acknowledged that the shortfall was unfortunate but pointed out that the development would include larger units than originally planned providing a bedroom count of 154, higher than 138 bedrooms under the original plan. In the Commission’s view, the change was necessary to ensure a competitive application.
The CDHC reviewing committees prepared a resolution for Board consideration at its April meeting, along with a draft Letter of Intent. The resolution noted that the DRRA made provision for the possibility of a "Low Income Unit Shortfall" and specified that:

"HRD, in consultation with the Commission and CDHC, shall make up any Low-Income Unit Shortfall by providing for additional Low Income Units through any combination of (i) additional units above the New Central Library Site, (ii) additional units above the Future Transit Center Site, or (iii) elsewhere in Downtown Columbia at a location mutually agreed upon by the Parties, the Commission and CDHC. Additional units provided to make up a Low-Income Unit Shortfall shall provide for both Low Income Units and Market Rate Dwelling Units so that each mixed-income project described in this Section 4.4 contains between 40 and 50 percent Low-Income Units."

The Board held a thorough discussion and approved a loan not to exceed $2.5M of the Fund for gap financing for the Artists Flats Apartments with the understanding that the loan would be used for land acquisition costs attributable to the residential component of the development and available at the time of closing on the land purchase, anticipated to be in late 2019 or early 2020. The Board also authorized the CDHC President to execute a letter of intent for the loan and initiate discussions with HRD and the Commission so that the Low-Income Unit Shortfall attributable to Artists Flats Apartments could be addressed by increasing the units planned at the New Central Library site.

The Commission was successful in its application for LIHTCs, and Artists Flats was notified of its award in the summer of 2019. Closing on the land acquisition is anticipated for late 2020, and CDHC has reached out to the Commission to begin negotiation of the necessary loan documents for closing.

In late 2019, the Commission indicated that it was making good progress on the new Library Residences and was hoping to submit another LIHTC application in the spring of 2020. Preliminary discussions concerning CDHC financing for this project have begun, and currently, it appears that the Low-Income Unit Shortfall from Artists Flats can be addressed in this development.

E. CDHC's ACTIVITIES IN 2020

CDHC held its 2020 annual meeting on January 15, at which it re-elected its slate of officers and approved members Christopher Fritz, Rev. Mary Ka Kanahan, Peter Morgan and Bruce Rothschild, whose terms expire January 2020, for new three-year terms ending January 2023. The Board also voted to support Senator Clarence Lam's bill HOCO 20-20 "Income Tax Subtraction Modification" – Rental Subsidy Under the Howard County "Live Where You Work Program," which would allow for a state income tax exemption for the rental subsidy received by a resident of Howard County under CDHC's LWYW Program. During the meeting, the members also discussed the Columbia Flier building and the goal of ensuring that it be used for affordable housing. The meeting closed with a small reception to recognize Paul K. Casey's exceptional service to the Board. Paul concluded his Board service at the end of 2019.
Following the annual meeting, Pat Sylvester reached out to Carl DeLorenzo to advocate that the Flier building be repurposed as affordable housing and also submitted a letter of support to Senator Lam for HoCo #20-20 on behalf of the Board. The bill received a favorable report from the Howard County Delegation, was introduced in the House as HB 1510, and passed the General Assembly on March 18, 2020.

In February, two Board members met with the Vantage House Foundation Board to explain the LWYW Program and continue discussions about Vantage House’s participation as an employer in the program. CDHC’s President also began her participation as a member of the County’s Housing Opportunity Master Plan Task Force.

On March 18, 2020, a full Board meeting was held to approve this annual report, to discuss funding for Artists Flats and the Library Residences, and to further discuss possible advocacy concerning the Columbia Flier building’s use for affordable housing.

IV. ESTIMATED TIMING FOR AFFORDABLE HOUSING UNITS PLANNED IN DRRA

1. Inclusionary Units
   A. Units in Juniper, the first residential building in the Merriweather District, are available to lease for initial occupancy between now and July 2020. Juniper has 24 affordable units.
   B. Marlow, the second residential building in the Merriweather District, will break ground by the end of 2020. Marlow will include 28 affordable units and first units will be available by 2022.
   C. Inclusionary units in the Lakefront Neighborhood are being planned with one building expected to begin construction in late 2021. It is expected that 10% of the building’s units will be affordable.

2. LWYW Program
   A. Pilot program opened in August 2019 with the signing of an MOU among Howard County General Hospital, CDHC and the County.
   B. By mid-January 2020, four Hospital employees with their families moved into Downtown and subsidy payments are being made by DHCD on behalf of CDHC and the Hospital.
   C. CDHC continues discussions with other possible employers.

3. LIHTC Projects
   A. Artists Flats/New Cultural Center (AKA Toby’s)
      o The Commission received a competitive award of LIHTCs in the summer of 2019.
      o CDHC has committed to provide $2.5M in gap financing at the time of closing on the land anticipated for late-2020.
      o The budget gap for the New Cultural Center portion of the development is expected to be resolved with the submission of the County Executive’s FY21 capital budget in spring 2020.
      o Unit availability is expected to occur in 2024.
   B. New Library
      o The Commission is working to submit an application in the State’s June 2020 Competition for LIHTCs and has selected Enterprise as its development partner.
      o The Commission and CDHC are in discussions concerning possible gap financing.
The project is moving faster than originally planned and likely will happen before Banneker if it is successful in the LIHTC competition.

