

DOWNTOWN COLUMBIA

Pre-submission Community Meeting February 20, 2016

Joint Recommendations for Affordable Housing

Development Rights and Responsibilities Agreement (DRRA)



LEGISLATIVE PROCESS

- Developer's Rights and Responsibilities Agreement (DRRA) Pre-submission Community Meeting- 2/20/2016
- Filing of DRRA Petition to County Executive Office
- DRRA & Legislative Package submission to the Planning Board
- Planning Board Review and Public Meeting
- Planning Board makes recommendation to the County Council
- County Council goes through legislative process (public hearing, work session, legislative action)



DEVELOPMENT UPDATE

DOWNTOWN COLUMBIA PLAN

- Downtown Columbia Plan adopted in February 2010
- 391 acres
- A vision to realize Developer Jim Rouse's goal of Columbia as a "real city"
 - live, shop, work, entertain, exercise, and enjoy cultural opportunities in an enriched natural setting
- The New Downtown Plan
 - 4.3 M SF of Office space
 - 1.25 M SF of Retail
 - 5,500 Residential units
 - 640 Hotel rooms
- 13 M SF of Total Mixed-Use Development



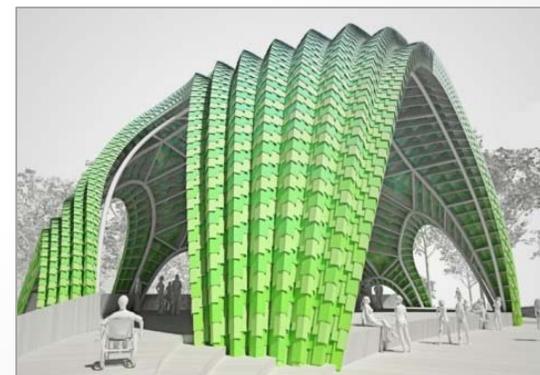
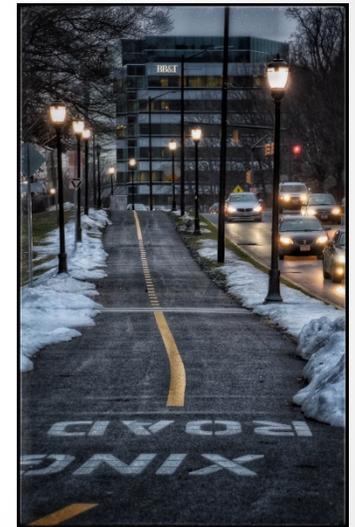
PLAN ACCOMPLISHMENTS TO DATE

- Clyde's Renovation May 2013
- Petit Louis Opening January 2014
- The Rouse Building Renovation
Whole Foods Opening August 2014
- The Mall in Columbia Expansion August 2014
- Haven on the Lake Opening
December 2014
- The Metropolitan Opening
December 2014



PROGRESS

- Under Construction
 - One Merriweather office building
 - Merriweather Post Pavilion renovations
 - Parcel C apartments
 - Multi-use Pathways
 - Chrysalis performing arts venue



THE METROPOLITAN & PARCEL C

Howard Hughes



AFFORDABLE HOUSING

Recent Developments

- **October 2014:** Council resolution to CDHC
- **February 2015:** Initial CDHC Recommendation to County Council
- **June 2015:** Initial HRD Presentation to County Council
- **June-August 2015:** Negotiations with CDHC, HCHC, HoCo & HRD
- **September 2015:** Presentation of Joint Recommendations to County Council
- **September-November 2015:** Council work sessions on Affordable Housing (4)
- **December 2015-January 2016:** Refinements to Joint Recommendations
- **February 20, 2016:** Pre-submission Community Meeting



JOINT RECOMMENDATIONS OVERVIEW

Affordable Housing in Downtown Columbia

- Partnership among Howard County, Howard County Housing Commission, Columbia Downtown Housing Corporation (CDHC) and The Howard Hughes Corporation
- Practical, achievable means to delivering Affordable Housing Downtown
- Deliver 1,010 units with Average AMI at 52% of HoCo Median Income
 - 18.4% affordable units out of original 5,500 unit cap (1,010 / 5,500)
 - 15.3% affordable units out of total new buildout, including Columbia Flier site (1,010 / 6,620)
 - Affordable housing units exempt from 5,500 unit cap for Downtown
- Full Spectrum of Income Levels
 - Very Low Income Units (up to 30% of area median income)
 - Low Income Units (up to 50% of area median income)
 - Middle Income Units (up to 80% of area median income)
- Distributed throughout Downtown Area, including within every new apartment building developed after Metropolitan/Parcel C (817 previously approved units)
- Parking requirements reduced for studios and 1 bedroom units from 1.65 to 1.3 spaces / unit
- Additional Gap Financing fund of \$3.2M for LIHTC Projects (in addition to CDHC Housing Trust Fund)

