

Amendment 1 to Supplementary Budget & Appropriation Ordinance No. 3 - 2022

BY: David Yungmann

Legislative Day 6

Date: April 4, 2022

Amendment No. 1

(This amendment retains the transfer of funds for Ranleigh Court and Patuxent Commons projects, but removes the portion of the transfer totaling \$2.5 million that further funds the "community programs".)

- 1 On the title page, in line 1 of the title, strike "\$6,560,000" and substitute "\$4,060,000".
- 2
- 3 On page 1, in line 24, strike "\$2,860,000" and substitute "\$360,000".
- 4
- 5 On page 1, in line 29, strike "\$6,560,000" and substitute "\$4,060,000".
- 6
- 7 On page 2, in line 2, strike "\$4,060,000 of the \$6,560,000".
- 8
- 9 On page 2, in line 5, strike "\$15,576,250" and substitute "\$13,076,250".
- 10
- 11 On page 2, in line 16, strike "\$6,560,000" and substitute "\$4,060,000".
- 12
- 13 On page 2, in line 17, strike "\$1,000,000" and substitute "\$3,500,000".
- 14
- 15 On page 2, in line 23, strike "\$6,560,000" and substitute "\$4,060,000".

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Am 1 to SAO3-2022

~~passed~~ on April 4 2022

Failed

Michelle Howard
Council Administrator

1 On page 2, in line 24, strike “\$11,770,450” and substitute “\$9,270,450”.

2
3 On page 2, in line 28, strike “\$15,576,250” and substitute “\$13,076,250”.

4

5

Amendment 2 to Supplementary Budget and Appropriation Ord. No. 3 - 2022

BY: Liz Walsh

Legislative Day 6

Date: April 4, 2022

Amendment No. 2

(This amendment puts conditions on the \$2.5 million of gap financing for Ranleigh Court.)

1 On page 1, in line 17, strike “; and” and substitute the following:

2 “. These funds may only be spent on the development of affordable housing and shall be
3 returned to the Department of Housing and Community Development, Community
4 Renewal Fund if not spent by Enterprise Community Partners by June 30, 2023; and”.

5
6 On page 3, immediately following line 3, insert the following:

7 **“Section 4. And Be It Further Enacted** by the County Council of Howard County,
8 Maryland that the \$2,500,000 for gap financing related to Low Income Housing Tax
9 Credit financing for the Ranleigh Court development project by Enterprise Community
10 Partners shall only be spent by the recipient for the purpose of developing affordable
11 housing units at Ranleigh Court. Otherwise, the \$2,500,000 for gap financing shall be
12 returned by the recipient to the Department of Housing and Community Development,
13 Community Renewal Fund by June 30, 2023.”.

14
15 **Section 5. And Be It Further Enacted** by the County Council of Howard County, Maryland
16 that the Ranleigh Court development project by Enterprise Community Partners shall be

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Am 2 to SA03-2022
passed on April 4 2022
Michele Howard
Council Administrator

1 developed in accordance with and shall have executed and recorded covenants on the Property,
2 in a form acceptable to the County, that require the Company and all subsequent owners of the
3 Property to offer for rent at least 21 percent of the total units to households that earn at or below
4 80 percent of AMI, at least 32 percent of the total units to residents who earn at or below 60
5 percent of AMI, and at least 32 percent of the total units to residents who earn at or below 30
6 percent of AMI for a period of not fewer than 40 years from the date of the initial closing.”.
7 residential units in the following manner:

- 8 • at least 10 percent of the total units are to be made available to households that earn at or
9 below 30 percent AMI;
- 10 • at least 5 percent of the total units are to be made available to households that earn at or
11 below 50 percent AMI;
- 12 • at least 5 percent of the total units are to be made available to households that earn at or
13 below 60 percent AMI;
- 14 • at least 5 percent of the total units are to be made available to households that earn at or
15 below 80 percent AMI; and
- 16 • at least 12 percent of the total units are to be market rate units.

17
18 These minimums are not intended to change the income and unit mix requirements
19 otherwise mandated for the project by federal or state law. Affordability covenants shall
20 be in place for a period of not fewer than 40 years from the date of initial closing.
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22
23
24

**Amendment 1 to Amendment 2
to Supplementary Budget & Appropriation Ordinance No. 3 - 2022**

BY: Liz Walsh

Legislative Day No. 6

Date: April 4, 2022

Amendment No. 1 to Amendment No. 2

(This amendment adds a market rate cap and a disability unit requirement to the covenants.)

