

SEPTEMBER 2015 MINUTES

HOWARD COUNTY HOUSING COMMISSION

September 1, 2015

Gateway Building, 6751 Columbia Gateway Dr., 3rd Floor Board Room, Columbia, MD

HCHC Members Present

Carole R. MacPhee, *Chairperson*
Regina D. Stone-Mitchell, *Vice Chair*
Donzella Curtis
Ian Kennedy
Christopher W. Oxenham
Maurice M. Simpkins
Stacy L. Spann

Staff Present

Thomas P. Carbo, *Executive Director*
Samit Paul, *Contracts Manager*
Samuel P. Tucker, *Chief, Rental Assistance Programs*
Famebridge Witherspoon, *Community Relations Specialist*
Lisa O'Brien, *Sr. Assistant County Solicitor*
Constance A. Tucker, *Sr. Assistant County Solicitor*

Recording Secretary

Judith C. Davis

Guests/Visitors Present

Earl Armiger
Roy Appletree
Pam Beck
Paul Casey
Penelope Chewning
Daniel Kirk-Davidoff
Carl DeLorenzo
Jacqueline Eng
Gregory Fitchitt
Judy Grusso
Sherman Howell
Katie Collins-Ihrke
Grace Kubofcik
Amity Lachowicz
Philip Nichols
Bill Santos
Patricia Sylvester
Jen Terrasa
Angela Woodward
Amanda Yeager

I. CALL TO ORDER - 6:30 P.M.

The "Special" meeting of the Howard County Housing Commission, previously scheduled for August 25, 2015 was rescheduled due to an inadvertent error in the posting of notice and was subsequently held on Tuesday, September 1, 2015, at the Gateway office of the Housing Department. This meeting was called to order at 6:42 P.M., by Chairperson Carole R. MacPhee. A quorum was present to conduct business.

II. APPROVAL OF AGENDA

Action Item VIII – Resolution to Authorize Settlement of Mewborn Parcel, was added to the September 1, 2015 Agenda. A motion was entertained by Commissioner Kennedy and seconded by Commissioner Stone-Mitchell to accept the September Agenda as revised. The motion passed 7-0.

III. INTRODUCTION OF GUESTS

Chairperson MacPhee introduced the new Commission Member, Christopher Oxenham. Mr. Oxenham replaces former Commissioner Michael Riemer. Invited guests included Earl Armiger of Orchard Development Corporation (ODC), Roy Appletree of Full Spectrum

Housing Coalition (FSHC), advocate Pam Beck, President Paul Casey of Columbia Downtown Housing Corporation (CDHC), resident Penelope Chewing, resident Daniel Kirk-Davidoff, Director of Policy for County Executive's Office Carl DeLorenzo, Jacqueline Eng of FSHC and Bridges to Housing Stability, Vice President Gregory Fitchitt of The Howard Hughes Corp., Judy Grusso for FSHC, Sherman Howell of the African American Coalition of Howard County, Katie Collins-Ihrke of Accessible Resources for Independence (ARI), Grace Kubofcik of FSHC, advocate Amity Lachowicz, Philip Nichols, Special Assistant to the County Executive, advocate Bill Santos, Patricia Sylvester of CDHC, Councilwoman Jen Terrasa, Angela Woodward of ARI and Reporter Amanda Yeager of the Howard County Times/Columbia Flier, were present to observe this evening's meeting.

IV. ACTION ITEM: JOINT RECOMMENDATIONS FOR AFFORDABLE HOUSING IN DOWNTOWN COLUMBIA

The Executive Director shared background information on the Draft—Summary of Proposed Joint Recommendations for Affordable Housing in Downtown Columbia. The County established a Downtown Columbia Community Housing Foundation to administer a housing fund, created from contributions from sources such as the Howard Research and Development Corp. (HRD), developers and property owners and was recognized by the County Council as the Downtown Columbia Housing Corporation (CDHC). The CDHC reported to the County Council and the County Executive that legislative changes were needed to realize the Plan's affordable housing goals and were asked to recommend any changes necessary. On February 27, 2015 the CDHC submitted its recommendations and on June 8, 2015 HRD proposed an alternative to the legislation. Representatives of CDHC, HRD, the Housing Commission and the County Executive met to discuss HRD's alternative to determine if recommendations should be jointly made to the County Council and pursued. As a result of extensive discussions regarding a number of alternative financial models, the CDHC and the HRD has negotiated and agreed upon a set of draft Joint Recommendations being presented this evening for Commissioners to take a position. If approved, the recommendations will move forward and be presented to the County Executive and County Council for discussion at the Council's Work Session. The CDHC voted to approve the Joint Recommendations at their last meeting.

President Paul Casey for Columbia Downtown Housing Corporation and Vice President Gregory Fitchitt for The Howard Hughes Corporation were available to entertain questions and comments. Three components of the proposed plan include: Very Low Income Units, Middle Income Units and six Low Income Housing Tax Credit (LIHTC) Projects. There were a number of questions and proposed modifications raised by Commissioners.

