

**COLUMBIA DOWNTOWN HOUSING CORPORATION (CDHC)**  
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**New Cultural Center (NCC) - Summer Workgroup**  
**Initial Meeting**  
**Agenda**  
**July 16, 2020 – 3-5 PM**

**Overview & NCC Construction /Development Costs & Financing**

- I. Welcome, Introductions & Purpose – *CDHC*
- II. Overview of Development – NCC, Artists Flats, & parking - *Orchard Development & HCHC*
  - a. Design
  - b. Cost overview
  - c. Status of development approvals and permitting
    - i. APFO & student yield projections
  - d. LIHTC approvals and timing
- III. NCC cost issues - *Administration, HCHC, Orchard Development*
  - a. Bond Pricing & Payments
    - i. Bond Pricing Revisions to reflect current market
    - ii. Revised Options for Payment of Bond Debt Service
      1. Changes to proportions covered by TIF revenue & program revenues
      2. potential impacts of revisions on other downtown public infrastructure, including LIHTC projects, schools, transportation
  - b. NCC Development Budget
    - i. Sources and Uses
    - ii. Costs and design - theater, lobby, kitchen
    - iii. COVID impacts/adjustments
- IV. Opportunity for Public Comments
- V. Future Meetings & Topics:
  - July 30, 2020 - NCC Programming & Operations, including revenue, costs, & risk mitigation
  - August 11, 2020 - Housing related issues and compliance with public contracting, MBE, & general oversight
    - a. Additional meetings will be added as needed (weeks of August 25, Sept 8)
  - September 2020 – Housing Affordability Public Forum
- VI. Adjournment

*The Columbia Downtown Housing Corporation (“CDHC”) serves as the Downtown Columbia Housing Foundation recognized by the Howard County Council under Title 28 of the Howard County Code. CDHC is organized specifically to fulfill the vision of the Downtown Columbia Plan for a full spectrum and diverse mix of housing in Downtown Columbia, including affordable housing that will ensure low, moderate and middle- income families will have an opportunity to live in Downtown Columbia.*