- 1 On page 2, in line 7, after the first period insert, "At least 15 percent of the total residential units
- 2 are to be market rate units. Also, at least 6 percent of the total residential units are to be
- 3 designated for residents with disabilities.".
- 4
- 5

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Am 1 to Am 2 SA03-2022

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Michelle Howard
Council Administrator

**Amendment 2 to Amendment 2
to Supplementary Budget & Appropriation Ordinance No. 3 - 2022**

BY: David Yungmann

Legislative Day No. 6

Date: April 4, 2022

Amendment No. 2 to Amendment No. 2

(This amendment alters the percentages of required affordable housing units in the covenants.)

1 On page 2, in line 3, after “rent”, strike the remainder of the sentence and substitute, “residential
2 units in the following manner:

- 3 • at least 10 percent of the total units are to be made available to households that earn at or
4 below 30 percent AMI;
5 • at least 5 percent of the total units are to be made available to households that earn at or
6 below 50 percent AMI;
7 • at least 5 percent of the total units are to be made available to households that earn at or
8 below 60 percent AMI;
9 • at least 5 percent of the total units are to be made available to households that earn at or
10 below 80 percent AMI; and
11 • at least 12 percent of the total units are to be market rate units.
12

13 These minimums are not intended to change the income and unit mix requirements otherwise
14 mandated for the project by federal or state law. Affordability covenants shall be in place for a
15 period of not fewer than 40 years from the date of initial closing.”.
16

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Am 2 to Am 2 SA03-2022

passed on April 4, 2022

Michelle Howard
Council Administrator

Amendment 3 to Supplementary Budget and Appropriation Ord. No. 3 - 2022

BY: Liz Walsh

Legislative Day 6

Date: April 4, 2022

Amendment No. 3

(This amendment puts conditions on the \$1.2 million of gap financing for Patuxent Commons.)

1 On page 1, in line 20, strike “; and” and substitute the following:

2 “ . These funds may only be spent on the development of affordable housing and shall be
3 returned to the Department of Housing and Community Development, Community
4 Renewal Fund if not spent by Mission First Housing Development Corporation by March
5 31, 2023; and”.

6
7 On page 3, immediately following line 3, insert the following:

8 “Section 4. And Be It Further Enacted by the County Council of Howard County,
9 Maryland that the \$1,200,000 for gap funding related to Low Income Housing Tax Credit
10 financing for the new Patuxent Commons project by Mission First Housing Development
11 Corporation shall only be spent by the recipient for the purpose of developing affordable
12 housing units at the new Patuxent Commons. Otherwise, the \$1,200,000 for gap funding
13 shall be returned by the recipient to the Department of Housing and Community
14 Development, Community Renewal Fund by March 31, 2023.

15
16 Section 5. And Be It Further Enacted by the County Council of Howard County,

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Am 3 to SAC 3-2022

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Michelle Hester
Council Administrator

1 Maryland that the new Patuxent Commons project by Mission First Housing
2 Development Corporation shall be developed in accordance with and shall have executed
3 and recorded covenants on the Property, in a form acceptable to the County, that require
4 the LLC and all subsequent owners of the Property to offer for rent at least 66 percent of
5 the total units to households that earn at or below 60 percent of AMI and at least 25
6 percent of the total units to residents with disabilities who earn at or below 30 percent of
7 AMI, for a period of not fewer than 40 years from the date of the initial closing. At least
8 8 percent of the total residential units are to be market rate units.”.
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**Amendment 1 to Amendment 3
to Supplementary Budget & Appropriation Ordinance No. 3 - 2022**

BY: Liz Walsh

Legislative Day No. 6

Date: April 4, 2022

Amendment No. 1 to Amendment No. 3

(This amendment adds a market rate cap to the covenants.)

- 1 On page 2, in line 7, after the first period insert, "At least 8 percent of the total residential units
- 2 are to be market rate units."
- 3
- 4

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Am 1 to Am 3 SAO 3-2022
passed on April 4, 2022
Michelle Garsos
Council Administrator