AFFORDABLE HOUSING BY THE NUMBERS

Approach	Number of Affordable Units at Buildout	Percentage of 5,500 Units	Percentage of Affordable Units
Very Low Income Units (3-5% in all future apartment buildings)	200	3.6%	20%
Middle Income Units (3-5% in all future apartment buildings)	200	3.6%	20%
Low Income Units within Downtown (LIHTC and Mixed-Income Projects) 5 sites	500	9.1%	50%
Low Income Units adjacent to Downtown (Mixed-Income Project) 1 site	110	2.0%	10%
Total	1,010	18.4%	100%

TYPICAL AFFORDABLE UNIT HOUSEHOLDS



Studio LIU

Young Professional

Architect

Earns \$37,000/yr

Rent: \$928/month



1 bedroom VLIU

Senior Couple

Retired

Social Security

Income of \$21,000/yr

Rent: \$525/month



1 bedroom VLIU

Single Mom and Son

Housekeeping Staff

Earns \$20,800/yr (\$10/Hr)

Rent: \$520/month



2 bedroom MIU

Young Family

Assistant

Professor at HCC,

Retail Employee

at Mall Store

Combined Household Income \$78,000/yr

Rent: \$1,970/month



3 bedroom LIU

Young Family

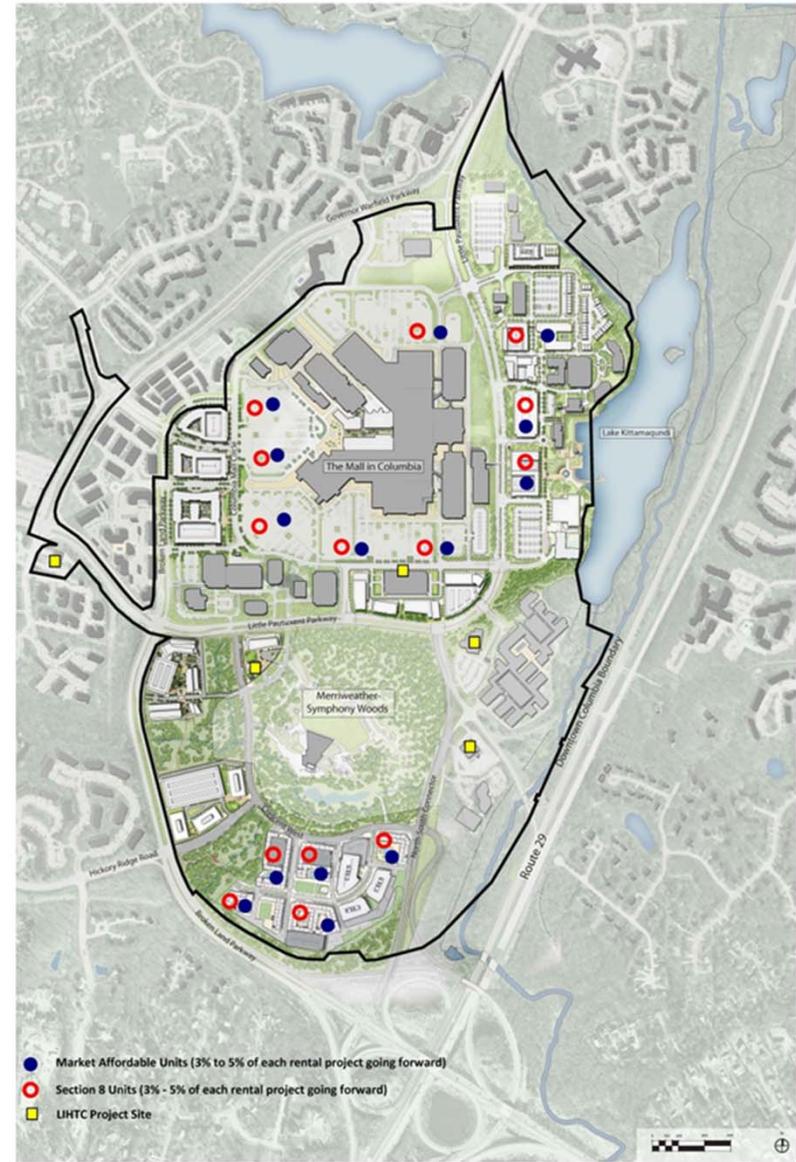
Security Officer, Administrative Staff

Combined Household Income \$52,000/yr

Rent: \$1,379/month

DISTRIBUTION OF AFFORDABLE UNITS

PROJECTED AT FULL BUILDOUT



DESIGN COLLECTIVE
ARCHITECTURE | PLANNING | INTERIORS

Downtown Columbia Masterplan
Downtown Columbia, MD

April 4, 2011

VERY LOW INCOME UNITS (VLIU)

The Very Low Income Unit (VLIU) is an Inclusionary Zoning component, whereby HRD will include VLIUs in each new market rate rental building.

