Money Matters
Nuts and Bolts of Affordable Housing

Howard County Housing Commission
What is Affordable Housing?
Talking about Rental Housing Today

No Single Definition - Generally Three Types

• Housing with Lower Rent Units Reserved for People with Lower Incomes

• Subsidized Rents (Housing Choice Vouchers - Section 8)

• Public Housing - None in Howard County
Housing with Lower Rents
Project was Built or Bought with Government Help so Owner can Charge Lower Rents

• Generally available for households earning between 30% and 60% of the Area Median Income - mostly at the top.

• Area Median Income - Baltimore Metropolitan Area = $104,000 for Family of Four

• Types:
  • Low Income Housing Tax Credits
  • State Programs - PRHP, RHPP, RHF, RHW, Tax-Exempt Bonds, RFOHOPSPJSLOBNUS, etc.
  • County Moderate Income Housing Units - MIHU

• About 2,500 units around the County
## Housing with Lower Rents

Approximate Rents and Utilities

<table>
<thead>
<tr>
<th>Apartment Size</th>
<th>50% AMI Rent and Utilities</th>
<th>60% AMI Rent and Utilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Efficiency</td>
<td>$910</td>
<td>$1,02</td>
</tr>
<tr>
<td>1-Bedroom</td>
<td>$975</td>
<td>$1,170</td>
</tr>
<tr>
<td>2-Bedroom</td>
<td>$1,170</td>
<td>$1,404</td>
</tr>
<tr>
<td>3-Bedroom</td>
<td>$1,352</td>
<td>$1,622</td>
</tr>
<tr>
<td>4-Bedroom</td>
<td>$1,508</td>
<td>$1,810</td>
</tr>
</tbody>
</table>
Subsidized Rents - Housing Choice Vouchers

• Generally available for households earning less than 30% of the Area Median Income (though can be higher).

• Voucher pays a portion of the rent in private sector housing.

• Almost all federally funded (HUD) - Amount depends on federal budget. The Commission runs the program.

• Tenant pays 30% of their income for rent and utilities. Voucher pays the rest up to program maximum.
Subsidized Rents - Public Housing

• Generally available for households earning less than 30% of the Area Median Income (though can be higher).

• Housing is owned and operated by Housing Authorities. Generally what we think about for the “Projects” but most public housing around the country is in good shape and is very much in demand.

• Federal government (HUD) provided money to build it and to operate it. Tenant pays 30% of income for rent and utilities.

• No public housing in Howard County.

• Disappearing around the Country. Has not been a politically favored program but may be making a comeback.
Who Needs Affordable Housing?

• Many more people than we can serve. Housing assistance is not “by right.”

• Over 5,000 households in Howard County earning $50,000/year or less are paying too much for housing. At low incomes, more than 30% of income for rent is too much.

• Doesn’t include people who work in the County but can’t afford to live in the County or people who want to live here.

• Depending on zip code need to earn between $30 to $45 per hour (about $60,000 to $90,000 per year) to afford a standard 2-bedroom apartment.

• For Housing Choice Vouchers, nationally only about 1 in 4 who qualify receive any federal assistance. Waiting list is closed because it is too long.
## What Incomes Qualify?

<table>
<thead>
<tr>
<th>Family Size</th>
<th>30% of Area Median Income</th>
<th>60% of Area Median Income</th>
<th>60% of Howard County Median</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Person</td>
<td>$21,840</td>
<td>$43,680</td>
<td>$49,447</td>
</tr>
<tr>
<td>2 Persons</td>
<td>$24,960</td>
<td>$49,920</td>
<td>$56,510</td>
</tr>
<tr>
<td>3 Persons</td>
<td>$28,080</td>
<td>$56,160</td>
<td>$63,574</td>
</tr>
<tr>
<td>4 Persons</td>
<td>$31,200</td>
<td>$62,400</td>
<td>$70,638</td>
</tr>
<tr>
<td>5 Persons</td>
<td>$33,720</td>
<td>$67,440</td>
<td>$76,289</td>
</tr>
</tbody>
</table>
All projects owned by HCHC must include at least 20% of the units restricted to households with incomes of 60% or less of the Howard County Median.

- There are Affordable Programs Available at HCHC Sites for Residents With Incomes at or Below 50% to 60% of Area Median Income

- There are also Affordable Programs for Families to pay 30% of Income in Rent
Senior Communities - Total 178 Units

Almost 10% of the Commission’s portfolio are affordable homes for seniors.

