Downtown Columbia Affordable Housing Plan
Development Rights & Responsibilities Agreement (DRRA)
Unit Availability & Timing - Update May 6, 2022

1. **Inclusionary Units** - 24 built & occupied; 30 under construction; ~71 in SDP process
   A. The first 24 inclusionary units at Juniper were completed in 2020 and are fully occupied.
   B. Marlow, the second residential building in the Merriweather District, is under construction with leasing expected to begin in the summer of 2022. Marlow will include 30 affordable units – 15 master-leased to the Howard County Housing Commission for subleasing to voucher holders or those with voucher-eligible incomes (VLIUs) and 15 for those with incomes at or below 80% of the Howard County median income (MIUs).
   C. The Lakefront North development (FDP-DC-L-2A; SDP-22-042) of 675 units will be 10.5% affordable. It is in site development plan review with DPZ. Leasing expected in late 2025.

2. **LWYW Program** - 5 workers housed; funding for ~ 15 more committed
   A. The LWYW program (Program) began operations in August 2019. Howard County General Hospital was the 1st employer participant. The Program provides rental subsidies to enable employees who work in Downtown to live in Downtown.
   B. Vantage Point Residences was the second employer to participate and one of its employees is currently enrolled and 1-2 additional employees are expected.
   C. Five employees currently benefit from the Program, which provides rental subsidies to enable employees with incomes less than 60% of the Howard County median to live in Downtown where they work.
   D. On March 10, 2022, County Executive Ball announced expansion of this Program using $500,000 in American Rescue Plan funds to be matched with $500,000 of CDHC funds.

3. **LIHTC Projects** - 87 affordable units funded & in pre-construction review
   A. Artists Flats/New Cultural Center
      o Construction of the New Cultural Center, including Artists Flats, is anticipated to begin in 2022.
      o Due to the phasing of construction, the Artists Flats residential units (87 affordable units and 87 market units) are expected to begin leasing in late 2025 or early 2026.
   B. New Central Library
      o The Commission has selected Enterprise as its development partner and is working on design and other development plans with the Library staff and other County stakeholders.
      o Construction completion for both the New Central Library and the affordable housing component is anticipated to occur in FY 2026.
   C. Banneker
      o The current Banneker Fire Station site is planned for redevelopment to include a new fire station and 100 units of affordable housing for seniors.
Redevelopment of the Banneker site cannot occur until the station is temporarily relocated. The selection of the temporary site has been delayed.

The FY 2023 capital budget submitted by the Administration anticipates completion of the Banneker redevelopment in FY 2027.

D. Existing Library and Transit Center

The timetable is TBD following completion of the above communities.