Targeted number of units at full buildout:

- 200 units; 3% - 5% of units in each new rental building

Locations:

- Throughout Downtown

Distribution:

- Throughout each market rate building

Unit Mix:

- Comparable to market rate building

Finishes

- Same as market rate units

First Units:

- 3% of units, Phase1, Crescent Area 3

Future Projects:

- 5% of units after 33% of residential buildout

AMI Target:

- 30% BMSA AMI (25% HoCo AMI)

MIDDLE INCOME UNITS (MIU)

The Middle Income Unit (MIU) is also an Inclusionary Zoning component, similar to the VLIUs, whereby **HRD will include MIUs in each new market rate rental building.**

Targeted number of units at full buildout:

- 200 units; 3% - 5% of units in each new rental building

Locations:

- Throughout Downtown

Distribution:

- Throughout each market rate building

Unit Mix:

- Comparable to market rate building

Finishes:

- Same as market rate units

First Units:

- 3% of units, Phase1, Crescent Area 3

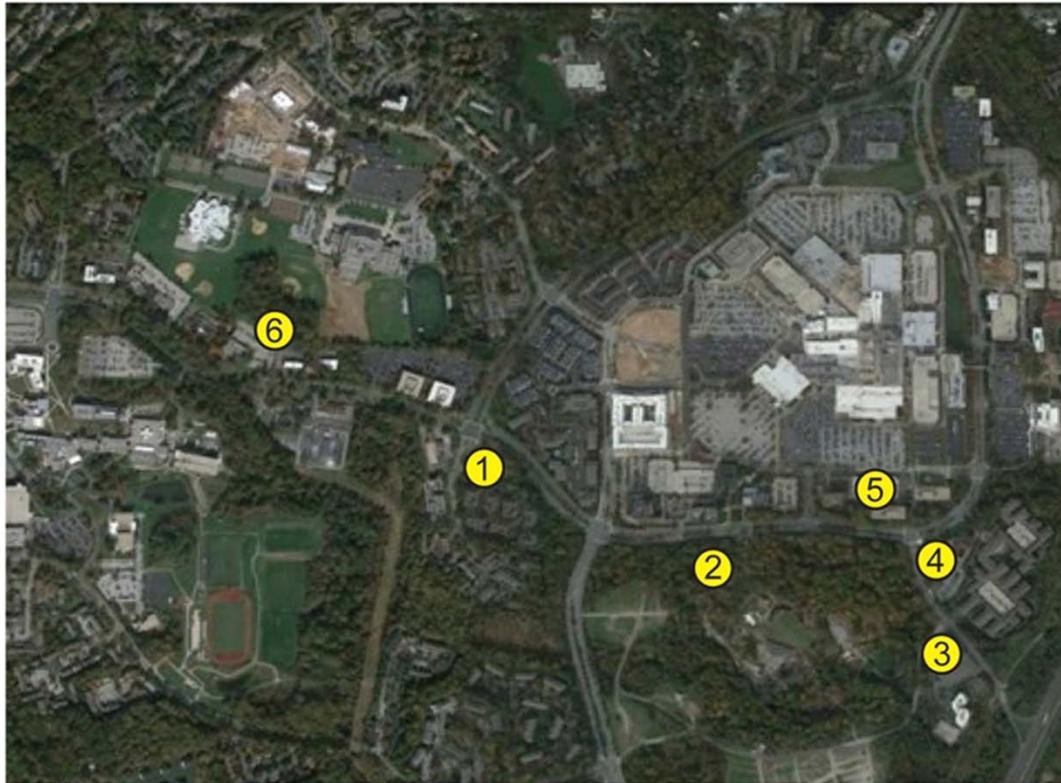
Future Projects:

- 5% of units after 33% of residential buildout

AMI Target:

- • 80% HoCo AMI

LIHTC PROJECT SITES



① **Banneker Site**
(100 market + 100 LIHTC units
+ new Fire Station)

② **Temporary Fire Station Site**
(90 LIHTC units)

③ **Toby's Site**
(100 market + 100 LIHTC units
+ New Toby's + Arts Center)

