



# MIHU Report

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Department of Housing and Community Development

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## **PROGRAM SUMMARY**

Welcome to the MIHU Monthly Report. The report is posted monthly on the County website at [www.howardcountymd.gov](http://www.howardcountymd.gov) (click on “Departments – Housing and Community Development”).

The MIHU Program is an inclusionary zoning program that requires developers of new housing in specific zoning districts to sell or rent a portion of the dwelling units to households of moderate income. MIHUs are sold or rented through Howard County Housing at affordable prices and rents. MIHUs are interspersed throughout each development and residents enjoy all of the amenities in the community.

A household of moderate income is defined as one whose household income does not exceed 80% of the Howard County median income for purchasers and 60% of the Howard County median income for renters. The Howard County median income for 2017 is \$110,892. All types of dwelling units are available for purchase or rent, from apartment-style dwellings and condominiums, to townhouses and single-family detached dwellings. The purchase price and rental rate for each type of MIHU is calculated according to an affordability formula established by the MIHU regulations. MIHU prices are set twice a year. Applications for the program can be obtained during open enrollment periods at the Howard County Housing office, by calling (410) 313-6318 or online at [www.howardcountymd.gov/MIHU](http://www.howardcountymd.gov/MIHU). Rental applications are accepted year-round on a first-come, first-serve basis at the rental communities that offer MIHU apartments. Visit our website for a list of participating rental communities.

As of July 1, 2017, new MIHU pricing and standards are in effect. New MIHU Pricing and Standards have been posted publicly and are also available by contacting the office or by visiting our website: <http://www.howardcountymd.gov/mihudevelopers.htm>. Rental rates and rental community contact information is also available by phone, email and on the department website.

In September, DHCD participated in an outreach event sponsored by BECO Management, a commercial property management firm that hosts outreach events to connect tenants of the buildings (employees) with Howard County resources and services. With nearly 100 people in attendance, participation proved to be productive. DHCD staff connected with employees who appeared, by profession, to meet income criteria for the MIHU programs. In addition, BECO Management has committed to distribute MIHU press releases in their newsletters and sponsor MIHU lunch and learn events throughout the year. The Association of Community Services has also agreed to publish MIHU open enrollment notices in their quarterly newsletter to encourage participation in the program.

As an official partner of Howard County Public School System (HCPSS), DHCD staff attended the annual HCPSS Partnership Celebration this month. It was an opportunity to network with other partners, leadership and staff while promoting our housing programs. With a focus on increased marketing efforts, we are hopeful that we will reach those who will qualify and benefit most from the department’s rental and homeownership programs.

Additional MIHU information is available by phone, website or by emailing [lwiseman@howardcountymd.gov](mailto:lwiseman@howardcountymd.gov).

*Lisa Wiseman*  
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## MIHU HOMEOWNERSHIP

Staff is working with Beazer Homes to sign documents restricting new MIHU lots at Morris Place in Elkridge. Phase 8 at Shipley's Grant is now selling. This last phase will add 65 new townhouses and 6 new MIHUs.

### Properties Pending Award in September:

Morris Place in Elkridge (1)

### MIHU Buyers Under Contract in September:

Elkridge Crossing (1), Morris Place (1) and Oxford Square (3) – (2) condos and (1) TH

Developments with MIHUs under construction:

Development	Status	Total Units	MIHUs Required	LIHUs Required	Under Contract	Closed 2007-2016	Closed 2017
Dorset Gardens	C	230	44		0	24	4
Elkridge Crossing Townhomes**	UC	200	21		1	4	2
Foxwood Manor	C	37	5		0	0	5
Howard Square	C	413	55		0	43	8
Morris Place	UC	87	14		1	1	0
Oxford Sq./Folly Bridge/Springdale	UC	197	31		1	21	7
Oxford Square/Exeter Condos	UC	180	31		2	3	3
Shipley's Grant	UC	464	21		0	13	0
<b>TOTALS</b>		<b>1808</b>	<b>222</b>		<b>5</b>	<b>109</b>	<b>29</b>

