



HOWARD COUNTY

Housing Fair Event Guide

ComeHomeToHowardCounty.org

45+ Exhibitors

Homebuying 101

Big Prizes

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Making a Home in Laurel, Md. One Family's Journey from Renting to Buying a Home

From pristine tree-lined streets to excellent schools and enticing commercial districts, Howard County is a place where many people want to live. Having a dream home there can be easier than prospective homeowners might imagine, thanks to Howard County's many rental and homeownership programs.



Karen Corporal grew up in Baltimore City and was determined to move to Howard County, like many others, she was attracted to the public school system and close-knit community to raise her children.

Although not sure where to start her search, she quickly found assistance through the Howard County Housing (HCH) department.

"A friend told me about some of the programs they offered for renting or buying a home, as much as I wanted to live in Howard County I really didn't know where to start," said Corporal.

After working with HCH staff, Corporal began her new life in Howard County in 1994, renting a home in Kingswood, in Laurel, through the County Rental Housing Program.

Housing units available through this program are owned and regulated by HCH to provide affordable and safe housing opportunities for low-to-moderate income County residents. The family's monthly rent payment varies and is based on the family's gross income, unit size and current rent structure. A variety of unit types are available including family and elderly multi-dwelling apartments and scattered site condominiums, townhomes, single-family homes.

"I was excited about living in the Laurel area and attracted by its openness—its peaceful and

CONTINUED ON PG. 5

Howard County Housing Helps Offering Homeownership and Rentals Programs

Howard County Housing (HCH) is your first stop when looking to buy or rent a home in Howard County. HCH's mission is to provide affordable, quality, safe, and sustainable housing opportunities for low-and moderate-income families living or working in the County, and has sought to maintain a balance of housing types and prices to serve the full spectrum of residents.



Homeownership Programs

Almost all for-sale units in the County are constructed by private entities with no government involvement other than zoning and subdivision regulations. However, the HCH does attempt to directly influence affordability through limited involvement in special homeownership programs. The current program menu is as follows:

■ Rehabilitation Loans

This program provides loans to homeowners to repair and bring their homes up to current standards. Loans can be made for sewer and water extensions, new roofs, heating systems or other uses to make a unit decent, safe and sanitary.

■ Settlement Downpayment Loan Program (SDLP)

This program provides down payment and closing cost assistance to first-time homebuyers for owner-occupied home purchases up to \$429,620 in Howard County. The SDLP loan limits of up to \$40,000 are based on household income. Buyers must invest a minimum of \$1000 into the transaction and have reserves of at least 1 month's mortgage payment. All loan payments are deferred and interest rates are 2% below the primary mortgage rate.

CONTINUED ON PG. 6



Housing Fair

Saturday April 9 • 10 am–2 pm

Long Reach High School
6101 Old Dobbin Lane
Columbia, Maryland 21045

Pre-register online at ComeHomeToHowardCounty.org or call 410-313-6318 for more info.





We're back with our spectacular 5th annual Come Home to Howard County Housing Fair!

This event highlights the benefits of renting, buying or renovating a home in Howard County.

We have so much to offer to residents, it's no wonder Howard County was named a the 2nd best place to live in America last year by *CNN/Money Magazine*, as well as many other awards.

This year's Fair features exhibitors, free workshops, free credit reports and consultations, bus tours of available homes, children's entertainment, a

housing lottery for a chance to purchase homes in Laurel for under \$200,000, food, door prizes and other giveaways.

I want to thank the Howard County Housing staff for working so hard to expand affordable housing opportunities in the County and making this event a reality. I especially want to thank the community partners and sponsors for their continued support.

Enjoy your day and I hope that soon you will Come Home to Howard County!

KEN ULMAN, *Howard County Executive*
www.howardcountymd.gov



You are invited to our 5th annual "Come Home to Howard County Housing Fair".

Since the last Fair, Howard County's housing market has persevered, averting the worse of the national foreclosure crisis. Housing values remain fairly steady and our foreclosure rate, and inventory of distressed properties, is comparatively low to that of other jurisdictions in Maryland.