④ **Existing Library Site**
(150 market + 150 LIHTC units)
New Library in Crescent Area 3

⑤ **Symphony Overlook
Transit Center Site**
(60 LIHTC units)

⑥ **Columbia Flier Building**
(110 market + 110 LIHTC)

Total Proposed LIHTC Units
(@ 50% Howard County AMI) = 610

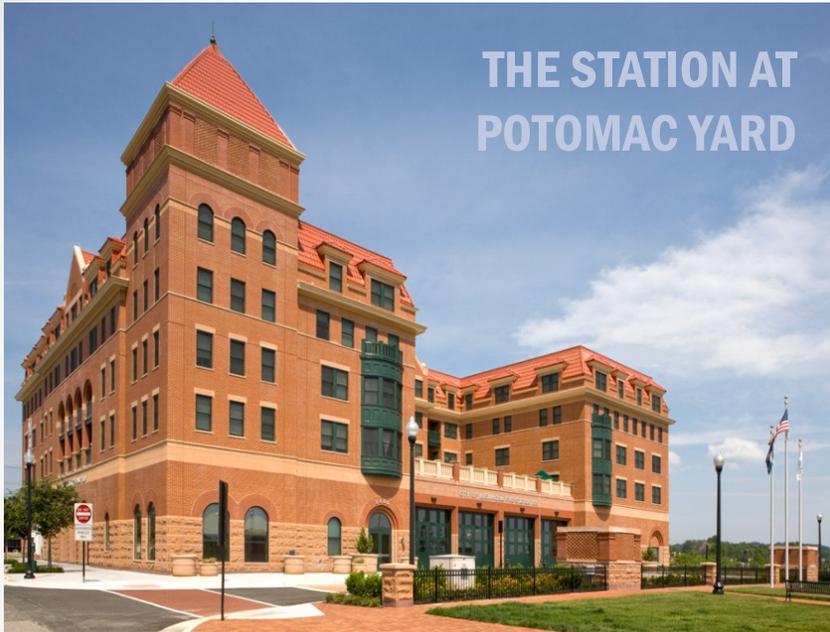
Total Proposed LIHTC Units (@ 50% Howard County AMI) = 610

BANNEKER FIRE STATION SITE

- New Fire Station for Downtown included in County capital plan since 2004
- The Downtown Columbia Plan recommends “Incorporating mixed-use and affordable housing into the new fire station”
- Temporary fire station will first be constructed on a site owned by HRD
- HCHC will redevelop Banneker site with both a new fire station and a mixed-income residential project
 - 2 acre site
 - Approximately 200 total units
 - 50% market rate, 50% HoCo AMI
 - 4-6 bay fire station



FIRE STATION WITH HOUSING SITES



SIMILAR FIRE STATION AND HOUSING PROJECTS

- The Station at Potomac Yard completed in Alexandria, VA in 2009
- Square 50: A 19,000 sf Fire Station under construction at 2301 L St in DC



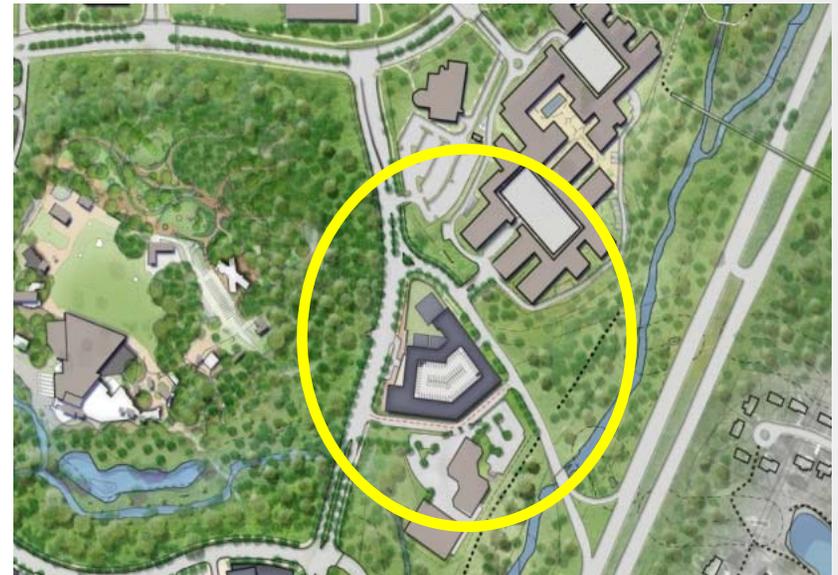
CRESCENT TEMPORARY FIRE STATION SITE

- Located on HRD approved development site in the Crescent
- 1 acre site
- 90 units at 50% of HoCo AMI



