



ACCESSIBLE RESOURCES FOR INDEPENDENCE

CENTER FOR INDEPENDENT LIVING

410-636-2274 – [www.arinow.org](http://www.arinow.org)

## **Howard County Housing Options**

### **Rentals: Subsidized**

- **Howard County Housing Choice Voucher** (formerly referred to as “Section 8”) portable housing subsidy and **Public Housing** waiting list. Not an option currently as the wait list closed to new applicants effective 6/29/2012. Approximately 5000 applicants on wait list as of March 2016. Further information may be obtained at [www.househoward.org](http://www.househoward.org) or by calling 443-518-7800.
- **Housing Choice Voucher portable housing subsidy programs in neighboring jurisdictions**, if wait lists are open. Residency and employment “preference” or priority ratings typically apply to applicants on wait lists, so this may not be a viable option unless you plan to live or work in the neighboring jurisdiction.
- **Unit-based housing subsidies** are offered at fourteen separate multifamily communities in Howard County. Refer to the “Affordable Housing List – Family” under “Local” at <http://www.househoward.org/local--state---federal-resources.html> or call 443-518-7800 to have a list mailed to you. For families with minor children and for single adults who have a disability. All have waiting lists (most lists are closed to new applicants) and many have minimum income requirements.
- **Section 811 PRA project-based rental assistance program** is expanding throughout Maryland with goal of 300 units, but none are in Howard County. Waiting list maintained by Maryland Department of Disabilities (MDOD) and currently more than 2000 on list as of January 2017. Head of household must have a disability, be age 18 to 61 at time of leasing, have Medicaid, meet support needs and income criteria. Must be referred by Medicaid case managers or Center for Independent Living (CIL) staff. Further information may be obtained at <http://mdod.maryland.gov/housing/Pages/section811.aspx> or by calling 410-767-3660.
- **Weinberg Apartments unit-based housing program** is based on grants awarded to developers up-front; in exchange for the building funds, a portion of units must be made

available at affordable rent levels for 40 years. Small program; twenty-two units statewide either already leased or in planning/construction phase. None are in Howard County. Waiting list maintained by MDOD and currently 1059 on list as of January 2017. Applicants must have a disability and receive SSI/SSDI, be age 18 to 61 at time of leasing, and meet low-income and criminal background check requirements. Must be referred by Medicaid case managers or Center for Independent Living (CIL) staff. Further information may be obtained at <http://mdod.maryland.gov/housing/Pages/MPAH.aspx> or by calling 443-636-2274.

- **Money Follows the Person (MFP) Bridge Subsidy Program** provides short-term (up to 3 years) tenant-based rental assistance while waiting for permanent housing subsidy assistance through a local Housing Choice Voucher or public housing program. Small program: goal is to house 89 individuals. Applicants must be transitioning from congregate setting like a nursing facility or State Residential Center, be MFP-eligible and meet low-income requirements. Case managers assist with finding housing and transitioning to the unit. Waiting list maintained by MDOD and currently 210 on list as of January 2017. Further information may be obtained at <https://mmcp.dhmd.maryland.gov/longtermcare/Pages/Money-Follows-the-Person-Bridge-Subsidy-Program.aspx> or by calling 410-767-3660.
- **Main Street Housing** is a non-profit housing development organization providing independent housing opportunities. Primary applicant must be 18 years or older with a psychiatric disability. There is a minimum income requirement of \$500.00 per month. Applicants with a criminal history are considered on a case-by-case basis. Further information may be obtained at [www.mainstreethousing.org](http://www.mainstreethousing.org) or by calling 410-540-9067.
- **Moderate Income Housing Program (MIHU)** requires developers of new housing in specific zoning districts to rent a portion (generally 10-15%) of the dwelling units to households of moderate income. Rents range from about \$1,068 to \$1,620. MIHUs are interspersed throughout each development and enjoy all of the amenities of each community. An individual wishing to rent a MIHU must fill out an application form during one of four open enrollment periods held throughout the year - during the months of January, April, July and October, by the Howard County Department of Housing and Community Development. Further information may be obtained at <https://www.howardcountymd.gov/Departments/Housing/MIHU-Rental-Opportunities> or by calling 410-313-6318.

## Residential Provider Programs

- **Residential rehabilitation programs (RRP)** are available to individuals meeting medical necessity criteria under Maryland's public behavioral health system. Further information may be obtained at <http://www.hcmha.org/services/> or by calling the Howard County Mental Health Authority at 410-313-7350.
- **DDA-licensed residential program services** are available to individuals meeting eligibility and priority status criteria under Maryland's Developmental Disabilities Administration (DDA) system. Further information may be obtained at <http://dda.dhmf.maryland.gov/Pages/home.aspx> or by calling 410-234-8200.
- **Project HOME** is a program that provides housing to adults who need supervision and assistance with activities of daily living and who are unable to live by themselves. Project Home providers offer care in their own homes to one to four residents who have a disability. Residents are adults who are 18 years of age and older, who have a mental, developmental or physical disability or who are elderly and are unable to live alone. To enroll in Project Home, potential residents must be able to live in a family setting; to take advantage of community resources and program activities; and to maintain or develop the skills they need to live in the least restrictive environment possible. Application can be made at the Howard County Department of Social Services, 7121 Columbia Gateway Drive, Columbia, MD 21046. Further information may be obtained at <http://dhr.maryland.gov/documents/Brochures/Adult%20Services%20Flyers/Project-Home.pdf> or by calling 410- 872-8700.