Developments with MIHUs pending construction:

Development	Status	Total Units	MIHUs Required	LIHUs Required
Joseph's Courtyard**	PC	24	0	1
Long Gate Overlook**	PC	79	0	5
Oxford Square/River Overlook	PC	126	19	0
Waverly Grove	PC	30	3	0
<b>TOTALS</b>		<b>259</b>	<b>22</b>	<b>6</b>

Completed developments with MIHU homes:

Development	Status	Total Units	MIHUs Required	LIHUs Required	Awarded	Closed 2007-2016
Belmont Station	C	110	17		17	17
Cherry Tree Townhomes	C	110	17		17	17
Elkridge Crossing Condos	C	64	10		10	10
Ellicott Crossing	C	154	16		16	16
Fox Hunt Estates	C	32	4		4	4
Gatherings at Ellicott Mills Condo**	C	127	10	1	7	7
Gatherings at Jefferson Pl. Condo**	C	135	14		9	9
Legacy at Cherry Tree Condo**	C	152	4	3	7	7
Riverwalk	C	58	6		6	6
Simpson Mill**	C	150	0	5	5	5
Village Towns	C	259	23		14	14
<b>TOTALS</b>		<b>1351</b>	<b>121</b>	<b>9</b>	<b>112</b>	<b>112</b>

\*\*alternative compliance approved

**MIHU RENTALS**

MIHU rental applications are available year-round and offered on a first come, first serve basis at participating communities. MIHU agreements were signed recently for apartments at Burgess Mill II, Dartmoor Place and Verde II.

Development	Status	Total Units	On-site MIHUs	On-site LIHUs	Pending	Rented	Market Rent*	MIHU Rent	Difference
Azure Oxford Square	C	248	38		0	38	\$2010	\$1265	\$745
Aladdin South	C	39	39		0	39			
Alta at Regency Crest	C	150	15		0	15	\$2220	\$1265	\$1045
Annapolis Junction Town**	UC	416	32		32	0	\$2219	N/A	N/A
Ashbury Courts	C	156	24		3	21	\$1491	\$1265	\$226
Belmont Station	C	208	32		0	32	\$1750	\$1314	\$436
Brompton House 2**	C	193	9	9	0	18	\$1750	\$1323	\$427
Ellicott Gardens	C	106	103		0	103			
Miller's Grant	C	286	29		20	9			
Mission Place	C	366	61		0	61	\$1610	\$1265	\$345
Oakland Place	C	16	2		0	2			
Orchard Meadows	C	150	15		0	15	\$1653	\$1284	\$369
Orchard Park	C	40	4		0	4	\$1673	\$1284	\$389
Parkview at Emerson	C	80	80		0	80			
Penniman Park	C	186	19		0	19	\$1666	\$1284	\$382
Riverwatch**	C	84	42		0	42			
The Vine	UC	283	43		43	0			
Towns at Pine Orchard	C	71	7		0	7	\$2570	\$1265	1305
<b>TOTALS</b>		<b>2602</b>	<b>594</b>	<b>9</b>	<b>98</b>	<b>505</b>			

\*for 2-bedroom unit-As of July 2017

\*\*alternative compliance approved

Rental Communities with MIHU requirements to be built:

Development	Status	Total Units	On-site MIHU	On-site LIHU Requirement	Pending	Rented
Beechcrest	PC	64	33		33	0
Burgess Mill Station II	PC	53	6		6	0
Oxford Sq./Dartmoor Place	PC	258	39		39	0
Deep Falls	PC	80	55		55	0
Howard Square – Verde II	PC	344	74		74	0
<b>TOTALS</b>		<b>799</b>	<b>207</b>		<b>207</b>	<b>0</b>

**MIHU RESALE**

Pending MIHU resales: Belmont Station, Elkrige Crossing, Dorset Gardens, Howard Square, Legacy at Cherry Tree, Oxford Square and Riverwalk.