TOBY'S PROPOSED REDEVELOPMENT

- HCHC, Toby's, Orchard Development and HRD have been planning the redevelopment of the site
- Concept plans include a new Toby's Dinner Theater, a performing and visual arts facility, over 200 residential units and a parking structure
- HRD will contribute a 0.44 acre parcel to the site
- Proposed housing units to be envisioned as affordable artist lofts
- 50% market rate units
- 50% at 50% of Howard County AMI
- Phase 1 includes new Toby's Dinner Theater
 - Target construction start 2017
- Phase 2 includes housing
 - Target construction start 2018



DOWNTOWN COLUMBIA CULTURAL ARTS CENTER



EXISTING LIBRARY

- HRD to provide a site in Area 3 in the Merriweather District for the County to build a new library
- HRD to then develop a mixed-income project on the existing library site
- 300 units are slated for 3.2 acre existing library site
- 150 market rate units
- 150 units at 50% of Howard County AMI



NEW LIBRARY CONCEPT -MERRIWEATHER DISTRICT AREA THREE

FUTURE TRANSIT STATION WITH HOUSING

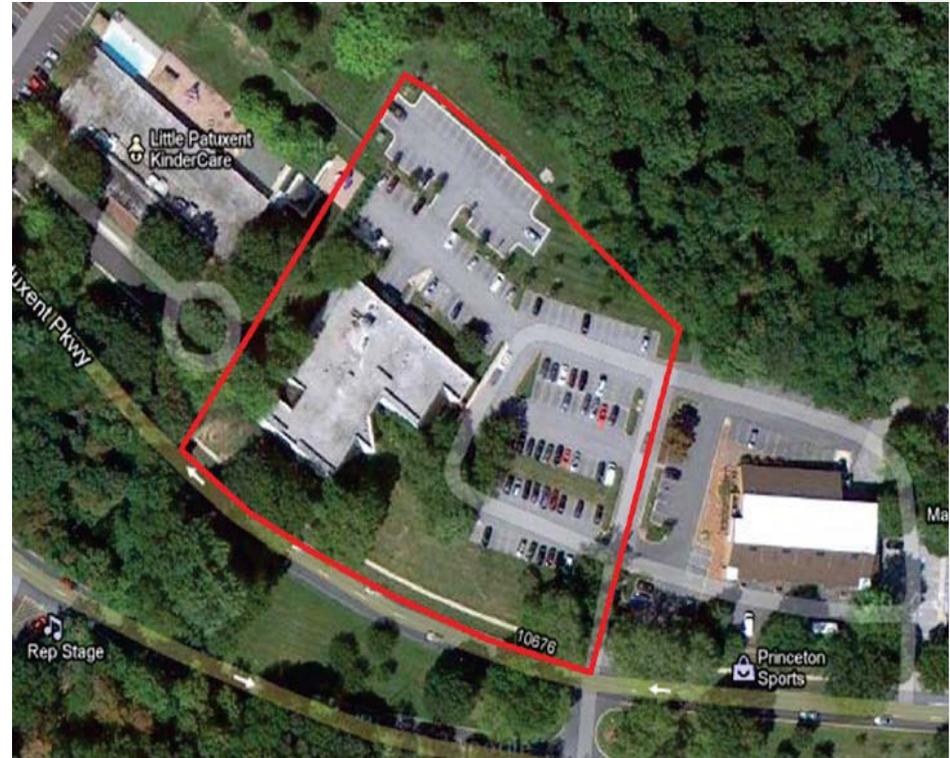
- Downtown Columbia Plan envisions a new transit center in the Symphony Overlook Neighborhood
- When developed, such a facility can incorporate housing, including affordable units above.
- HRD will provide transit center site and 60 units of air rights to HCHC above the new transit center
- Units affordable to households at 50% of Howard County AMI



GRAND RIVER STATION - LA CROSSE, WI
COMPLETED 2010

COLUMBIA FLIER BUILDING

- HRD to fund HCHC's purchase of the site for \$2.8M (the County's purchase price in 2014)
- HCHC to develop the site as mixed income housing
- 2.2 acre site
- 220 units
- Located near the western boundary of Downtown Columbia and close to employees of HCC, Howard County General Hospital and Wilde Lake Middle and High Schools
- 50% market rate
- 50% of Howard County AMI
- Construction target to begin 2018



HCHC MIXED INCOME PROJECTS



MONARCH MILLS



MONARCH MILLS



BURGESS MILL STATION

NEXT STEPS

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MERRIWEATHER DISTRICT AREA 3