



MIHU Report

June 2020

Department of Housing and Community Development

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PROGRAMSUMMARY

Welcome to the MIHU Monthly Report. The report is posted monthly on the County website at www.howardcountymd.gov/Housing_publications.

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 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 2020 is \$115,576. All dwelling types 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_openenrollment. Rental applications are accepted year-round on a first-come, first-serve basis at rental communities that offer MIHU apartments. Visit our website for a list of participating rental communities.

MIHU pricing for January 1, 2020 – June 30, 2020 is available by contacting the office or by visiting our website: www.howardcountymd.gov/mihu_developer. Rental rates and participating rental community contact information is also available by phone, email, or on the department website.

The Department has received a substantial number of resale requests from MIHU homeowners since March. The County is committed to ensuring the safety of our employees and County residents. Due to the challenging circumstances, we had to suspend the resale process for existing MIHU homes. While the State of Emergency order is still in effect, the County is taking steps towards reopening as outlined in the HoCo Rise plan: <https://www.howardcountymd.gov/Departments/COVID-19-Coronavirus-Countywide-Updates>.

The Department will send an update to homeowners explaining the resale process by July 8th. The requests from homeowners will be considered for pricing and priority periods based on the date they were received. For example, requests received from 3/15 – 4/15 will be priced and priority periods will be initiated in August. Requests received from 4/16 – 5/15 will be priced and priority periods will be initiated in September, and so on. If homeowners have a verifiable hardship, they can submit documentation to the department for consideration.

In June, one unit closed in the Oxford Square/River Overlook community, and a total of three units were awarded in the Trotters Knoll and Delacour at Blue Stream communities. Staff continues to update candidate profiles in anticipation of awarding new and resale units when the state of emergency order ends, and activities begin to return to the new normal.

The Department continues to explore innovative solutions to meet the changing needs of the MIHU program, renters, homeowners, builders and community leadership. Additional MIHU information is available by phone, on the website or by emailing Lisa Wiseman at lwiseman@howardcountymd.gov.

Lisa Wiseman
Chief, Housing Opportunities Programs

MIHU RENTALS

MIHU rental applications are available year-round and offered on a first come, first serve basis at participating communities. Virtual file audits continued in June and the following communities completed their audits successfully: Penniman Park and Townes at Pine Orchard. Three more audits remain but have been granted extensions due to COVID-19 and with Annapolis Junction, they changed management companies. The 2020 rent comparison and occupancy information are shown below:

MIHU Developments	Status	Total Units	On-Site MIHU's	On-Site LIHU's	Pending	Rented	Market Rent*	MIHU Rent
Aladdin South	C	39	39	0	0	39		
Alta at Regency Crest	C	150	15	0	0	15	\$ 2,270	\$ 1,372
Annapolis Junction Town**	C	416	32	0	10	22	\$ 2,316	\$ 1,300
Ashbury Court	C	156	24	0	0	24	\$ 1,692	\$ 1,372
Azure Oxford Square	C	248	38	0	0	38	\$ 2,055	\$ 1,372
Belmont Station	C	208	32	0	0	32	\$ 1,817	\$ 1,365
Brompton House 2**	C	193	9	9	0	18	\$ 2,250	\$ 1,365
Burgess Mill Station II	C	53	6	0	0	6	\$ 1,708	\$ 1,175
Dartmoor Place	C	258	39	0	0	39	\$ 2,133	\$ 1,398
Ellicott Gardens	C	106	103	0	0	103		
Howard Square Verde II**	C	344	35	0	0	35	\$ 2,026	\$ 1,372
Miller's Grant	C	286	29	0	16	13		
Mission Place	C	366	61	0	0	61	\$ 1,836	\$ 1,372
Oakland Place	C	16	4	0	0	4		
Orchard Meadows	C	150	15	0	0	15	\$ 1,793	\$ 1,372
Orchard Park	C	40	4	0	0	4	\$ 1,919	\$ 1,372
Parview at Emerson	C	80	80	0	0	80		
Penniman Park	C	186	19	0	0	19	\$ 1,732	\$ 1,398
Riverwatch I**	C	84	42	0	0	42		
The Refinery	C	250	38	0	38	19	\$ 2,175	\$ 1,357
The Vine	C	283	43	0	0	43	\$ 2,644	\$ 1,367
The Wexley @100	UC	394	40	0	40	0		
Townes at Pine Orchard	C	71	7	0	0	7	\$ 2,625	\$ 1,372
TOTALS		4377	754	9	104	678		

*2 -bedroom market rents as of January 2020

**alternative compliance used

Rental Communities with MIHU requirements to be built:

Development	Status	Total Units	On-site MIHU	On-site MIHU Requirement	Pending
Beechcrest	PC	64	33		33
Bristol Court	PC	318	48		48
Deep Falls	PC	80	55		55
Riverwatch II	PC	58	33		33
Robinson Overlook	PC	48	5		5
TOTALS		568	174		174

PC - Pending Construction | UC - Under Construction | C - Complete

MIHU HOMEOWNERSHIP SUMMARY

MIHUs Pending Award in June: Delacour at Blue Stream (2); Oxford Sq./River Overlook (2); Paddock Pointe (2), Trotters Knoll (1)

MIHUs Under Contract; Pending Settlement in June: Oxford Sq./River Overlook (2); Trotters Knoll (2); Delacour at Blue Stream (2)

