



# Howard County

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## HOUSING

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## MIHU Report

July 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 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.

July was an open enrollment month for the MIHU homeownership program and 72 new applications were received. There were 2 MIHU homebuyers and renter workshops held on July 19<sup>th</sup> and July 20<sup>th</sup> in the Columbia Gateway building. Both were well attended. The next open enrollment month is 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](mailto:lwiseman@howardcountymd.gov)).

*Kelly A. Cimino*  
Acting Director

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## MIHU HOMEOWNERSHIP

Priority periods in effect:

Dorset Gardens in Elkridge (4), Howard Square in Elkridge (6), Morris Place in Elkridge (5) and Oxford Square in Hanover (7)

MIHU buyers under contract awaiting completion of their homes:

Dorset Gardens (3), Howard Square (9), Shipley's Grant (1)

Homeownership unit activity for July 2016:

Development	Status	Total Units	MIHU Required	LIHU Required	Awarded	Pending
Dorset Gardens	UC	230	44	0	22	3
Howard Square	UC	413	55	0	40	9
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		22	3	14	5
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		40	9	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		0	0	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
<b>TOTALS</b>		<b>2987</b>	<b>313</b>	<b>14</b>	<b>209</b>	<b>13</b>	<b>178</b>	<b>18</b>
<b>Key</b>	<b>PC - Pending Construction/ UC – Under Construction/ C - Complete</b>							

\*updated July 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 1<sup>st</sup> so the MIHU rental amounts changed on July 1. New rental forms were sent to all participating communities prior to July 1 for new and existing applications. 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 Columbia Landing project was been removed from the chart below this month. Columbia Landing does rent 20% of its units at affordable rents based on Howard County area median income, but the project's zoning does not have an MIHU requirement.

MIHU rental activity for July 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
<b>TOTALS*</b>		<b>4188</b>	<b>772</b>	<b>289</b>	<b>483</b>			

\*updated July 2016

\*\*for 2 bedroom unit – As of July 2016

## MIHU RESALE

There are pending MIHU resales at Elkridge Crossing, Oxford Square 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

