

**Downtown Columbia Amendments**

| Bill/<br>Res # | Amnd<br># | Amnd to<br>Amnd # | Intro<br>by | Description |
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|-----------------------------|--------------------------|--|----|--|
| <a href="#"><u>CB44</u></a> | <a href="#"><u>1</u></a> |  | JT | <i>Can't use LIHTC to satisfy 15%</i>        |
|                             | <a href="#"><u>2</u></a> |  | JT | <i>Adds public art to affordable housing</i> |

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| <a href="#"><u>CB52</u></a> | <a href="#"><u>1</u></a> |                             | GF & MKS   | <i>Increases Heights in several locations</i>   |
|                             |                          | <a href="#"><u>A1A1</u></a> | MKS  | <i>This amendment would replace the Maximum Building Height Plan attached to the amendment with a new plan which adds the Banneker Fire Station at a maximum of 7 stories to the plan.</i>  |
|                             |                          | <a href="#"><u>A2A1</u></a> | JT   | <i>changes the height back in most places</i>   |
|                             | <a href="#"><u>2</u></a> |                             | JT   | <i>Removes DRRRA</i>  |
|                             | <a href="#"><u>3</u></a> |                             | Admin  | <i>Multiple changes to how density is calculated</i>  |
|                             |                          | <a href="#"><u>A1A3</u></a> | Admin  | <i>This Amendment to Amendment No. 3:<br/>1. Maintains the original 5,500 unit density cap and adds a separate density cap for developments financed with Low-Income Housing Tax Credits;<br/>2. Amending certain minimum percentages of required affordable housing in accordance with changes made in Amendment 1 to CB 54-2016;<br/>3. Removes certain proposed changes to the Downtown Revitalization Phasing Progression; and<br/>4. Clarifies when certain CEPPA obligations are triggered.</i> |
|                             |                          | <a href="#"><u>A2A3</u></a> | Admin  | <i>This Amendment to Amendment No. 3 adds a severability clause into the Bill.</i>  |
|                             | <a href="#"><u>4</u></a> |                             | JT   | <i>Adds a 4th phase to ensure affordable units will be built sooner</i>   |
|                             |                          | <a href="#"><u>A1A4</u></a> | Admin & JT   | <i>New phasing chart</i>  |
|                             | <a href="#"><u>5</u></a> |                             | JT   | <i>Changes CEPPAs to move up transfer of Merriweather</i>   |
| <a href="#"><u>A1A5</u></a> |                          | JT                          | <i>makes sure parking is included in the Merriweather transfer</i> |   |

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| <a href="#"><u>CB53</u></a> | <a href="#"><u>1</u></a> |                             | Admin | <i>Changes allocation chart for DT Columbia</i>                                    |
|                             |                          | <a href="#"><u>A1A1</u></a> | Admin | <i>This Amendment to Amendment No. 1 adds a severability clause into the Bill.</i> |
|                             |                          | <a href="#"><u>A2A1</u></a> | Admin | <i>This Amendment to Amendment No. 1 adds phase IV to the extrapolated chart.</i>  |

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|--|--------------------------|--|-----|---|
|  | <a href="#"><u>1</u></a> |  | MKS | <i>Changes underlying Affordable housing requirement for developers without DRRAs</i> |
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| <a href="#">CB54</a> |                   | <a href="#">A1A1</a> | MKS  | <i>This amendment adjusts the number of LIHTC units and replaces the optional methods/alternative compliance section of providing for-sale affordable housing with a fee-in-lieu set forth in Title 28, Subtitle 1 of the Howard County Code</i> |  |
|                      |                   | <a href="#">A2A1</a> | JT   | <i>15% for all dwelling units, removes alternate compliance, removes DRRRA</i>   |  |
|                      | <a href="#">2</a> |                      |  | MKS  | <i>Limits making parking reserved; Limits surface parking</i>  |
|                      |                   |                      | <a href="#">A1A2</a>   | MKS  | <i>This amendment creates an exception to surface parking requirements for temporary parking situations.</i> |
|                      |                   |                      | <a href="#">A2A2</a>   | JT   | <i>Removes surface parking limitation</i>  |
|                      | <a href="#">3</a> |                      | JT   | <i>Ensures that affordable housing units count toward density.</i>   |  |
|                      | <a href="#">4</a> |                      | JT   | <i>Removes DRRRA</i>   |  |
|                      | <a href="#">5</a> |                      | JT   | <i>Keeps affordable units affordable in perpetuity</i>   |  |
|                      | <a href="#">6</a> |                      |  | JT   | <i>Requires 15% affordable housing</i>   |
|                      |                   |                      | <a href="#">A1A6</a>   | JT   | <i>prohibits alternative compliance (so no offsite etc)</i>  |
|                      | <a href="#">7</a> |                      | JT   | <i>Creates a fee-in-lieu to be paid by any commercial developer not being required to provide parking</i>  |  |
|                      | <a href="#">8</a> |                      | JT   | <i>Removes ability of DPZ to reduce parking requirements</i>   |  |
| <a href="#">9</a>    |                   | GF, MKS,<br>JW       | <i>Allows parking to be reduced if shown to be justified in parking study and moves up time for decision by DPZ on this.</i> |  |  |
| <a href="#">CB55</a> | <a href="#">1</a> |                      | MKS & GF   | <i>Allows for CDHC to use funds in the Downtown Affordable Housing Trust Fund outside of Downtown Columbia if it is within one mile of the boundaries of Downtown.</i>   |  |
|                      |                   | <a href="#">A1A1</a> | JT & CB  | <i>B - Removes 1-mile provision</i>  |  |
|                      |                   | <a href="#">A2A1</a> | MKS  | <i>This amendment clarifies that homeownership is a means of revitalization.</i>   |  |
| <a href="#">CB56</a> | <a href="#">1</a> |                      | Admin  | <i>Technical amendment.</i>  |  |
|                      | <a href="#">2</a> |                      | CB   | <i>Requires, before bonds may be issued, certain agreements by developers and contractors related to businesses that are owned by minorities, women, or individuals with disabilities.</i>   |  |
|                      | <a href="#">3</a> |                      | CB   | <i>Requires prevailing wage to be paid for contracts paid with TIF bond funding.</i>   |  |
|                      | <a href="#">4</a> |                      | CB   | <i>Requires 30 million for public improvements.</i>  |  |

