



January 21, 2025

Liz Walsh, Council Chair
Howard County Council
George Howard Building
3430 Court House Drive
Ellicott City, MD 21043

Dear Council Chair Walsh:

Section 13.1407 of the Howard County Code requires the Department of Housing and Community Development (the "Department") to provide an annual report to the Council on activities related to the Right of First Purchase legislation for the prior calendar year.

For the year ending December 31, 2024, a list of the rental communities that provided notice of an offer to sell or a contract of sale is attached. The County did not exercise the option to purchase any of these communities and no rental units were acquired by the County under this legislation. The Howard County Housing Commission exercised the Right of First Purchase to acquire the Orchard Meadows Apartment Homes community, with a sale taking place in January 2024. This acquisition was supported by \$2 million in County funds through the Department of Housing and Community Development. The acquisition of Orchard Meadows brings 240 rental units into the Housing Commission's portfolio, of which 48 units are set aside to be maintained as affordable.

If you have any questions, please let us know. We are happy to provide you with additional information if needed.

Sincerely,

Rose J. Burton
Acting Director

cc: Carl DeLorenzo, Director of Policy & Programs
Michelle Harrod, Administrator to County Council
Brandee Ganz, Chief Administrative Officer

Attachment: Notice of Offer to Purchase Tracking

Notice of Intent to Sell Rental Property - 2024

Date Received	Community Name	Owner/Broker	Notice of Intent or Offer to Purchase	Date of Response	DHCD Response
1/5/2024	Alister Columbia Portfolio	K-Crossing Apartments Owner LLC (c/o Mill Creek Residential)	ROFR - Notice of Bona Fide Contract of Sale	1/11/2024	Rejected
3/4/2024	Dartmoor Place	Kellogg-Oxford Dartmoor Place, LLC	Notice of Bonafide Sales Contract	N/A	N/A
3/4/2024	Dartmoor Place	Kellogg-Oxford Dartmoor Place, LLC	Offer to Purchase	3/5/2024	Rejected
5/8/2024	Bristol Court	Kramon & Graham	Notice of Intent to Sell	5/9/2024	Rejected
3/15/2024	Howard Crossing Aparments	Howard Crossing Gardens LLC	Notice of Intent to Sell	5/15/2024	Rejected
7/24/2024	Howard Crossing Aparments	Howard Crossing Gardens LLC	Offer to Purchase	7/29/2024	Rejected
12/17/2024	Clary's Crossing	Clary's Crossing Apartments LLC	Notice of Intent to Sell	12/23/2024	Rejected