The County continues to analyze revised fiscal impact numbers related to Downtown Columbia development to determine funding level and timing for the New Library because funding for the Library is expected to come from the tax increment generated in the Downtown TIF district.

C. Banneker

All interested parties continue to coordinate concerning issues related to the fire station relocation so that the housing can continue to move forward on the planned schedule of development, which would include an application for tax credits in 2021 or later.

D. Existing Library and Transit Center — No action at this time.

V. PAUL K. CASEY — THANK YOU

Paul K. Casey completed his CDHC board membership this year. The Board thanks him for his dedicated service and commitment to downtown Columbia, affordable housing, and to each of us, his fellow Board members and friends. Paul was instrumental in the establishment of CDHC. Unanimously selected as the initial President of this Board, he served in that role from 2012 – 2017. He has also served on the Department of Housing and Community Development’s Board, and the county’s Economic Opportunity and Prosperity Task Force, including its Housing subcommittee. He strongly endorsed and advocated for the creation of a Housing Master Plan, as one of the Task Force’s recommendations. He now serves on the Housing Opportunities Master Plan Task Force.

As CDHC President, he worked tirelessly to ensure a range of housing affordability in downtown. He came to recognize that the original plan to ensure housing affordability in downtown was flawed and reached out to local leaders to raise the concern and begin discussions about potential changes and improvements. He was a leader in working with the Howard Hughes Corporation, the County Council, the County Administration and other CDHC Board members to develop an achievable plan for affordable housing in Downtown. He spent countless hours in meetings and at hearings, explaining the issues with the initial plan, developing consensus for a new plan, and shepherding the new plan through the required legislative process. He then worked with all interested stakeholders to implement the new plan and ensure forward progress on the goal of having housing in downtown affordable to families and persons across a range of incomes.

Paul also worked to ensure a committed and vibrant CDHC Board bringing on new members and leaders before stepping back as President in 2017 and ultimately retiring from the Board. He sets a standard for cooperation, hard work, perseverance, passion and respect in everything he does, particularly his affordable housing work. Reaching out to disparate groups and individuals to listen and learn across silos is one of his strengths, and his example ensures that such coalition building is engrained in CDHC.

He was one of the first to advocate that county-owned land is a valuable resource that can and should be prioritized for use to make affordable housing development financially sustainable. This
concept is critical to the affordable housing plan for Downtown. Paul ensured that the land upon which the five tax credit developments will be built was owned by or would be transferred to the county or the Housing Commission and that each parcel would be subject to a restrictive covenant running with the land requiring such use in perpetuity. This concept ensures that there will be housing in downtown affordable to those at or below 60% of the area median income and also sets a model for use elsewhere in the county.

Paul’s legacy is clear. Without his steadfast commitment and leadership, Downtown Columbia would be a place solely for those of high incomes and many in this County would not be able to find a place to call home that meets their needs. He calls each of us to remain committed, open, and optimistic and to reach out to those with whom we may appear to disagree in order to find common ground. Something to which this entire country can aspire.

We will miss our good friend and look forward to working with him in new ways on housing affordability and opportunity in the months and years to come.

VI. CONCLUSION

We are excited that the first LWYW employees have moved into new homes at affordable rents in downtown and that Juniper’s affordable units are built and in the leasing process. This progress could not have happened without the proactive involvement of Howard County General Hospital, the Howard Hughes Corporation, the Housing Commission and the County. It is also remarkable that Artists Flats received State LIHTC funding and that the Library Residences is ahead of schedule and on target to apply for LIHTCs in the spring. Such good news is evidence that the comprehensive, multi-faceted plan for affordable housing in Downtown is working. This result could not have been achieved without continuing cooperative efforts among many different parties, including CDHC, housing advocates, those named above, and the community at large.

CDHC looks forward to continuing its partnership with the many interested stakeholders. In particular, we are pleased to continue to work with County Executive Dr. Calvin Ball and his team, and the County Council to ensure timely forward momentum for a downtown that provides opportunities for people of all incomes and abilities to live, work and thrive together.

Sincerely yours,

Patricia Rynn Sylvester  
President  
Columbia Downtown Housing Corporation

cc: Board of Directors
Jeryl Baker
Jolly Burks
John DeZinno
Christopher Fritz
Bethany Hooper
Rev. Mary Ka Kanahan
Peter Morgan
Bruce Rothschild
Russell Snyder
Rev. Dr. Robert Turner
Gregory Fitchitt, Ex Officio

Kevin Kelehan, Esquire, Counsel
Kelly A. Cimino, Director, Dept. of Housing and Community Development
Peter Engel, Executive Director, Howard County Housing Commission
Paul K. Casey, former CDHC Board President and member
## Columbia Downtown Housing Corporation -- Funding Received 2013-2019

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<td>1,714.95</td>
<td>Parcel C (10M &amp; mflats)</td>
</tr>
<tr>
<td>DRRA Section 4.4G</td>
<td>Upon issuance of a building permit for the 818th Net New dwelling unit to provide funding for the development of the LIHTC Developments in Section 4.4 (of the DRRA) needed to make the development financially feasible following commercially reasonable efforts to secure all traditional sources of financing</td>
<td>2018</td>
<td>3,200,000.00</td>
<td>HRD</td>
</tr>
</tbody>
</table>

Total Funding Received: 8,104,298.71