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|                    | <a href="#">5</a>  |                      | CB, GF,<br>MKS, JT  | <i>Requires Merriweather to be turned over to the DCACC by November 30 or the TIF will be void.</i>   |
|                    |                    | <a href="#">A1A5</a> | JT  | <i>A - ensures parking is included with transfer of Merriweather.</i>   |
|                    | <a href="#">6</a>  |                      | JT  | <i>Ensures that the County will own the land upon which the new library is being built.</i>   |
|                    | <a href="#">7</a>  |                      | MKS & GF  | <i>Requires \$15 million to be paid into a reserve fund.</i>  |
|                    | <a href="#">8</a>  |                      | JT  | <i>Protects the County by ensures no covenants will be placed on property subject to the Special Taxing District that will limit the value of the property.</i> |
|                    | <a href="#">9</a>  |                      | JT  | <i>Requires HRD to pay cost of any over run.</i>  |
|                    | <a href="#">10</a> |                      | JT  | <i>Includes Bridge Columbia in items to be covered by the TIF</i>   |
|                    | <a href="#">11</a> |                      | JT  | <i>Protects County by spelling out terms of the look back provision.</i>  |
|                    | <a href="#">12</a> |                      | JT  | <i>Requires \$30 million in school funding</i>  |
|                    | <a href="#">13</a> |                      | JT  | <i>Requires the removal of all covenants restricting residential uses in DT Columbia as a condition of the TIF</i>  |
|                    | <a href="#">14</a> |                      | JT  | <i>Requires the Toby's adjacent parcel to be owned by the Housing Commission.</i>   |
|                    | <a href="#">15</a> |                      | GF  | <i>Addresses needs of fire and rescue services</i>  |
| <a href="#">16</a> |                    | MKS & GF             | <i>Requires the execution of the Ownership and Operation of TIF Garage Agreement.</i> |   |

|                       |                   |                      |       |   |
|-----------------------|-------------------|----------------------|-------|---|
| <a href="#">CR103</a> | <a href="#">1</a> |                      | Admin | <i>Technical amendment.</i>   |
|                       |                   | <a href="#">A1A1</a> | Admin | <i>This Amendment to Amendment No. 1 clarifies the effective date of the Resolution.</i>  |
|                       | <a href="#">2</a> |                      | JT    | <i>Ensures there will be sufficient land for parking at new library site.</i>   |
|                       | <a href="#">3</a> |                      | JT    | <i>Makes sure no LIHTC project increases in size more than 5% and no LIHTC project (other than senior housing) would have more than 50% affordable housing.</i> |
|                       | <a href="#">4</a> |                      | JT    | <i>Requires HRD to terminate use and restriction covenants on Toby's property.</i>  |
|                       | <a href="#">5</a> |                      | JT    | <i>Makes sure no LIHTC project increases in size more than 5% and no LIHTC project (other than senior housing) would have more than 50% affordable housing.</i> |

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|                       | <a href="#">6</a> |                      | GF   | <i>Makes sure certain basic code provisions can be changed without nullifying DRRA.</i>  |
|                       | <a href="#">7</a> |                      | JT   | <i>Requires a public hearing before the DRRA could be terminated by HRD.</i>   |
|                       | <a href="#">8</a> |                      | JT   | <i>If DRRA, all future developments would have to comply with underlying zoning requirements.</i>  |
|                       | <a href="#">9</a> |                      | MKS  | <i>DRRA - redraft (note: a new re-draft is expected)</i>   |
| <a href="#">CR105</a> | <a href="#">1</a> |                      | Admin  | <i>This amendment inserts cross references, corrects acreage, clarifies that certain boundaries cannot be reduced or enlarged by Executive Order; and inserts tax parcel identification numbers on certain exhibits.</i> |
|                       |                   | <a href="#">A1A1</a> | CB   | <i>Corrects acreage, clarifies that the County Executive cannot change size of TIF district.</i>   |
|                       | <a href="#">2</a> |                      | JT   | <i>Removes reference to future phases of the TIF and clarifies that approval of this TIF does not imply that future TIFs will be approved.</i>   |
|                       | <a href="#">3</a> |                      | MKS, CB,<br>GF, JT   | <i> voids the TIF if Merriweather is not transferred by November 30th.</i>   |
| <a href="#">A1A3</a>  |                   | JT                   | <i>This amendment provides that the Resolution is void unless the Parking Easement Agreement is recorded by November 30, 2016.</i> |  |