These communities are designated for residents beginning at 62 and older and feature a variety of design elements:

- The Overlook at Monarch Mills - 45 units
  - Morningside Park - 60 units
  - Selborne at Dorsey - 48 units
  - Tiber Hudson - 25 units
Family Communities - Total 1922 Units

The Commission is a provider safe, quality, affordable and sustainable housing opportunities for low-and moderate-income families

- Azure at Oxford Square—248
- Leola Dorsey—35
- Monarch Mills (family) - 224
- The Verona at Oakland Mills—251
- Stoney Run—20
- Burgess Mill Station I -198
- Burgess Mill Station II—53
- Columbia Commons—200
- Gateway Village—132
- Bridges Alliances—15
- Orchard Crossing Townhomes—36
- New Ventures(RAD) - 50
- Scattered Sites - 42
- Ellicott Gardens—106
- Juniper Apartments — 12
- Columbia Landing—300
The Residential Community features
Mixed use public facility to serve homeless persons
Collaboration of County, Commission, VOA, Grassroots
35 efficiency apartments for chronically homeless
Energy Efficiency (LEED Silver)
Funding - State, Commission, CDBG, FHLB, PBV

Community Resource Center Features
Hair Salon—Free Shampoo and hair cuts
Library and computer lab
VA Outreach workers
Assistance with Food Stamps
Medical suite with volunteer doctors and nurses
Food Pantry, Laundry Facilities and van service
Amenities can vary based on the community and include

- Fitness Centers
- Clubrooms, resident lounges
- Business Centers
- Pet Play Areas
- Multi Use Room
- Grilling Areas
- Pools
- Playgrounds
- Bicycle Storages
- Volleyball Courts
- Putting Greens
Rent Ranges

Rent Vary based on the Community and can start as low as $800

How to Find Affordable Units in the County?

A listing of HCHC’s Communities can be found on the website https://www.househoward.org/our-properties.html.

Affordable Housing online @ www.affordablehousingonline.com

MD Housing Search.org @ www.mdhousingsearch.org
How to Apply

Each community has guidelines regarding submitting an application that complies with federal, state, and local fair housing laws.

Contact each site individually, to get more details on their application processes.

When you apply, be certain to ask about your eligibility for an Affordable Apartment.

Verification of income from all sources and household assets is a typical part of the application process.

Rental history verification, credit and criminal background checks are also typical for the application process.

**Documents Requested might include:**
Disclosure of Social Security Numbers, Driver’s License or other forms of Photo ID, Birth Certificates or Passports.
Housing Choice Voucher Program
(Section 8)
How the Program Works

- **Rental Subsidy to Landlords Which is Funded by HUD**
- Tenants Pay 30% of Household Income for Rent & Utilities (but can opt to pay more to increase housing choice)
- HCVP pays the balance up to a maximum of the Rent or Payment Standard (whichever is less)
- Payment Standards (PS) determine Maximum Allowable Subsidy
- PS are based on Household Size, Unit Size & Unit Location
- Fair Housing Law in both Howard County and the State of Maryland Protects Voucher Holders Against Discrimination
Three-Way Partnership

Local Housing Authority

HAP
Contract
Housing Choice

Owner
Lease
Agreement

Family
Special Purpose Vouchers

- Housing Opportunities for Persons With AIDS (HOPWA)
- Mainstream Vouchers for Persons With Disabilities
- Bridge Subsidy Program
- Homeownership Vouchers
- Family Self Sufficiency (FSS) Program
Howard County Administers approximately 975 Vouchers
In addition, 550 Vouchers are administered on behalf of Other jurisdictions
Persons are selected from the waiting list only when a current family graduates from the program, when a voucher recipient loses their subsidy for violating program rules, when a voucher recipient is deceased, or when new voucher funding is awarded by HUD
Current voucher turnover is approximately 4 to 5 families per month
The Waiting List

Historically a 5 to 10-year wait

Preference for families that live or work in Howard County
Waiting List Order

Date & Time

• Perception of Fairness
• Families Know How Long They Will Have to Wait
• Works Against Elderly & Disabled Households
• Grants Advantage to People With Advanced Knowledge

Lottery

• All Applicants Have Equal Access
• Can Also Have Set-a-sides for the Homeless
• Help for Families With Children During Greatest Need
Why Should A Landlord Participate?

- It’s The Law
- Save on Advertising Costs
- Save on Unit Turnover
- Program Responds to Changes in Family’s Household Income
- Steady Consistent Rental Payments
- Helping a Family in Need
Other Tenant Landlord Information

- Tenant is Responsible for Payment of Security Deposit
- Be “Fair” Not “Nice”
- Protect Your Investment
- “Suitability” vs. “Eligibility”
- Evictions, Late Fees & Non-Payment of Rent
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QUESTIONS?

Howard County Housing Commission