



Howard County

HOUSING



MIHU Report

April 2016

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 (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 2016 is \$107,490. 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, option 4, or online at 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.

MIHU pricing and standards changed on January 1, 2016. The new pricing schedules are available on housing’s website at <http://www.howardcountymd.gov/mihudevelopers.htm>.

April was an open enrollment month for MIHU homeownership. Staff is processing approximately 70 new applications. An MIHU workshop was held on Tuesday, April 12th at the Columbia Gateway building from 6:00 – 8:00 pm. The workshop was well attended. The workshop provides an overview of the program and reviews the application requirements with prospective renters and homebuyers. Staff continues to schedule MIHU workshops to market the program to area employers. To pre-register for the workshop, call 410-313-6343 or visit the website for frequently asked questions.

The 10th Annual Come Home to Howard County Housing Fair was held on Saturday, April 9, 2016, at Howard High School from 10 am to 3 pm. Almost 600 people attended and had the opportunity to meet with 50+ vendors, attend 30 education classes and take bus tours to several MIHU rental and homeownership developments. The fair concluded with a lottery drawing to award a house in Elkridge at a substantially reduced price. The winner is a teacher at Hammond High School. He has signed a contract and is scheduled to close in May 2016. Thanks to all for another great fair!

Kelly A. Cimino
Chief of Housing Opportunities Programs

MIHU HOMEOWNERSHIP

MIHU buyers are under contract and awaiting completion of their new homes in the following communities: Dorset Gardens in Elkridge (3) and Howard Square in Elkridge (1).

Seven (7) units at Howard Square, seven (7) units at Dorset Gardens and one (1) unit at Shipley’s Grant are currently in priority periods. Letters have been sent and a lottery is set for May 3 to award the available units at Howard Square. An MIHU at Howard Square that was previously purchased by the Commission has been re-awarded and is scheduled to close in May.

The Department received an alternative compliance request from Trinity Homes Mary Land, LLC in March. The developer presented the request to the Housing and Community Development Board at their meeting on April 14th. The developer requested approval to provide 1 LIHU instead of 3 MIHUs at a new development on Harriet Tubman Lane. The Board approved the alternative compliance request.

Homeownership unit activity for April 2016:

Development	Status	Total Units	MIHU Required	LIHU Required	Awarded	Pending
Dorset Gardens	UC	230	44	0	19	3
Howard Square	UC	413	55	0	31	1
Oxford Square	UC	197	31	0	17	0

MIHU program activity for closed homeownership transactions is noted here:

Development	Status	Total Units	MIHUs Required	LIHUs Required	Awarded	Pending	Closed 2007-2015	Closed 2016
Belmont Station Townhomes	C	110	17		17	0	17	0
Cherry Tree Townhomes	C	110	17		17	0	17	0
Dorset Gardens at Blue Stream*	UC	230	44		19	3	14	2
Elkridge Crossing Townhomes**	PC/C	200	21		4	0	4	0
Elkridge Crossing Condos	C	64	10		10	0	10	0
Ellicott Crossing Townhomes	UC	154	16		15	0	15	0
Fox Hunt Estates	C	32	4		4	0	4	0
Foxwood Manor*	PC	37	5		0	0	0	0
Gatherings at Ellicott Mills**	C	127	10	1	7	0	7	0
Gatherings at Jefferson Place**	C	135	14		9	0	9	0
Guilford Mews Townhomes**	C	26	3		0	0	0	0
Howard Square Townhomes*	UC	413	55		31	1	25	5
Jones Station**	C	22	3		0	0	0	0
Legacy at Cherry Tree Condos	C	152	4	3	7	0	7	0
Morris Place*	PC	87	14		0	0	0	0
Oxford Square*	UC	197	31		17	0	12	5
Riverwalk Townhomes	C	58	6		6	0	6	0
Shipley’s Grant Townhomes*	UC	345	16		12	0	12	0
Simpson Mill	C	150	0	5	5	0	5	0
Village Towns Townhomes**	C	259	23		14	0	14	0
TOTALS		2908	313	9	194	4	178	12
Key	PC - Pending Construction/ UC – Under Construction/ C - Complete							

*updated April 2016

**alternative compliance or released units

MIHU RENTALS

Rental MIHUs are currently offered at Alta at Regency Crest (Ellicott City, age-restricted), Ashbury Courts (Laurel), Belmont Station (Elkridge), Millers Grant (Ellicott City), Mission Place (Jessup), Orchard Meadows (Ellicott City), Orchard Park (Ellicott City), Penniman Park (Elkridge) and Woodfield Oxford Square (Hanover). The utility allowance schedule was updated on May 1st so the MIHU rental amounts are scheduled to change on July 1. The table below has been updated to reflect the changes. MIHU rental applications are available year round and offered on a first come, first serve basis at participating communities.

