


**MEMORANDUM**

To: Lonnie Robbins  
Chief Administrative Officer, Department of County Administration  
Tom Carbo  
Deputy Director, Housing and Community Development

From: Laura Neuman   
Chief Executive Officer

DATE: August 15, 2011

**Re: SHERWOOD CROSSING APARTMENTS - Request for Howard County Approval**

This memo is testimony in support of the proposed sale of Sherwood Crossing Apartments that is expected to be before the County Council for resolution authorizing the transfer of ownership of the 634-unit residential rental housing facility located in Elkridge, Maryland known as the "Sherwood Crossing Apartments". This transfer by WLA Sherwood Investors VI, LLC (the "Seller") will be to an affiliate of Klingbeil Capital Management, Ltd. (the "Purchaser") at which time the Seller will retire the outstanding Refunding Bonds (Sherwood Crossing Apartments) Series 2003.

The Howard County Economic Development Authority Incentives Committee met on August 2, 2011 to review the request by Thomas Lewis (attorney for the Seller). The Committee voted unanimously to support and recommend approval by the Howard County Council of the resolution authorizing the sale.

The County's approval by resolution in no way shall subject the County to financial obligation or liability. The transfer of ownership will result in the following:

- (1) The assumption by the Purchaser of all of the Seller's obligations under the Regulatory Agreement related to the Bonds; making certain findings; and authorizing the County Executive and other County officials to do all acts and execute all documents necessary in connection therewith.
- (2) Low and Moderate Income Housing Units will continue to comprise at least 20% of the total housing project for the duration of the "Qualified Project Period." Those rental units will be available to individuals or families with a gross median income not exceeding 80%.