A motion was made by Commissioner Stone-Mitchell and seconded by Commissioner Simpkins to approve the draft Joint Recommendations for Affordable Housing in Downtown Columbia as written but offered four recommendations of its own: **(1)** Any LIHTC project developed by HRD, the Commission should be granted a right of first refusal to purchase the

project, (2) Any LIHTC project developed by the Commission, HRD should agree to provide modest gap financing to cover shortfalls, (3) the CDHC should consider providing funding from the Downtown Columbia Community Housing Fund to assist in any LIHTC projects as necessary, and (4) HRD should agree, as part of the master lease, to provide the same level of maintenance, repair and capital improvements as are provided for market rate units. The motion passed unanimously.

V. DISCUSSION ITEM: TOBY’S DINNER THEATER/CULTURAL ARTS CENTER & AFFORDABLE HOUSING

The Toby’s Dinner Theater site is one of six LIHTC projects that HRD will develop or transfer to the Commission for the development of approximately 610 affordable units to be financed under the federal LIHTC program. Approximately 200 units will be built in conjunction with a performing and visual arts facility. The Executive Director updated Commissioners on recent discussions held with developer Earl Armiger. A summary of the land acquisition and financing strategies reflect that the HCHC will purchase the site from Toby’s and lease-back space for Toby’s Dinner Theater. The Commission will contract with Orchard Development to develop the entire site as proposed in the Concept Plan. HCHC will develop, own and operate the residential portion as a mixed income community offering “artist flat” type units and develop and own the performing arts portion. A Letter of Intent from Toby’s to ODC calls for pricing to be determined by an appraiser. Earl Armiger presented an overview on plans for the redevelopment site. The next step will be to present the plans to the County Executive.

VI. ACTION ITEM: RESOLUTION—EMERGENCY PREFERENCE FOR DISPLACED LOW INCOME FAMILIES AT ELLICOTT TERRACE

HCHC Resolution No. 09-03-15, “Emergency Preference for Displaced Low Income Ellicott Terrace Families” offers otherwise eligible families who are displaced by the sale, demolition or discontinuance of a residential property in Howard County, be granted a Housing Choice Voucher. As a result of the redevelopment of Ellicott Terrace Apartments, the Commission has determined that the loss of housing will create an undue hardship on the families. Executive Director Carbo is seeking Commission approval to grant an emergency preference providing these families with vouchers.

A motion to consider the impacted families of the Ellicott Terrace complex as households to be identified for an emergency preference for displaced low income families, approving Resolution HCHC No. 09-03-15, was made by Commissioner Kennedy and seconded by Commissioner Curtis. The motion passed 6-0.

VII. ACTION ITEM: RESOLUTION TO APPROVE FINANCING AND PROJECT-BASED VOUCHERS FOR SUPPORTIVE HOUSING/DAY RESOURCE CENTER FACILITY

The Commission has applied to the Maryland Department of Housing and Community Development (CDA) for financing of this project. CDA is asking that HCHC provide a

formal resolution to approve the acquisition accepting the Partnership Rental Housing Program loan and a Shelter & Transitional Housing Facilities grant, and authorizing the Executive Director to sign documents. Resolution HCHC No. 09-01-15, "Approval of the Project, the Project's Financing and Use of PBA Voucher Assistance for the Guilford Road Day Resource Center/Single Efficiency Apartments (DRC/SEA)," authorizes the Executive Director on behalf of the Commission, to negotiate such terms and conditions for the acquisition, obtain and utilize such financing, and approval of PB vouchers. The Executive Director may take any and all appropriate action necessary relating to the Project.

A motion was made by Commissioner Stone-Mitchell and seconded by Commissioner Kennedy to approve Resolution HCHC No. 09-01-15. The motion passed 5-1. Commissioner Oxenham abstained from voting.

VIII. ACTION ITEM: RESOLUTION TO AUTHORIZE SETTLEMENT OF MEWBORN PARCEL

This adjoining piece of land located next to the Jones Road Parcel represents Lot 2 of the Nordau Subdivision as described in the Mewborn Contract. The Commission authorized the acquisition of the Mewborn Parcel for the development of the Greenwood Village single-family housing community adjacent to the Cottages II community. The title company needs a formal resolution to approve the acquisition. Resolution HCHC No. 09-02-15, "Authorization to Accept Property," empowers the Executive Director to execute and deliver such documents and to effectuate the settlement of the Mewborn Parcel to develop the Commission's Lots 3, 4, 5, 8 and 9.

A motion was made by Commissioner Kennedy and seconded by Commissioner Simpkins to approve Resolution HCHC No. 09-02-15, authorizing the purchase and settlement of the Mewborn Parcel. The motion passed 6-0.

IX. MEMBER COMMENTS

The Executive Director informed Commissioners that Grand Pointe, an apartment complex in Columbia's Village of Oakland Mills, is for sale. Although the Commission had not formally considered whether or not to bid, Mr. Carbo did notify the Oakland Mills Village Board that the property was on the market. The next OMV Board's meeting is scheduled for September 8, 2015. Commissioners agreed to a conference call for their regular September 2015 meeting.

X. ADJOURNMENT

Guests were thanked for their comments and for attending the meeting. There being no further business presented to Commissioners at this time and upon motion duly made by Commissioner Kennedy and seconded by Commissioner Curtis, the *September 1, 2015*, meeting of the Howard County Housing Commission was adjourned at 8:18 P.M.

Respectfully submitted,

Judith C. Davis
Recording Secretary