## Tax Credit for Renters:

- **Maryland Renters' Tax Credit Program** provides a direct check payment to renters meeting income and rent requirements. The amount of the credit is based upon the relationship between rent and income. Eligibility restrictions apply. Further information may be obtained at <http://dat.maryland.gov/realproperty/Pages/Renters'-Tax-Credits.aspx> or by calling 410-767-4433.

## Rental Search Tools:

- **mdhousingsearch.org** assists in locating rental housing units state-wide through a free web-based tool of the Maryland Department of Housing and Community Development. Further information may be obtained at <http://www.mdhousingsearch.org/> or by calling 1-877-428-8844. Not a subsidy program.

- **Maryland Affordable Housing Search** is a database maintained by the US Department of Housing and Urban Development of apartments that receive funding from HUD. Further information may be obtained at <https://www.hud.gov/apps/section8/step2.cfm?state=MD> Not a subsidy program.
- **gosection8.com** contains a database of housing available to people seeking affordable housing, including providers accepting Section 8 vouchers. Further information may be obtained at <http://www.gosection8.com/> or by calling 1-866-466-7328. Not a subsidy program.
- **Bridges to Housing Stability**, a Howard County-based organization, offers a **Landlord Engagement Outreach Program** to identify and educate private landlords in Howard County and assist in matching them to potential tenants. Further information may be obtained at <http://www.bridges2hs.org/our-impact/housing-stability-program/landlord-engagement-program/> or by calling 410-312-5760 ext. 114. Not a subsidy program.
- Locate housing cost-sharing arrangements such as rooms-for-rent or roommates through **personal networks, ads, websites**, etc.

Homeownership Assistance Programs:

- **Maryland State Government's Homeownership for Individuals with Disabilities Program** is available statewide. Eligibility requirements apply. Further information may be obtained at <http://dhcd.maryland.gov/Residents/Pages/hidp/default.aspx> or by calling 1-800-638-7781.
- **Maryland State Government's Maryland Mortgage Program** is available statewide and offers down payment/closing cost assistance, 30 year fixed-rate mortgage loans, and homebuyer education. No disability requirement. Further information may be obtained at <http://mmp.maryland.gov/Pages/MMP-Right-for-Me.aspx> or by calling [1-800-638-7781](tel:1-800-638-7781).
- **Howard County's Department of Housing and Community Development** offers a **Settlement and Down Payment Loan Program**. Dependent upon availability of funding, loans are deferred, and due upon sale of home, refinance, or default. Further information may be obtained at <https://www.howardcountymd.gov/Settlement-Down-Payment-Loan-Program> or by calling 410-313-6318.

- **Moderate Income Housing Unit Program** requires developers of new housing in certain areas to sell a portion of units to those with moderate income. Base sale prices for MIHUs range from \$250,945 for a condominium to \$322,000 for a townhouse. Prices vary depending on the size and amenities of the unit. An individual wishing to purchase an MIHU must fill out an application form during one of four open enrollment periods held throughout the year - during the months of January, April, July and October, by the Howard County Department of Housing and Community Development. Further information may be obtained at <https://www.howardcountymd.gov/Departments/Housing/Home-Ownership-Opportunities/Moderate-Incoming-Housing-Unit-Program-MIHU> or by calling 410-313-6343.

*Tax Credits for Homeowners:*

- **Maryland Homeowners Tax Credit Program** provides a tax credit against the property tax bill for homeowners with total gross household incomes of less than \$60,000.00. Eligibility restrictions apply. Further information may be obtained at <http://dat.maryland.gov/realproperty/Pages/Homeowners%27-Property-Tax-Credit-Program.aspx> or by calling 410-767-4433.
- **Howard County's Livable Home Tax Credit Program** provides a tax credit of up to \$2500.00 for the installation of designated accessibility features and modifications to existing homes. Eligibility restrictions apply. Further information may be obtained at <https://www.howardcountymd.gov/Departments/Finance/FAQs/Livable-Home-Tax-Credit-FAQs> or by calling 410-313-4076.
- **Maryland Independent Living Tax Credit** (NEW legislation passed in 2017) provides a state income tax credit of up to \$5,000 for the installation of designated accessibility and visitability features to existing homes. Eligibility restrictions apply. Program will be administered by the Maryland Department of Housing and Community Development, and applicable to tax years beginning after December 31, 2017.

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