



# Howard County

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## HOUSING

September 4, 2015

The Honorable Allan Kittleman  
The Honorable Mary Kay Sigaty  
3430 Courthouse Drive  
Ellicott City, Maryland 21043

Re: Joint Recommendations for Affordable Housing in Downtown Columbia

Dear Mr. Kittleman and Mrs. Sigaty:

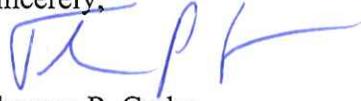
At a special meeting held on Tuesday, September 1, 2015, the Howard County Housing Commission (the "Commission") considered and voted to approve the proposed Joint Recommendations for Affordable Housing in Downtown Columbia, a copy of which is enclosed (the "Joint Recommendations"). The Commission also discussed and voted to offer the following additional recommendations:

- 1) For any Low Income Housing Tax Credit project developed by HRD, the Commission should be granted a right of first refusal to purchase the project after the 15-year tax credit compliance period for the minimum purchase price in accordance with Section 42 of the Internal Revenue Code.
- 2) For any Low Income Housing Tax Credit project developed by the Commission, HRD should agree to provide, as a lender of last resort, modest gap financing to cover any shortfalls in the project's development budget.
- 3) The Columbia Downtown Housing Corporation ("CDHC") should agree to provide funding from the Downtown Columbia Community Housing Fund as necessary to assist in the development of any of the Low Income Housing Tax Credit projects.
- 4) HRD should agree, as part of the master lease for Very Low Income Units, to provide the same level of maintenance, repair, and capital improvements over the 40-year term of the lease as are provided for market rate units.

The Commission welcomes the opportunity to assist in the efforts to realize the Downtown Columbia Plan's vision of a full spectrum of housing. If you have any

questions, please do not hesitate to contact us.

Sincerely,



Thomas P. Carbo  
Executive Director

Enclosure

cc: County Council Members  
Commissioners  
Columbia Downtown Housing Corporation  
Greg Fitchitt  
B. Diane Wilson  
Lonnie Robbins  
Carl DeLorenzo  
Shirelle Bennett

