



Howard County

HOUSING



MIHU Report

August 2016

Department of Housing and Community Development

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CONTENTS

MIHU PROGRAM SUMMARY	2
MIHU HOMEOWNERSHIP	3
MIHU RENTALS	4
MIHU RESALE	4
MIHU RELEASE	5
MIHU FEE IN LIEU	5

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 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 July 1, 2016. The Housing and Community Development Board approved the new pricing and standards for July 1 at their meeting on June 9, 2016. The Howard County median income remained the same at \$109,476, but a decrease in mortgage interest rates from the last pricing period lead to a slight increase in the MIHU base sales prices. The new pricing schedules are available on housing’s website at <http://www.howardcountymd.gov/mihudevelopers.htm>.

New MIHU rental rates and applications have been provided to the rental communities with MIHUs. The new rental rates apply to units leased from July 1 through December 31, 2016. The new rental rates and rental community contact information is available by phone, mail, email and on the website. Contact the office for details.

The next open enrollment month for the MIHU homeownership program is October 2016. An MIHU informational workshop for potential homebuyers and renters will be scheduled in October. To pre-register for future workshops, potential applicants may call or email Lisa Wiseman in the housing department (410-313-6343 or lwiseman@howardcountymd.gov).

Kelly A. Cimino
Acting Director

MIHU HOMEOWNERSHIP

Priority periods in effect:

Howard Square in Elkridge (5), Morris Place in Elkridge (4) and Oxford Square in Hanover (7)

MIHU buyers under contract awaiting completion of their new homes:

Dorset Gardens (2), Howard Square (15), Morris Place (1), Shipley's Grant (1)

Homeownership unit activity for August 2016:

Development	Status	Total Units	MIHU Required	LIHU Required	Awarded	Pending
Dorset Gardens	UC	230	44	0	24	2
Howard Square	UC	413	55	0	46	15
Morris Place	UC	87	14	0	1	1
Shipley's Grant	UC	345	16	0	13	1

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		24	2	14	8
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		46	15	25	6
Jones Station**	C	22	3		0	0	0	0
Legacy at Cherry Tree Condos	C	152	4	3	7	0	7	0
Long Gate Overlook	PC	79	0	5	0	0	0	0
Morris Place*	UC	87	14		1	1	0	0
Oxford Square	UC	197	31		19	0	12	7
Riverwalk Townhomes	C	58	6		6	0	6	0
Shipley's Grant Townhomes*	UC	345	16		13	1	12	0
Simpson Mill	C	150	0	5	5	0	5	0
Village Towns Townhomes**	C	259	23		14	0	14	0
TOTALS		2987	313	14	218	19	178	21
Key	PC - Pending Construction/ UC – Under Construction/ C - Complete							

*updated August 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 changed on July 1. MIHU rental applications are available year round and offered on a first come, first serve basis at participating communities.

The Riverwatch project in Elkridge is nearing completion and the leasing office is currently accepting rental applications. The project is expected to open in October 2016.

MIHU rental activity for August 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	\$2225	\$1233	\$992
Annapolis Junction Town	UC	416	32	32	0			
Ashbury Courts	C	156	24	3	21	\$1472	\$1233	\$239
Belmont Station	C	208	32	0	32	\$1787	\$1280	\$507
Brompton House 2	PC	193	18	18	0			
Burgess Mill Station	C	198	20	0	20			
Deep Falls	PC	60	60	60	0			
Ellicott Gardens	C	106	103	0	103			
Howard Square	PC	654	69	69	0			
Miller's Grant	C	286	29	22	7			
Mission Place	C	366	61	0	61	\$1635	\$1233	\$402
Monarch Mills	C	269	27	0	27			
Oakland Place	C	16	2	0	2	\$2000	\$1560	\$440
Orchard Meadows	C	150	15	0	15	\$1653	\$1252	\$401
Orchard Park	C	40	4	0	4	\$1663	\$1252	\$411
Parkview at Emerson	C	80	80	0	80			
Penniman Park	C	186	19	0	19	\$1782	\$1252	\$530
Riverwatch	C	84	42	42	0			
The Vine	PC	283	43	43	0			
Woodfield Oxford Square	C	248	38	0	38	\$2020	\$1233	\$787
TOTALS		4188	772	289	483			

*updated August 2016

**for 2 bedroom unit – As of July 2016

MIHU RESALE

There are pending MIHU resales at Elkridge Crossing and Shipley's Grant. 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	18	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	19	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 August 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'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 affordable housing units and programs. The Department has signed fee in lieu agreements with 11 developers for 42 units through 8/31/16. The fee in lieu revenue budgeted for FY 17 is \$506,940. The Department will review potential activities to spend these funds before June 30, 2017.

Development	Zip Code	Zoning	New lots	Agreement Signed
Whiskey Bottom Point	20723	R-SC	6	8/10/16
Brighton Estates	21029	RR-DEO	2	pending
Butterfield Grove	20723	R-SC	6	pending