We are keenly aware of the need for quality, affordable housing in our area and continue to move forward with expanding the availability of affordable

housing opportunities. Monarch Mills, a new, mixed-income rental community and the Cottages at Greenwood, a new single-family home community; are examples of successful affordable and sustainable projects.

Last year over 650 residents attended the Fair and learned about first time homebuyer programs, credit repair, insurance, home fire safety and energy efficiency. Also, there was a lottery winner for a townhome in Laurel. In the same manner, this year's Fair will feature a variety of exhibitors, workshops, prizes, bus tours and a lottery for a home completely renovated and priced below market value.

We continue to work hard to create and offer responsible homeownership and affordable rental opportunities for County residents.

I look forward to seeing you there!

STACY L. SPANN, *Director, Howard County*




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COME HOME TO
HOWARD COUNTY




Your new home
is waiting for you
in Howard County!

Apply for the housing lottery by April 6th
at ComeHomeToHowardCounty.org and attend the
Howard County Housing Fair on April 9th to be eligible to win

You could win the chance to buy a reduced-priced, newly renovated,
townhome with many green features. This spacious 3-bedroom, 2½ bath home is
available for purchase at \$199,900 and is located in the Village of Owen Brown.
Contact us at 410-313-6318 to view prior to the Fair.

 You must apply to the Department to determine if you (i) are income eligible, and (ii) qualify for a mortgage. Deadline for Application is April 6, 2011 at 5:00 p.m. The lottery winner will be chosen at the Come Home to Howard County Housing Fair on April 9, 2011, at 1:30 p.m. and you must be present for the drawing to win. Visit website for more information.

Attend Any of Our Education Sessions Taught by Industry Professionals

	Room 210	Room 212	Room 214	Room 216	Room 218	Room 222
10:30AM	First-Time Home Buyer BOA	BRAC, Cyber & Ft. Meade Growth Opportunities <i>HoCo Base Realignment & Closure (BRAC) Office</i>	Your Keys to Homeownership in Howard County <i>Howard County Housing</i>	Be Credit Smart When Buying a Home <i>Howard County Association of REALTORS</i>	Money Mangement for Home Buyers <i>CCCS of Md and De, Inc.</i>	Foreclosure & Short-Sale Secrets Revealed <i>MD Just Listed.com</i>
11:00AM						
11:30AM	Getting Ready to Buy Your First Home <i>Wells Fargo</i>	Home Safety <i>Handyman Matters of Columbia</i>	Affordable Housing through the Moderate Income Housing Unit (MIHU) Program <i>Howard County Housing</i>	The Home Buying Process—How It All Works <i>Chase</i>	Understanding Your Credit Score <i>BB&T</i>	Foreclosure: Prevention, The Process & Your Options <i>Home Free—USA</i>
12:00PM						
12:30PM	Homeownership for First-Time Buyers <i>Community Select Realtors</i>	Housing Choice Voucher Basics for Landlords <i>Howard County Housing</i>	Your Keys to Homeownership in Howard County <i>Howard County Housing</i>	From Contract to Closing: The Home Buying Process <i>ReIs Title</i>	The MD Mortgage Program—Becoming a Home Owner <i>MD Dept. of Housing & Community Development</i>	Fair Housing in Howard County <i>Howard County Office of Human Rights</i>
1:00PM						

"In Debt We Trust" continuous DVD loop will be screening all day

Schedule subject to change. More sessions will be added leading up to event, view updated schedule at www.ComeHomeToHowardCounty.org.

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Designed to bring the natural beauty of nature inside

Visit Us at The Housing Fair






HOWARD COUNTY

Annual Housing Fair

Saturday, April 9, 2011, 10 a.m.–2 p.m.

Long Reach High School
6101 Old Dobbin Lane, Columbia, MD 21045

- Over 45 exhibitors to talk with you one-on-one
- Learn about buying a home at our education sessions
 - Big prizes given throughout the day!
- Discover homes and communities on our narrated bus tours.

Pre-register online or call for more info 410-313-6318

ComeHomeToHowardCounty.org

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A family of 4 earning
under \$81,552/year can
BUY A HOME
FOR LESS THAN \$239,900

What is an MIHU? The Moderate Income Housing Unit (MIHU) Program is an inclusionary zoning program that requires developers of new housing in targeted areas to sell or rent a portion of the dwelling units to households of moderate income.

