

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

July 17, 2019

Enterprise Corporation, 11000 Broken Land Parkway, 9th Floor, 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
Pastor Mary Ka Nippard Kanahan (*Conference Call*)
Peter Morgan
Bruce Rothschild
Russell Snyder (*Conference Call*)
Reverend Dr. Robert Turner

Board of Directors Absent

Christopher J. Fritz

Guests

Kelly Cimino
Peter Engel
Jennifer Jones
Deb Jung
Kevin J. Kelehan
Tom Wall
Linda Wengel

Recording Secretary

Tracy Deik

I. CALL TO ORDER AND HOUSEKEEPING MATTERS

- *With a quorum present, the July 17, 2019 CDHC Board of Directors meeting was called to order at 4:40 P.M. by President Sylvester.*

A. Approval of Agenda

- *The July 17, 2019 Agenda that was previously circulated was approved as submitted.*

B. Approval of April 2019 Minutes

- *Jeryl Baker motioned to approve the April 17, 2019 Minutes as submitted. Motion passed 9-0.*

C. Introduction of Guests

Invited guests included:

- Kelly Cimino, *Howard County Dept. of Housing & Community Development*
- Peter Engel, *Howard County Housing Commission*
- Jennifer Jones, *Howard County Executive Office*
- Deb Jung, *Howard County Council, District 4*

- Kevin J. Kelehan, *General Counsel*
- Tom Wall, *Howard County Dept. of Housing & Community Development*
- Linda Wengel, *League of Women Voters of Howard County*

II. Welcome Council Member Deb Jung

- Introductions: CDHC Board Members introduced themselves and shared their background, expertise and reasons for serving on the board.
Council Member Jung introduced herself and explained how she came to be on the Council.

III. Progress on Affordable Housing in Downtown & Important Milestones/Issues

• Inclusionary Units

- Construction for Juniper—which will offer the first affordable housing units in downtown Columbia—is underway. Units are expected to be completed by January 2020. Leasing is expected to begin in October and Greystar is the property management company. Juniper will offer 24 affordable units (12 master-leased very low-income units & 12 Middle income units for those at 80% of the Howard County median income)).
- The Board suggested that Howard Hughes consider affirmative marketing for Juniper, targeting tenants who may be able to take advantage of the affordable units. Greg Fitchett will share a FAQ sheet with the Board regarding how units will be leased.
- Howard Hughes is working on completing the design for the 2nd building. Once approved by the County, construction is estimated to begin late 2020 and should be completed by mid-2021.
- Construction for the 3rd building is estimated to begin in late 2021. This building would be at the Lakefront and the affordable units may be 10% of the total units, up from 6% at the first two buildings.

• Tax Credit Properties

A. Artists Flats/Toby's

- The Housing Commission is waiting on an answer regarding the tax-credit application that was submitted to the State back in May 2019.
- The Board discussed the status of the gap in funding for the Cultural Arts Center. Even though some progress has been made, the gap in funding remains a concern.
- The unit count gap was also discussed. It is not expected that the entire 13-unit shortfall can be accommodated in the Library Residences and other options will continue to be explored.

B. New Library & Residences

- Peter Engel updated the Board on the progress of the new library and mixed-housing residences. The County has approved the budget and planning & design are in progress. The Commission plans to apply for tax credits in 2020.

C. Senior Housing at Banneker

- The Board discussed the development of Banneker and the fact that funding may be a challenge.

- Council Member Jung stated that a new location for the fire station will be necessary and suggested a new site on Route 108. She expressed concerns about the proposed Cedar Lane site and noted that she is in discussions with the Administration about her concerns.
- A discussion followed with the Board stressing the importance of affordable housing for seniors in downtown Columbia and voicing its concern about fulfilling the plans in the DRRA by timely progress on the relocation of the fire station.

D. Transit Center, Existing Library

- Plans for the Transit Center and the existing Library will begin after further progress and development of the Cultural Arts Center, the new library and Banneker.
- **Live Where You Work (LWYW)**
 - CDHC and HCGH will publicly announce the LWYW Program on August 13th at 11:00 a.m. The County Executive, the Department of Housing and participating landlords all plan to attend.
 - Two LWYW Workshops have been scheduled for the end of July. The Board discussed possibly delaying the workshops until all program details have been finalized.
 - The question of how to handle security deposit guarantees for LWYW participants was discussed. The Board agreed that initial participants would be responsible for paying the security deposit in the interest of keeping program opening on schedule. The issue will be revisited for future Howard Hughes properties because the DRRA requires Howard Hughes to accept security deposit guarantees from CDHC and/or employers.
 - The following rental communities have agreed to participate in the program: M Flats, TenM, The Metropolitan and the Columbia Town Center.

IV. APFO & Downtown Development

- Council Member Jung discussed the correlation between development and school overcrowding, socio-economic issues in schools and other county issues. She shared a concern about affordable housing being placed in already congested areas.
- Council Member Jung stressed the need for boundary adjustment and suggested more cost-effective solutions to school overcrowding like school expansion and renovation, as opposed to purchasing new land.
- Council Member Jung stated that it is a countywide responsibility to find ways of creating integrated, vibrant communities.
- A discussion ensued, and it was noted that APFO impacts affordable housing development in downtown, as well as county-wide. It was explained that the 200 inclusionary units planned for Downtown are not eligible for the affordable housing exception process included in the new APFO legislation.

V. General Updates

- DHCD has submitted the Housing Master Plan RFP to the County Administration

and will meet in August to discuss.

- Greg Fitchett invited the Board to the dedication of Cured 18th & 21st Jazz Club in memory of John DeWolf. The event, which will be held on July 25th, will recognize DeWolf for his commitment to the community of Columbia, MD.
- The tour of Merriweather Construction and Juniper has been rescheduled for November 20th.

VI. Date and Time of Upcoming Board & Committee Meetings

A. Committee Meeting: August 21, 2019

NOTE location: DHCD, 9820 Patuxent Woods Drive, Columbia, MD 21046

B. Full Board Meeting: September 18, 2019

Location: 11000 Broken Land Parkway, 9th Floor, Columbia, MD 21044

VII. Adjournment

- *Paul Casey motioned to adjourn the July 17, 2019 CDHC Board Meeting at 6:59 P.M. Motion passed 11-0.*

Respectfully submitted by,

Tracy Deik

Recording Secretary