Development	Status	First Owner	Second Owner	Third Owner	Released from program
Belmont Station	C	17	0	0	1
Cherry Tree Townhomes	C	17	1	0	
Dorset Gardens	C	28	3	0	
Elkrige Crossing Condos	C	10	6	1	
Elkrige Crossing Townhomes	C	4	0	0	1
Ellicott Crossing	C	16	1	0	
Gatherings at Ellicott Mills	C	7	0	0	
Howard Square	C	51	1	0	
Legacy at Cherry Tree Condos	C	7	1	0	
Oxford Square Townhomes	UC	26	5	0	
Riverwalk	C	6	0	0	1
Shipley's Grant	C	13	3	0	
Village Towns	C	14	3	0	

## MIHU RELEASE

The Department has released 11 MIHUs from the program since November 2016. The volume of new unit offerings from multiple communities at the same time was greater than the number of income eligible applicants in the database. Prior to the separation in July 2016, the Housing Commission would purchase the units for the Department to provide more time to sell them to eligible MIHU households. This is no longer a viable option. At the end of the 120-day priority period, the Department must release unsold units to the builder as market rate sales. The builder is required to split the net proceeds from any released MIHU sale 50/50 with the County. The Department continues to update the database and market the program to area employers to increase the number of income eligible applicants in the MIHU database.

Previous MIHU release activity (only communities with release activity are shown here):

Development	Status	Units Released	Reason	2009-2015	2016	2017
Dorset Gardens	C	16	Qualifying Income	10	2	4
Elkridge Crossing Townhomes	C	4	Market conditions	4	0	
Gatherings at Ellicott Mills Condos	C	4	Age-restricted	4	0	
Gatherings at Jefferson Pl. Condos	C	5	Age-restricted	5	0	
Guilford Mews	C	3	Age-restricted	3	0	
Jones Station	C	3	Age-restricted	3	0	
Morris Place	UC	4	Qualifying Income	0	0	4
Oxford Square	UC	3	Qualifying Income	0	0	3
Village Towns	C	2	Market conditions	2	0	
<b>TOTAL</b>		<b>44</b>		<b>31</b>	<b>2</b>	<b>11</b>
<b>Key</b>		<b>PC - Pending Construction/ UC – Under Construction/ C - Complete</b>				

## FEE-IN-LIEU

One method of alternative compliance is a fee-in-lieu option. Developers of single family, detached dwellings may pay a fee-in-lieu instead of providing MIHUs in the following zoning districts: RC, RR, R-ED, R-20, R-12, and R-SC. Developers of age-restricted, planned senior communities, single family attached dwellings in R-H- ED and mixed use developments in MXD are also eligible for the fee-in-lieu option. Developers contact the Department for an MIHU agreement when they receive a Technically Complete letter from Planning and Zoning.

The County's Office of Inspections, Licenses and Permits will collect the fee in lieu. The Department is tracking this information to comply with the legislation's reporting requirements and to determine potential revenue for affordable housing units and programs. The Department has signed fee in lieu agreements with 41 developers for 343 units through 9/30/17. The FY18 budget spending authority for the fee-in-lieu revenue is \$500,000

Development	Zip Code	Zoning	New lots	Agreement Signed
Brighton Mill II	21029	RR-DEO	12	9/25/17
Doves Fly	20723	R-20	19	pending
Enclave at River Hill-Ph. 2	21029	R-ED	70	pending
Holloman Property	21042	R-20	1	pending
Honeysuckle Ridge	20729	RSC	25	9/1/17
Legacy at Ellicott's Retreat	21043	POR	160	pending
Maple Lawn South Phase II	20759	R-ED	108	pending
Melvin Property	21043	R-20	5	pending
Mill Haven – Resub.	21045	R-12	1	pending
Rushing Property	20723	R-20	5	9/1/17