

## **Council Bill 11-2026 Fiscal Analysis**

**Introduced:** February 2, 2026

**Fiscal Manager:** Melinda Massey

**Legislative Intent:** This bill authorizes a renewal of a 10-year Multi-Year Grant Agreement between Howard County (“the County”) and the Howard County Housing Commission (“Housing Commission”). The act provides a continuing rent subsidy to support the Association of Community Services of Howard County, Inc. (“ACS”) and eleven additional non-profit Howard County service providers (“NPC”), located at 9770 Patuxent Woods Drive, Columbia, MD (“Property”).

### **ANALYSIS**

#### **Fiscal Impact:**

<b>Category</b>	<b>Original Agreement (FY2017- FY2026)</b>	<b>Proposed Agreement (First Year Only – FY2027)</b>	<b>New 10-Year (FY2027-FY2036)</b>	<b>Net Change</b>
Annual Grant Amount (Community Services Partnership - General Fund)	\$2,407,416	\$348,657	\$4,649,128	\$2,241,712
Expansion Space	27,300 Sq. ft.		35,500 Sq. ft.	8,200 Sq. ft
Expansion Cost (est.)	\$0	\$150,000		\$150,000

The proposed legislation authorizes a new 10-year renewal of the Multi-Year Grant Agreement between Howard County and the Housing Commission for the property located at 9770 Patuxent Woods Drive.

Under the proposed 10-year agreement, the County will increase funding to expand the NPC by approximately 8,200 square feet, bringing the total leased space to 35,500 square feet. This expansion allows for an estimated 12 or more additional nonprofit organizations to co-locate at the facility, joining the 12 existing tenants who currently benefit from a 62% rental cost subsidy (see current tenants and rents in Other Notes).

The Housing Commission will occupy 9,700 square feet of the total area, while 25,800 square feet will be dedicated specifically to nonprofit sub-tenants to enhance service coordination and operational efficiency.

**Budget Implications:**

The total fiscal impact of this 10-year renewal agreement is approximately \$4.65 million over 10 years. This includes modest incremental increase (over 10 years) to cover operating expenses for the Commission and its subsidiaries. According to the Administration, the increased appropriation will be funded through the FY27 Operating Budget for Community Service Partnership (CSP) grants, which are supported by the General Fund. The Commission anticipates beginning construction fit-out on the expansion in Spring 2027. The subject property is an existing office space that will be renovated and updated.

In response to how the 10-year revenue forecast is offset by the obligated distribution amount; the Administration has stated that the County will incorporate the cost into budget planning for future fiscal years. In FY26, the County appropriated \$274,002 in operating funding to support the NPC. The previous 10-year agreement amounted to \$2,407,416 appropriated from FY17 through FY26. The new 10-year agreement amounts to \$4,649,128 appropriated from FY27 through FY36. This reflects an increase of approximately \$2.24 million above the original 10-year Multi-Year Grant Agreement approved by the County Council in 2016.

Stated below is the 10-year agreement distribution:

<b>Fiscal Year</b>	<b>Distribution Amount</b>
2027	\$348,657
2028	\$423,312
2029	\$436,011
2030	\$449,092
2031	\$462,564
2032	\$476,441
2033	\$490,735
2034	\$505,457
2035	\$520,620
2036	\$536,239
<b>Total</b>	<b>\$4,649,128</b>

**Other Notes:**

According to the Administration, the table below shows the county subsidy and the amount paid by the tenants.

<b>Current Rents by Tenants as of FY2025</b>			
<b>Tenant</b>	<b>Total Annual Rent (Before Subsidy)</b>	<b>County Subsidy</b>	<b>Total Annual Rent (After Subsidy)</b>
Housing Commission	\$ 252,510	\$ -	\$ 252,510
Hopeworks	\$ 244,378	\$ 151,636	\$ 92,742
Howard Co Eco Works/READY	\$ 14,394	\$ 8,931	\$ 5,463
Howard Co Eco Work Expansion Space #2	\$ 7,675	\$ 4,763	\$ 2,913
Howard County Autism Society	\$ 19,379	\$ 12,025	\$ 7,355
ACS	\$ 27,958	\$ 17,348	\$ 10,610
Howard Co Eco Work Expansion Space #3	\$ 6,597	\$ 4,093	\$ 2,504
Heritage Housing Partners Corp	\$ 32,255	\$ 20,014	\$ 12,241
Camp Attaway Extension	\$ 6,150	\$ 3,816	\$ 2,334
Making Change	\$ 13,860	\$ 8,600	\$ 5,260
Compass	\$ 8,917	\$ 5,533	\$ 3,384
United Way	\$ 5,553	\$ 3,446	\$ 2,107
Camp Attaway	\$ 6,773	\$ 4,203	\$ 2,571
Mediation & Conflict Resolution Center (MCRC)	\$ 6,489	\$ 4,027	\$ 2,463
Bridges	\$ 8,552	\$ 5,307	\$ 3,246
Mediation & Conflict Resolution Expansion	\$ 6,597	\$ 4,093	\$ 2,504
SAFE	\$ 6,597	\$ 4,093	\$ 2,504
Howard Co Eco Work Expansion Space #4	\$ 6,597	\$ 4,093	\$ 2,504
<b>Total</b>	<b>\$ 681,234</b>	<b>\$ 266,022</b>	<b>\$ 415,211</b>

**Source: Howard County Administration**