MIHU Developments	Status	Total Units	MIHUs Required	LIHUs Required	Under Contract	Released to Builder	MIHU/LIHU Closed 2007-2019	MIHU/LIHU Closed 2020
Belmont Station	C	110	17	0	0	0	17	0
Delacour at Bluestream	PC	108	34	0	2	0	0	0
Cedar Creek	PC	184	19	0	0	0	0	0
Cherry Tree Townhomes	C	110	17	0	0	0	17	0
Dorset Gardens at Bluestream	C	230	44	0	0	16	28	0
Elkridge Crossing Condos**	C	56	18	0	0	4	10	0
Elkridge Crossing Townhomes**	UC	208	19	0	0	1	7	0
Ellicott Crossing	C	154	16	0	0	0	16	0
Fox Hunt Estates	C	32	4	0	0	0	4	0
Foxwood Manor	C	37	5	0	0	0	5	0
Gatherings at Ellicott Mills Condo**	C	127	10	1	0	4	7	0
Gatherings at Jefferson Pl. Condo**	C	135	14	0	0	5	9	0
Guilford Mews	C	26	3	0	0	3	0	0
Howard Square**	C	413	55	0	0	0	51	0
Joseph's Courtyard	C	24	0	1	0	0	1	0
Jones Station	C	22	3	0	0	3	0	0
Laurel Park Station	PC	220	34	0	0	0	0	0
Legacy at Cherry Tree Condo**	C	152	4	3	0	0	7	0
Long Gate Overlook**	PC	79	0	5	0	0	0	0
Magnolia Manor	PC	59	3	0	0	0	0	0
Morris Place**	C	175	28	0	0	24	4	0
Oxford Square/Folly Bridge/Springdale	C	197	31	0	0	2	29	0
Oxford Square/Exeter Park Condos	UC	180	31	0	0	0	27	2
Oxford Square/River Overlook	UC	126	19	0	2	1	12	3
Oxford Square/The Yard	UC	56	9	0	0	0	0	4
Riverwalk	C	58	6	0	0	0	6	0
Shipleys Grant	C	464	21	0	0	0	21	0
Simpson Mill**	C	150	0	5	0	0	5	0
St Charles Woods	PC	22	0	1	0	0	0	0
Trotter's Knoll	UC	77	8	0	2	0	3	1
Waverly Grove	C	30	3	0	0	0	3	0
Village Towns	C	259	23	0	0	2	14	0
TOTALS		4280	498	16	6	65	303	10
** approved alternative compliance								
PC - Pending Construction UC -Under Construction C - Complete								

MIHU TRACKING – RESALES and RELEASES

MIHU homes are perpetually affordable. In other words, once the units are designated as MIHUs, they remain in the program in perpetuity. When a builder requests a priority period for new MIHUs, the Department has 120 days to find eligible buyers to purchase the MIHUs. In the event the Department does not provide an eligible buyer within the priority period, the unit is released to the builder to be sold at market rate. When units are sold at market rate as a non-MIHU, the builder is required to split the net proceeds with the County 50/50. Upon receipt of the net proceeds, the department will execute a release of the unit from the program.

A similar process occurs for MIHU resales. When an MIHU homeowner contacts the Department to request a resale price, a 120-day priority period begins to find an eligible buyer for the home. If the home is not awarded within the priority period, the homeowner may sell the home at market rate as a non-MIHU and split their proceeds with the net proceeds with the County 50/50. The Department continues to update the database and increase marketing efforts to identify income eligible, mortgage ready candidates for new and resale units.

The Department received 5 new resale inquiries from MIHU homeowners this month. If the homeowners decide to proceed with selling their homes, the Department will have 120 days to award the homes at the new MIHU price to income-eligible applicants. However, due to the challenges associated with showing and awarding homes during COVID-19, there is currently a hold on all MIHU resale requests. The Department will send an update in July to all MIHU homeowners that submitted resale requests after March 15th. The Department has modified procedures, so staff can safely begin processing some of the resale requests in August.

Community	Re-Sales Closed 2013 - YTD 2019	Re-Sales released from MIHU Program	Re-Sales Closed in 2020	Totals
Belmont Station	1	2	0	3
Cherry Tree Townhomes	3	0	0	3
Dorset Gardens at Bluestream	2	0	0	2
Elkridge Crossing Condo	6	0	0	6
Elkridge Crossing Townhomes	0	1	0	1
Fox Hunt Estates	0	1	0	1
Ellicott Crossing	4	0	0	4
Gatherings at Ellicott Mills	0	1	0	1
Howard Square	1	0	0	1
Legacy at Cherry Tree	2	0	1	3
Oxford Square - Exeter Park	1	0	0	1
Oxford Square - Folly Bridge Springdale	0	2	0	2
Riverwalk	2	1	0	3
Shipley's Grant	3	0	1	4
Village Towns	2	0	0	2
Totals	27	8	2	37

MIHU 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 Department of Inspections, Licenses and Permits collects the fee in lieu. Our Department is tracking this information to comply with the legislation's reporting requirements and to determine potential revenue for affordable housing units and programs. No agreements were executed in the month of June. The Department has signed fee in lieu agreements for 23 units in 7 developments through June 2020.

The Department will continue to use MIHU fee-in-lieu funds for SDLP and Workforce Initiative loans in FY21. In addition, \$400,000 in MIHU fee-in-lieu funds is planned for awards to several nonprofits in July 2020 to engage in a collaborative effort to create, rehabilitate and/or preserve affordable housing units in the County.