

## Councilwoman Jen Terrasa's Proposal Is Simple ...

<u>What the Terrasa plan does:</u>	<u>What the Terrasa plan does NOT:</u>
<ul style="list-style-type: none"> <li>• Calls for 15% affordable housing for all future Downtown residential development</li> </ul>	<ul style="list-style-type: none"> <li>• Does <b>NOT</b> concentrate units in developments with 50-100% affordable units</li> </ul>
<ul style="list-style-type: none"> <li>• Integrates units throughout the community</li> </ul>	<ul style="list-style-type: none"> <li>• Does <b>NOT</b> increase the density</li> </ul>
<ul style="list-style-type: none"> <li>• Implements the original recommendations of Columbia Downtown Housing Corporation</li> </ul>	<ul style="list-style-type: none"> <li>• Does <b>NOT</b> reduce parking requirements</li> </ul>
<ul style="list-style-type: none"> <li>• Ensures that new development in Downtown Columbia includes a full spectrum of housing options as envisioned in the Downtown Columbia Plan</li> </ul>	<ul style="list-style-type: none"> <li>• Does <b>NOT</b> bind the County to a 40 year agreement</li> </ul>
<ul style="list-style-type: none"> <li>• Provides some flexibility for deeper levels of affordability</li> </ul>	

### Some key acronyms and terms you may hear when talking about the affordable housing proposals

Inclusionary Zoning – requires a certain percentage of units in new construction to be affordable

CDHC: Columbia Downtown Housing Corporation  
 LIHTC: Low Income Housing Tax Credit  
 DRRA: Development Rights and Responsibilities Agreement  
 APFO: Adequate Public Facilities Ordinance

HHC: Howard Hughes Corporation  
 MIHU: Moderate Income Housing Unit  
 AMI: Area Median Income  
 TIF: Tax Increment Financing

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<http://cc.howardcountymd.gov/Districts-District-3-Affordable-Housing>

## KEY CONCERNS ABOUT THE ADMINISTRATION'S PROPOSAL

1. Increases density by at least 900 units with no actual limit on density.
2. Decreases parking requirements.
3. Binds the County to a 40 year agreement committing not to change the applicable laws for that same time period.
4. Negotiates away the County's legislative authority, giving the developer undue influence over policy decisions.
5. Undermines the County's existing housing policy which calls for the inclusion of affordable housing units throughout new developments.

### The Administration's Proposal Does Not Deliver on its Claims...

#### Administration Claims

#### A Closer Look Reveals

##### **Faster, sooner, more guaranteed**

*(Administration claims their plan is better because it will deliver affordable housing units sooner and faster)*

**However...** There is no certainty that affordable units come on any faster under their proposal than Terrasa's plan. If the Administration and the Housing Commission want to develop affordable housing in Downtown Columbia, that can happen just as soon under Terrasa's proposal as the Administration's.

##### **Provide more affordable units**

*(Administration claims their plan produces 900 affordable housing units compared to Terrasa's plan which produces 702 units)*

**However...** The difference is due to the increase in density. (Increasing the density under Terrasa's plan would achieve approximately the same number of affordable units). 200 of the affordable units under the Administration's plan will utilize existing Housing Choice Vouchers (Section 8) that already exist in the County. These units would provide additional options to families who are already in the program, but not create new opportunities for additional families in need.

##### **Provides land for Low Income Housing Tax Credit projects**

*(Administration claims under their plan that Howard Hughes agrees to contribute land for affordable housing projects)*

**However...** The County already owns much of the land being discussed. Also, if the developer was providing enough units within each development, we wouldn't need additional land set aside to concentrate affordable units in Low Income Housing Tax Credit projects.

##### **More ongoing developer fees**

*(Administration claims their plan will generate more money for the Downtown Affordable Housing Trust Fund)*

**However...** There will be less on-going developer fees paid under Terrasa's proposal, but there are still on-going developer fees because there is still the per square foot assessment on new commercial development. There also will be significantly less need for this funding if the developer is required to deliver affordable units.