

Amendment 36 to Council Bill No. 28 -2023

**BY: The Chairperson at the Request
of the County Executive**

**Legislative Day 11
Date: October 2, 2023**

Amendment No. 36

*(This Amendment corrects references to the Market Overview & Background Research study
which was prepared by RCLCO.)*

- 1 In the *HoCo By Design* General Plan, attached to this Act as Exhibit A, amend the following
- 2 pages as indicated in this Amendment:
 - 3 • Chapter 6, Dynamic Neighborhoods – page 13
 - 4
- 5 Correct all page numbers, numbering, and formatting within this Act to accommodate this
- 6 amendment.

Data and Findings from the Housing Opportunities Master Plan

The Housing Opportunities Master Plan (HOMP) involved extensive research of the local housing market and existing policy landscape, and makes the case for expanding home choices and affordability in the County. The “Market Overview & Background Research” [a Technical Appendix prepared by RCLCO for from](#) the HOMP, should be used as a resource document to HoCo By Design as it provides an overview the County’s housing inventory, affordability, and demand. However, some of the key findings relevant to the policies and actions presented in HoCo By Design can be found below:

- In 2019, just one-quarter (25.6%) of for-sale housing units in Howard County were affordable to households making less than 120% of Area Median Income (AMI), with most of this housing stock being much older.
- There is not enough housing supply for renters who make less than 60% of AMI (or less than \$73,000 annually).
- Most new housing being built by the market is affordable to households making more than 80% of AMI (rental) and more than 120% of AMI (for-sale).
- Just 9% of housing in Howard County is affordable to households making less than 60% of AMI, and virtually no for-sale homes that have been built in the last two decades are affordable to this group.
- The Rural West lacks housing options for low- and moderate-income households. Based on prices of homes sold between 2015–2018, to include new construction and resales, just 1% of its homes are affordable to households making less than 60% of AMI, largely due to the lack of modestly priced for-sale housing.
- Cost burdens are disproportionately felt by diverse populations, both for rental and for-sale housing.
- While single-family detached homes under 3,000 square feet represent nearly half (48%) of the overall for-sale inventory, they account for just 17% of new product today. In April 2020, the average size of a for-sale, newly constructed, single-family detached home was 4,025 square feet and 2,471 square feet for a townhome, generally larger than neighboring jurisdictions.
- The average share of income spent on housing is especially high (32.2%) for 65 years and older renter households, one-quarter of which pay 50% or more of their incomes.
- The amount of new housing that has been built in Howard County has decreased in recent years. As a result, housing supply has not kept up with housing demand, which has contributed to rising home prices.
- Households that own their own homes and make more than 120% of AMI account for a majority (51%) of all households in Howard County, compared to just 37% in surrounding counties (which include: Anne Arundel, Baltimore, Carroll, Montgomery, and Prince George’s).
- Compared to surrounding counties, Howard County is home to a lower percentage of homeowners who make less than 120% of AMI, as well as most types of renters. The types and price points of housing that exist in the County today are at least partially attributable to these differences.

Overall, the housing affordability challenges are most severe for low- and moderate-income households. These households, concentrated in certain areas of the County, have lower homeownership rates and less access to affordable units.

Map 6-2 on Pages 15-16 shows median household income, by census block group, throughout the County. The block groups with the lowest income households are found along Route 40, in Ellicott City, in parts of Columbia, and along the Route 1 Corridor.