MIHU agreements have been signed for 2 new construction projects: The Vine in Laurel and Brompton House 2 in Elkridge.

MIHU rental activity for April 2016:

Development	Status	Total Units	On-site MIHU Requirement	Pending	Rented	Market Rent**	MIHU Rent*	Difference
Aladdin South	C	39	39	0	39			
Alta at Regency Crest	C	150	15	0	15	\$2235	\$1241	\$994
Annapolis Junction Town	UC	416	32	32	0			
Ashbury Courts	C	156	24	3	21	\$1560	\$1241	\$319
Belmont Station	C	208	32	0	32	\$1828	\$1275	\$553
Brompton House 2*	PC	193	18	18	0			
Burgess Mill Station	C	198	20	0	20			
Columbia Landing	C	300	60	0	60			
Deep Falls	PC	60	60	60	0			
Ellicott Gardens	C	106	103	0	103			
Howard Square	PC	654	69	69	0			
Miller's Grant	UC	286	29	22	7			
Mission Place	C	366	61	0	61	\$1690	\$1241	\$449
Monarch Mills	C	269	27	0	27			
Oakland Place	C	16	2	0	2	\$2000	\$1571	\$429
Orchard Meadows	C	150	15	0	15	\$1598	\$1260	\$338
Orchard Park	C	40	4	0	4	\$1695	\$1260	\$435
Parkview at Emerson	C	80	80	0	80			
Penniman Park	C	186	19	0	19	\$1685	\$1260	\$425
Riverwatch	PC	84	42	42	0			
The Vine*	PC	283	43	43	0			
Woodfield Oxford Square	C	248	38	0	38	\$2000	\$1241	\$759
TOTALS		4488	832	289	543			

*updated April 2016

**for 2 bedroom unit – As of July 2015

MIHU RESALE

A resale request was received from a homeowner at Shipley's Grant. There are 2 other pending resales at Oxford Square and Elkridge Crossing.

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

Development	Status	First owner	Second Owner	Third Owner
Belmont Station	C	17	0	0
Cherry Tree Townhomes	C	17	2	0
Dorset Gardens	UC	15	0	0
Elkridge Crossing Condos	C	10	6	1
Legacy at Cherry Tree Condos	C	7	1	0
Shipley's Grant	C	12	2	0
Oxford Square	UC	15	0	0
Village Towns	C	14	3	0

MIHU RELEASE

The MIHU regulations offer developers the options for alternative methods of program compliance. Council Bills 34 and 35 defined alternative methods of compliance so developers and builders can make decisions about their projects in advance of the site development process. Allowing alternative methods of compliance can help the Department keep units in the program rather than releasing them at a later time.

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

Development	Status	Units Released	Reason	2009-2014	2015	2016
Dorset Gardens Townhomes	C	10	MIHU price	10	0	
Elkridge Crossing Townhomes	C	4	Market conditions	4	0	
Gatherings at Ellicott Mills	C	4	Age-restricted	4	0	
Gatherings at Jefferson Place	C	5	Age-restricted	5	0	
Guilford Mews Townhomes	C	3	Age-restricted	3	0	
Jones Station	C	3	Age-restricted	3	0	
Village Towns Townhomes	C	2	Market conditions	2	0	
TOTAL		31		31	0	0
Key PC - Pending Construction/ UC – Under Construction/ C - Complete						

*updated April 2016

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 are instructed to contact Housing for an MIHU agreement when they receive a Technically Complete letter from Planning and Zoning. The fee-in-lieu for each project must be paid before the first use and occupancy permit is issued.

The County prepared and executed fee in lieu agreements with 26 developers for a total of 273 new units in 2015. The County’s Office of Inspections, Licenses and Permits will collect the fee in lieu with building permit applications. The Department is tracking this information to comply with the legislation’s reporting requirements and to determine potential revenue for future projects. An annual report of fee-in-lieu revenue and expenditures is required per Section 13.402C.3.8 of the County Code and was provided to the County Council in February.

Development	Zoning	New lots	Agreement Signed
Elm-Lee Farm	RC-DEO	1	pending
Folly Equine Estates	RC-DEO	3	pending
Gatherings at Ellicott’s Retreat	POR	162	pending
Woodbrook Sec. 2 Ph. 1	R-SC	1	4/11/16
Woodbrook Sec. 2 Ph. 2	R-SC	5	4/11/16