

Office of the County Auditor
Auditor's Analysis

Council Bill No. 56-2025

Introduced: July 7, 2025

Auditor: Rebecca Gold

Fiscal Impact:

We are unable to determine the future fiscal impact of this legislation. However, we expect the fiscal impact to be minimal. Developers will no longer be able to provide the required Moderate Income Housing Units (MIHUs), Low Income Housing Units (LIHUs), or Disability Income Housing Units (DIHUs) at a different location, pay a fee-in-lieu to the County, or use alternatives to MIHU obligations in certain zones.

The Department of Housing and Community Development (DHCD) performs annual monitoring for compliance with MIHU, LIHU, and DIHU regulations and does not anticipate additional expenses resulting from this legislation.

Purpose:

This legislation proposes the requirement that MIHUs, LIHUs, and DIHUs in Age Restricted Adult Housing (ARAH) be developed on-site and removes the alternative for these units to be developed elsewhere.

Other Comments:

This legislation is related to Council Bill 55-2025 (ZRA 213), which amends Sections [103.0](#), [113.2](#), [115.0](#), [116.0](#), [117.4](#), [121.0](#), and [127.1](#) of the Zoning Regulations.

According to the DHCD, the area median income for the Baltimore-Columbia-Towson Metropolitan Statistical Area is \$104,200 as of June 1, 2025. The DHCD provided the following information for context:

Household Income	# HoCo Households
Under \$25,000	8,416
\$25,001 - \$50,000	9,063
\$50,001 - \$100,000	22,065
\$100,001	85,223

Source: 2024 Howard County Rental Housing Survey

A list of pending and approved ARAH developments has been provided by the Department of Planning and Zoning in **Attachment A**.

Table 38
In Process Plans With MIHU and Age-Restricted Units On December 31, 2024

Plan Name	File Number	Zoning	MIHU Units												Market Rate Age-Restricted Units			
			Not Age-Restricted				Age-Restricted				Total MIHU				SFD	SFA	APT	Total
			SFD	SFA	APT	Total	SFD	SFA	APT	Total	SFD	SFA	APT	Total				
10010 Junction Drive	S-23-004	TOD	0	0	98	98	0	0	0	0	0	0	98	98	0	0	0	0
Erickson - Oxford Hills	SP-23-001	CEF	0	0	0	0	0	0	92	92	0	0	92	92	0	0	856	856
Lakefront North - DT Columbia *	SDP-22-042	NT	0	0	57	57	0	0	0	0	0	0	57	57	0	0	0	0
Elms at Elkridge (Robert's Property)	SP-21-001	CEF	0	0	54	54	0	0	0	0	0	0	54	54	0	0	44	44
O'Donnell Properties	SDP-23-013	TOD	0	0	43	43	0	0	0	0	0	0	43	43	0	0	0	0
Weinman Apartments	S-23-002	CAC-CLI	0	0	39	39	0	0	0	0	0	0	39	39	0	0	0	0
Dorsey Business Center Parcel A	S-22-005	TOD	0	0	38	38	0	0	0	0	0	0	38	38	0	0	0	0
Erickson - Oxford Hills	SDP-24-031	CEF	0	0	0	0	0	0	28	28	0	0	28	28	0	0	224	224
Corridor Road Apartments Station Overlook	SDP-24-019	TOD	0	0	27	27	0	0	0	0	0	0	27	27	0	0	0	0
Brompton 3 (Blue Stream)	SDP-25-028	CAC	0	20	0	20	0	0	0	0	0	20	0	20	0	0	0	0
Crestview at Taylor Highlands	SDP-24-034	R-A-15	0	4	10	14	0	0	0	0	0	4	10	14	0	0	0	0
5497 Waterloo Road	SDP-24-044	POR	0	0	0	0	0	0	10	10	0	0	10	10	0	0	85	85
That Place at Patapsco Park	SDP-23-039	POR	0	0	0	0	0	0	9	9	0	0	9	9	0	0	80	80
Elkridge Crossing 2, Section 4, Area 1	SDP-25-008	CAC-CLI	0	7	0	7	0	0	0	0	0	7	0	7	0	0	0	0
Elkridge Crossing 2, Section 4, Area 2	SDP-25-014	CAC-CLI	0	3	7	10	0	0	0	0	0	3	0	3	0	0	0	0
Harwood Park	SDP-24-016	R-12	2	0	0	2	0	0	0	0	2	0	0	2	0	0	0	0
Turf Valley POR	SP-24-004	POR	0	0	0	0	0	0	1	1	0	0	1	1	0	4	0	4
Trotter's Retreat	SDP-24-017	R-20	0	0	0	0	0	0	0	0	0	0	0	0	25	0	0	25
Kerger Pond	SDP-24-018	R-20	0	0	0	0	0	0	0	0	0	0	0	0	27	0	0	27
Bethany Glen	SDP-24-020	R-20	0	0	0	0	0	0	0	0	0	0	0	0	13	75	0	88
Bethany Glen	SDP-22-021	R-20	0	0	0	0	0	0	0	0	0	0	0	0	0	38	0	38
TOTAL			2	34	373	409	0	0	140	140	2	34	506	542	65	117	1,289	1,471

* Includes very low and middle income units in accordance to the Downtown Columbia Plan.

Table 39
Approved Site Development Plans with MIHU and Age-Restricted Units in 2024

Plan Name	File Number	Zoning	MIHU Units												Market Rate			
			Not Age-Restricted				Age-Restricted				Total MIHU				Age-Restricted Units			
			SFD	SFA	APT	Total	SFD	SFA	APT	Total	SFD	SFA	APT	Total	SFD	SFA	APT	Total
Paddock Pointe - Phase 2	SDP-15-063	TOD	0	0	42	42	0	0	0	0	0	0	42	42	0	0	0	0
Putuxent Commons *	SDP-23-026	POR	0	0	31	31	0	0	0	0	0	0	31	31	0	0	0	0
Waverly Winds Apartments *	SDP-23-045	NT	0	0	25	25	0	0	0	0	0	0	25	25	0	0	0	0
Buch Property	SDP-12-001	CAC-CLI	0	2	1	3	0	0	0	0	0	2	1	3	0	0	0	0
Beechwood Manor	SDP-23-047	R-SC	0	2	0	2	0	0	0	0	0	2	0	2	0	0	0	0
The Highlands (Lyhus Property)	SDP-23-018	RR-DEO	0	0	0	0	0	0	0	0	0	0	0	0	58	0	0	58
Lutheran Village at Miller's Grant	SDP-22-043	PSC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43	43
Bethany Glen	SDP-24-015	R-20	0	0	0	0	0	0	0	0	0	0	0	0	6	22	0	28
Friendly Inn	SDP-23-038	B-1	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0	12
TOTAL			0	4	99	103	0	0	0	0	0	4	99	103	64	34	43	141

* Low Income Housing Tax Credit Project.