How do I apply? Any person or family can apply to buy or rent an MIHU provided their household income doesn't exceed the maximum permitted income set each year. Applications may be completed during any open enrollment period.

Applications are accepted four times a year in January, April, July and October



Contact Howard County Housing at 410-313-6318
or www.HowardCountyMd.gov

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CLARENCE J. SNUGGS, Deputy Secretary



Making a Home in Laurel, Md.

CONTINUED FROM PG. 1

quiet like the country, but still very close to everything,” commented Corporal. “We have a big back yard that meets a large wooded area, it’s like no where I had ever lived before.”

Corporal settled in the over years, building her career and focusing on raising her family.

“Renting was easy and convenient, if there was a problem someone was always right over to fix it.”

As Corporal’s children grew older and started to build their own lives, she began to get serious about buying a home.

“The program made it affordable for me to live here, I wouldn’t be in Howard County without it,”

“Buying a home was definitely a long-term goal for me.”

Corporal continued working with the HCH staff, now searching for a home to purchase.

“The housing staff was helpful and always encouraging,” said Corporal, “they kept me informed of new opportunities.”

It’s not uncommon for HCH to start work-

ing with a client in search of a home to rent and to stay with them through the years as they work towards purchasing a home.

“We are committed to working hard to create and offer responsible homeownership and affordable rental opportunities for all County residents,” stated Stacy Spann, Director of Howard County Housing. “it’s gratifying to help people reach their dream of buying a home.”

After looking at several homes throughout the area Corporal determined she already had the perfect home and in 2010 purchase the unit she had been renting, through the Live Howard County program.

“The program made it affordable for me to live here, I wouldn’t be in Howard County without it,” stated Corporal.

Although she was renting the property for many years, it’s standard practice for HCH to update previously occupied homes in preparation for a new sale.

“The staff at housing did just about everything

to update the property, from new plumbing to a new roof, it was just like moving into a brand-new home.”

Corporal works as an operations manager for a local warehouse in Howard County.

“My commute to work is only four minutes from my home, it’s extremely convenient.”

Working in the county is one of several “priority points” that help applicants become qualified for HCH programs. Other factors may include having a lower income, while still qualifying for mortgage financing and being a first-time homeowner, just to name a few.

Once applicants have been deemed eligible to buy a home, they are pre-qualified and may be placed in a lottery drawing when units become available for sale.

Corporal has become close with her neighbors over the last 15 years and has grown attached to the Laurel area.

“It’s very family oriented here, neighbors really watch out for each other, it’s like my extended family.

As her children have begun to build their own families Corporal is excited about being a homeowner.

“I am now fixing things up myself and really making this my home, I don’t plan on



ever leaving. I will pass this home onto my children or grandchildren; I am building long-term wealth and that is important to me.”

Corporal’s grandchildren are continuing the family tradition and are now enrolled in the Howard County public schools.

To apply to rent or buy a home, interested individuals and families should contact the Howard County Housing Office at **(410) 313-6318** or go online to **www.ComeHomeToHowardCounty.org**.

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Howard County Housing Helps

CONTINUED FROM PG. 1

■ Moderate Income Housing Unit (MIHU)

This is an inclusionary zoning program that requires developers of new housing in certain zoning districts to sell or rent a portion of the dwelling units built to moderate income households. This program offers quality new homes at reduced prices and rent to eligible families. Rents range from \$1,154 to \$1,375. Sales prices range from \$121,000 for a condominium to \$228,000 for a townhome. Prices vary depending on the size and amenities of the home.

■ Housing Choice Voucher for Homeownership Program

This program offers eligible participants (voucher holder for 2 years & FSSP participant for 6 months), in good standing, the opportunity to purchase a home using their voucher.

■ “Live Howard County”

This program promotes the benefits of living and

working in Howard County such as greater job satisfaction, shorter commute times and a sense of community. The program provides affordable homeownership opportunities for individuals and families that live or work in Howard County. Assistance is provided in the form of a second mortgage held by HCH and known as a Permanently Affordable Housing Covenant.

