

**MINUTES**  
**OF**  
**BOARD OF DIRECTORS**  
**COLUMBIA DOWNTOWN HOUSING CORPORATION**  
*September 18, 2019*  
**Howard Hughes, 10960 Grantchester Way, Columbia, MD 21044**

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**Board of Directors Present**

Patricia Sylvester, *President*  
Jeryl Baker  
Jolly Burks (*Conference-Call*)  
Paul K. Casey  
John DeZinno  
Christopher J. Fritz  
Bethany Hooper  
Pastor Mary Ka Nippard Kanahan  
Peter Morgan  
Bruce Rothschild  
Reverend Dr. Robert Turner

**Board of Directors Absent**

Gregory Fitchitt, *Ex-Officio*  
Russell Snyder

**Guests**

Kelly Cimino  
Carl DeLorenzo  
Peter Engel  
Kevin J. Kelehan  
Tim May  
Dan Pontious  
Maureen

**Recording Secretary**

Tracy Deik

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**I. CALL TO ORDER AND HOUSEKEEPING MATTERS**

- *With a quorum present, the September 18, 2019 CDHC Board of Directors meeting was called to order at 4:35 P.M. by President Sylvester.*

**A. Approval of Agenda**

- *The September 18, 2019 Agenda was modified to include an option for removing items, if necessary, to allow time for board members to attend the Public Hearing at 7 p.m. Agenda was approved as modified. (Discussion on Artists Flats Unit Count—Section V., D.—will be postponed until the next board meeting.)*

**B. Approval of July Minutes**

- *Bruce Rothschild motioned to approve the July 17, 2019 Minutes as submitted. Motion passed 10-0.*

**C. Introduction of Guests**

- *Kelly Cimino, Howard County Dept. of Housing & Community Development*
- *Carl DeLorenzo, Howard County Executive Office*
- *Peter Engel, Howard County Housing Commission*
- *Maureen Harris, Unitarian Universalist Congregation of Columbia*

- Kevin J. Kelehan, *General Counsel*
- Tim May, *Enterprise Community Partners*
- Dan Pontious, *Baltimore Metropolitan Council*

## **II. Legislation- Council Bill (CB) 42 (copy attached)**

### **A. Housing Affordability Coalition Opposition**

- The Howard County Council Public Hearing regarding CB 42 is scheduled for September 18 at 7 p.m.
- Paul Casey will testify on behalf of the Housing Affordability Coalition (HAC) in opposition to CB 42.

### **B. Impact on Downtown**

- CB 42 will negatively impact development and affordable housing in downtown Columbia and Howard County. The proposed 500% change to the school facilities surcharge will make it difficult to develop the 900 units of affordable housing outlined in the Plan and the DRRA.
- The proposed surcharge will also affect the development of Artists Flats, which recently received an award of Low Income Housing Tax Credits. It is estimated that the surcharge will increase development costs by \$1,453,000 to \$1,978,750.
- Pastor Kanahan noted that the Board took a position in the past to support TIF funding.
- *After discussion, Bethany Hooper motioned for CDHC to oppose Council Bill 42 due to its significant negative impact on development in Howard County; concur with the testimony offered by the Housing Affordability Coalition (attached); and recommend that development covered by the Downtown Columbia Plan and the DRAA be exempted from the increased fee. Motion passed 10-0 (Pastor Kanahan abstained from voting).*

## **III. 2019 Analysis of Impediments (AI) to Fair Housing (copy attached)**

- Dan Pontious and Kelly Cimino presented the 2019 Analysis of Impediments to Fair Housing for the Baltimore Region and Howard County.
- The presentation included a Fair Housing Overview and Data Analysis, Draft Action Steps and a Timeline for Input and Completion.

## **IV. Columbia Housing Center (copy attached)**

- Dan Pontious and Maureen Harris presented on the Columbia Housing Center, an apartment rental referral service that helps property owners find renters and renters find homes.
- Modeled after the Oak Park, IL Regional Housing Center, the Columbia Housing Center strives to promote and improve racial integration and diversity in the community.
- The presentation showed Columbia's Population Change Trends by Race: 1980s-2000s; Possible Affirmative Marketing in Columbia; and Ways to Get Involved in the Columbia Housing Center.
- More information about the Columbia Housing Center can be obtained by contacting Dan Pontious at [dpontious@baltometro.org](mailto:dpontious@baltometro.org).

**V. Artists Flats and New Cultural Center**

**A. LIHTC Tax Credit Award**

- In July, the State awarded the Housing Commission LIHTC Tax Credits for Artists Flats.

**B. New Cultural Center Funding Update**

- Funding solutions for the New Cultural Center are being discussed. \$7.5 M in TIF bonds will be applied to the development of the garage.
- The Department of Recreation and Parks has agreed to be the new master tenant for the Arts Council and CCTA.
- Ideas for funding the remaining gaps may include model changes.
- The County Executive is committed to move forward with the Plan, and any remaining issues should be resolved by the end of 2019.

**C. Timing for CDHC Funding**

- The Housing Commission estimates a need for CDHC funding for Artists Flats in spring/summer 2020.

**VI. Live Where You Work (LWYW)**

**A. Update**

- The LWYW Program launched on August 13, 2019.
- DHCD and the Hospital hosted 3 LWYW workshops and received 17 applications, of which 11 were eligible. The Hospital will select 5 eligible applicants by lottery.
- President Sylvester and Jeryl Baker will meet with Vantage House on October 24 to discuss the LWYW Program.

**B. Approval of Program Outline Revision (copy attached)**

- The Board reviewed the revised LWYW Program Outline.
- **Paul Casey** motioned to adopt the modified LWYW Program Outline. Motion passed 11-0.

**VII. Master Lease Status**

- Kevin Kelehan gave a brief update on the status of the Master Lease. He is still waiting on a response from the attorney.

**VIII. General Updates**

- The Housing Master Plan will be announced in early October, as well as the 23 selected Task Force members. The Housing Master Plan should take about 12-18 months to complete.
- Bethany Hooper will begin working on the IRS Form 990. Once completed, the form will be circulated to board members for review and approval.

**IX. Date and Time of Upcoming Board & Committee Meetings**

**A.** The October LWYW Committee Meeting has been canceled. President Sylvester will decide if the Finance Committee should meet in October.

**B.** There will be a Full Board Meeting on November 20, 2019. Howard Hughes will lead a tour of Juniper & Merriweather Construction.

**Note Board Meeting Location Change: 10960 Grantchester Way, Columbia 21044**

**X. Adjournment**

- *There was a motion to adjourn the September 18, 2019 Meeting at 6:44 P.M. Motion passed 11-0.*

Respectfully submitted by,

*Tracy Deik*