



# Howard County

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## HOUSING

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## MIHU Report

February 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](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 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](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.

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>.

The next open enrollment month for MIHU homeownership is April. Staff continues to schedule MIHU workshops to market the program to area employers and employees. The MIHU workshop that was cancelled in January due to snow was held on Monday March 7<sup>th</sup> at the Lennar Homes community of Oxford Square in Hanover. Lennar is excited to partner with HCH to promote the MIHU program to prospective purchasers. The workshop was well attended and another one is planned for June. An MIHU workshop will be presented to Family Readiness participants at Fort Meade Reserves in March and to staff at Bellow Springs Elementary School in April.

Plans are underway for the 10<sup>th</sup> Annual Come Home to Howard County Housing Fair. The fair will be held on Saturday, April 9, 2016, at Howard High School from 10 am to 3 pm. Pre-registration for participants is now open. The application is available on the website for the lottery house to be awarded at the fair. The website has been updated with all of the details and can be accessed at [www.comehometohowardcounty.com](http://www.comehometohowardcounty.com).

*Kelly A. Cimino*  
Chief of Housing Opportunities Programs

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## MIHU HOMEOWNERSHIP

MIHU buyers are under contract and awaiting completion of their new homes in the following communities: Dorset Gardens in Elkridge (3), Howard Square in Elkridge (4) and Oxford Square in Hanover (2).

There were 3 MIHU closings in February. Six (6) units at Howard Square, two (2) units at Dorset Gardens and two (2) units at Oxford Square are currently in priority periods. The MIHU at Fox Hunt that was purchased by the Commission in September is under contract for closing in March.

Pending MIHU agreements or amendments:

Foxwood Manor – A new agreement and declaration are pending review for this new community in River Hill.

Homeownership unit activity for February 2016:

Development	Status	Total Units	MIHU Required	LIHU Required	Awarded	Pending
Dorset Gardens	UC	230	44	0	18	3
Howard Square	UC	413	55	0	30	4
Oxford Square	UC	197	31	0	16	2

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		18	3	14	1
Elkridge Crossing Townhomes**	PC/C	200	21		4	0	4	0
Elkridge Crossing Condos	PC/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
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		30	4	25	1
Jones Station**	C	22	3		0	0	0	0
Legacy at Cherry Tree Condos	C	152	4	3	7	0	7	0
Oxford Square*	UC	197	31		16	2	12	2
Riverwalk Townhomes	C	58	6		6	0	6	0
Shipley's Grant Townhomes	UC	332	14		12	0	12	0
Simpson Mill	C	150	0	5	5	0	5	0
Village Towns Townhomes**	C	259	23		14	0	14	0
<b>TOTALS</b>		<b>2771</b>	<b>292</b>	<b>9</b>	<b>191</b>	<b>9</b>	<b>178</b>	<b>4</b>

\*updated February 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). Because the area median income decreased in 2016, the MIHU rents also decreased. 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.

The Department sent annual MIHU compliance forms to all participating MIHU communities this month. The completed compliance forms are due back by April 1. On-site monitoring and compliance visits will be scheduled in April and May.

MIHU rental activity for February 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
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	27	2			
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	4	0	\$1695	\$1260	\$435
Penniman Park	C	186	19	0	19	\$1685	\$1260	\$425
Parkview at Emerson	C	80	80	0	80			
Riverwatch	PC	84	42	42	0			
Woodfield Oxford Square*	C	248	38	0	38	\$2000	\$1241	\$759
<b>TOTALS</b>		<b>4012</b>	<b>771</b>	<b>237</b>	<b>534</b>			

\*updated February 2016

\*\*for 2 bedroom unit – As of July 2015

## MIHU RESALE

A resale request was received from a homeowner at Dorset Gardens. The 4-bedroom townhouse will be offered to eligible applicants in the database at the MIHU resale price. Staff is working with the homeowner at Elkridge Crossing to coordinate resale of the 2-bedroom condo unit.

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
Elkridge Crossing Condos	C	10	6	1
Legacy at Cherry Tree Condos	C	5	1	0
Shipley's Grant	C	12	2	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	
<b>TOTAL</b>		31		31	0	0
<b>Key                      PC - Pending Construction/ UC – Under Construction/ C - Complete</b>						

\*updated February 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 will be provided to the County Council in February.

Development	Zoning	New lots	Agreement Signed
Gatherings at Ellicott's Retreat	POR	162	pending
King Property	R-12	3	pending
Stella Glen II	R-20	8	2/17/16