■ Rental Programs

The most diverse communities offer housing choices that accommodate the needs of families of all sizes and all income levels. The cornerstone of such an accommodation is affordability. The current rental program menu is as follows: Housing Choice Voucher Program Formerly Section 8, this program is funded and regulated by the U.S. Department of Housing and Urban Development (HUD), which allocates federal funds to public housing authorities that administer subsidy to lower income families via a housing voucher. The program assists low income families, the elderly and disabled in obtaining affordable, decent and safe housing. Participating families choose their own unit,



(e.g. single-family, townhouses or apartments) and pay 30% of their adjusted gross income toward rent. The voucher is a family's vehicle to affordable housing options and access to housing that support self-sufficiency activities in areas such as education, employment and other community amenities.

■ Rental Allowance Program (RAP)

This program is funded and regulated by the Maryland Department of Housing and Community Development, providing grants to local governments to assist low-income families that are homeless or experiencing a housing emergency. Assistance is provided in the form of fixed, short-term monthly rent subsidies and case management to help families achieve permanent, stable housing. Participating families find their own units (e.g. rooms for rent, apartments, townhomes, single-family homes or mobile homes) and pay the balance of the rent not covered by the flat rent subsidy.

■ Homelessness Prevention and Rapid Re-housing Program

This program is funded by the federal American Recovery and Reinvestment Act of 2009 and regulated by the Maryland Department of Housing and Community Development to assist families that are homeless or would otherwise be homeless if not for this aid. Assistance is provided in the form of fixed, short-term monthly rental subsidies and case management to help families achieve permanent, stable housing. Participating families find their own units (e.g. rooms for rent, apartments, townhomes, single-family homes or mobile homes) and pay the balance of the rent not covered by the flat rent subsidy.



■ County Rental Housing

These units are owned and regulated by HCH to provide affordable, decent and safe housing opportunities for low-to-moderate income County residents. The family's monthly rent payment varies and is based on the family's gross income, unit size and current rent structure. A variety of unit types are available including family and elderly multi-dwelling apartments and scattered site condominiums, townhomes, single-family homes.

■ Public Housing

This program is funded and regulated by the U.S. Department of Housing and Urban Development (HUD) which allocates federal funds to public housing authorities that lease and manage affordable, decent and safe rental units to low-income families, the elderly, and disabled. Public housing units are often multi-dwelling communities but also include scattered site single-family homes, townhouses, duplexes and condominiums.

To get more information about program guidelines and eligibility requirements contact Howard County Housing Office at (410) 313-6318 or visit our website at www.ComeHomeToHowardCounty.org.

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Meet one-on-one with over 45 top industry professionals



Annual Housing Fair

Real estate professionals, mortgage lenders, apartment communities, home builders, housing specialists and county personnel will all be on hand to offer a variety of information. Meet with our many exhibitors from 10:00 am to 2:00 pm at the Fair.

Scheduled Exhibitors

Bank of America Home Loans
 BB&T Branch Banking and Trust
 Carrollton Bank
 CCCS of MD & DE, Inc.
 Central Maryland Regional Transit
 Centro de Apoyo Familiar
 Chase
 Colony Title Group, Ltd.
 Community Action Council of Howard County
 Community Select Realtors
 Department of Citizen Services
 First Home Mortgage
 Fulton Mortgage Company, a division of The Columbia Bank
 Guilford Mews, A 55+ Community

Gutter Helmet Systems
 Hamel Green
 Handyman Matters of Columbia
 Harpers Forest Apartments
 Home Free-USA
 Howard Bank
 Howard County Association of Realtors®
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 Howard County Department of Recreation & Parks
 Howard County Housing
 Howard County Library
 Howard County Office of Human Rights

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 MD Just Listed.com
 Monarch Mills
 Ms. Honey Do Home Improvement
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 PNC Mortgage
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New exhibitors will be added leading up to event, view updated list at www.ComeHomeToHowardCounty.org.

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Directions: Take I-95 to exit 41A-41B for MD-175 towards Columbia. Continue on MD-175W to Snowden River Pkwy exit. Turn left, proceed 1.3 miles, turn left onto Oakland Mills Rd. After .5 miles, Monarch Mills will be on your left.



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