

**MINUTES
OF
BOARD OF DIRECTORS
COLUMBIA DOWNTOWN HOUSING CORPORATION**

November 20, 2019

Howard Hughes Marketing Center, 10960 Grantchester Way, Columbia, MD 21044

Board of Directors Present

Patricia Sylvester, *President*
Jeryl Baker
Jolly Burks
Paul K. Casey
John DeZinno
Gregory Fitchitt, *Ex-Officio*
Bethany Hooper
Peter Morgan
Bruce Rothschild
Russell Snyder
Reverend Dr. Robert Turner

Board of Directors Absent

Christopher J. Fritz
Pastor Mary Ka Kanahan

Guests

Rev. Roger Barnes
Kelly Cimino
Jennifer Jones
Kevin J. Kelehan

Recording Secretary

Tracy Deik

I. Call to Order and Housekeeping Matters

- With a quorum present, the November 20, 2019 CDHC Board of Directors meeting was called to order at 4:35 P.M. by President Sylvester.

A. Approval of Agenda

- The November 20, 2019 Agenda was approved as submitted.

B. Approval of September 2019 Minutes

- *Paul Casey motioned to approve the September 18, 2019 Minutes as submitted. Motion passed 10-0.*

C. Introduction of Guests

- Rev. Roger Barnes, *Columbia Downtown Redevelopment Diversity & Inclusion Committee*
- Kelly Cimino, *Howard County Dept. of Housing & Community Development*
- Jennifer Jones, *Howard County Executive Office*
- Kevin J. Kelehan, *General Counsel*

II. Downtown Columbia Minority and Local Hiring /Activities

- Rev. Barnes, Rev. Dr. Turner, and Ms. Jennifer Jones shared information on local actions to increase participation of minority and local businesses in downtown and throughout the county. Ms. Jones handles economic development as part of Dr.

Ball's Administration.

- Rev. Barnes spoke about how to support and encourage minority contractors and entrepreneurs to increase minority economic development.
- He noted that the Ball Administration has convened a Diversity and Inclusion Subcommittee and it is looking at county procurement, among other items.
- Goals for 2020 include increasing participation by reaching out to small businesses.
- Board members asked several questions about the efforts, including how CDHC might be able to assist. CDHC agreed that it will help bring awareness to this initiative by asking partner developers what their priorities are regarding minority participation and referring interested parties to Rev. Barnes for additional information.
- Greg Fitchitt highlighted the efforts that Howard Hughes has made in minority hiring, including expanding outreach to minority businesses. He noted that there is a 30% goal for TIF related projects based on dollar volume.

III. Live Where You Work (LWYW)

A. Hospital Applications

- Five applicants were referred by the hospital to DHCD and three were approved for the LWYW Program, including one participant who has already signed a lease. This participant qualifies as a LIHU household and the total rental subsidy is expected to be \$1,482/monthly. The other two households are expected to meet MIHU limits.
- Board members asked for a general description of the type of work the applicants perform at the hospital and DHCD indicated that the applicants generally work in patient care, maintenance or food service.
- CDHC suggested sending a welcome gift basket to the participant.
- Kelly Cimino noted that the Howard County Times is interested in doing a human-interest story about LWYW. After approved applicants have settled into their new homes, DHCD will speak with them about whether they are willing to be interviewed for a story. The members agreed that it is important to protect the participants' privacy.
- The Department will provide CDHC with a projection of first-quarter LWYW subsidy amounts.

B. Vantage House

- President Sylvester and Jeryl Baker spoke with Vantage House's Foundation Residence Board about the LWYW Program. President Sylvester will attend the Foundation's upcoming board meeting in December.

C. State Senator Lam's CB 20-20

- The Board discussed Senator Lam's CB 20-20, which allows a subtraction modification under the MD income tax for the value of a subsidy for rental expenses received by a participant of the LWYW program.
- Kevin Kelehan will find out whether CDHC's portion of rental subsidies is taxable and should be reported. The Department will calculate the amount of each participant's state tax liability for the program.

- Jeryl Baker will reach out to Senator Lam for more information regarding CB-20-20.

IV. Affordable Units in Downtown Columbia

A. Tax Credit Projects: Artists Flats, New Library, Banneker

- Artists Flats- Currently working to resolve funding gaps for the New Cultural Center.
- New Library- The Howard County Housing Commission (HCHC) issued a request for proposals and has selected Enterprise as the developer. A kick-off meeting has been held and HCHC and Enterprise plan to apply in the State's Spring 2020 Competition for Low Income Housing Tax Credits. HCHC will continue to try and include some of the affordable housing units that were subtracted from Artists Flats' initial plan at the new library.
- Banneker- No change in status at this time.

B. Juniper: Master Lease Status & Tour

- Howard Hughes is currently reviewing a revised draft of the Master Lease.
- Greg Fitchitt will lead a tour of Merriweather District & Juniper on December 10.

V. CB-42- School Facilities Surcharge Status

- The Board discussed approved housing legislation CB 42-2019, which alters the school facilities surcharge imposed on residential new construction, with certain exemptions and tiered rates. (See attached Council Bill 42-2019 for specific rates and exemptions).

VI. Housing Opportunities Master Plan

- The County Executive announced the Housing Opportunities Master Plan Task Force in October.
- The County received four proposals from consulting companies. Interviews will take place over the next two weeks, and the Review Committee will select a consultant in December.
- The Task Force will begin meeting in January 2020.

VII. Housing Affordability Coalition Updates

- The Board discussed housing legislation, including CB 50-2019, which defines terms such as disability income, disability and low-income housing unit, and provides for Disability Income Housing Units as an optional method of MIHU compliance.
- Kelly Cimino shared information on Delegates Atterbeary & Terrasa's proposed Bill 11-20, which would prohibit Howard County from authorizing payment of fee-in-lieu as an option for MIHU alternative compliance.

VIII. Committee Updates

- President Sylvester asked board members to consider chairing a CDHC committee in 2020.
- Nominations of prospective board members should be sent to Peter Morgan, Chair

of the Nominating Committee.

IX. Discussion Items

- The Board discussed the best ways of sharing information on affordable housing progress in Downtown Columbia. The Department will create a separate page on the Department's website so that the public can locate information about CDHC's work and accomplishments. Ideas for sharing information included posting maps/timelines of development projects in downtown Columbia.

X. Date and Time of Upcoming Board & Committee Meetings

A. Tour of Merriweather District & Juniper will be held on December 10 at 4:30 P.M.

B. Annual Board Meeting will be held on January 15 at 10960 Grantchester Way, Columbia, MD 21044

IX. Adjournment

- The CDHC Board meeting adjourned at 6:28 P.M.

Respectfully submitted by,

Tracy Deik