

PHED COMMITTEE #1  
February 16, 2012

**WORKSESSION**

**MEMORANDUM**

February 14, 2012

TO: Planning, Housing, and Economic Development Committee

FROM: Linda McMillan, Senior Legislative Analyst 

SUBJECT: **Worksession** – FY13-18 Recommended Capital Improvements Program  
Housing Opportunities Commission (HOC)

***Those expected for this worksession:***

Stacy Spann, Executive Director, Housing Opportunities Commission  
Gail Willison, Chief Financial Officer, Housing Opportunities Commission  
Terri Fowler, Budget Officer, Housing Opportunities Commission  
Mary Beck, Office of Management and Budget  
Jennifer Bryant, Office of Management and Budget

At this session, the Committee will consider HOC's requests and the Executive's recommendations for funding via the county's Capital Improvements Program. The section from the Executive's Recommended CIP is attached at © 1-9. There are five continuing projects:

- HOC Guarantee Bond Projects
- HOC MPDU/Property Acquisition Fund
- HOC Opportunity Housing Development Fund
- Sprinkler Systems for HOC Elderly Housing Properties
- Supplemental Funds for Public Housing Improvements

There is also one new project for FY13:

- Capital Needs for 236 Funded Elderly Properties

**Continuing Projects:**

**1. HOC County Guaranteed Bond Projects**  
(FY13-18 Recommended PDF ©4)

Both HOC and the Executive are requesting a continuation of the \$50 million authorization limit for the County Guaranteed Bond Project. The PDF notes that this project is included in the CIP on the opinion of bond counsel even though no County funds are required. The PDF notes that bonds issued under this project are backed by revenues of the developments, by the pledge of subsidy funds if appropriate, and by the full faith and credit of Montgomery County.

**HOC County Guaranteed Bond Projects**

	TOTAL	Thru FY12	6 Years	FY13	FY14	FY15	FY16	FY17	FY18
FY11 Approved	50,000	50,000	0	0	0	0	0	NA	NA
HOC Request	50,000	50,000	0	0	0	0	0	0	0
CE Recommend	50,000	50,000	0	0	0	0	0	0	0

**Council staff recommends approval as requested by HOC and recommended by the County Executive.**

**2. HOC MPDU/Property Acquisition Fund**  
(FY13-18 Recommended PDF © 5)

This is a revolving loan fund from which HOC is authorized to use up to \$12.5 million at any one time. HOC must use this money for interim financing of MPDUs (in tandem with federal, state or local subsidy programs) or for planning, acquisition, or improvements of sites or existing properties for low- and moderate-income residents that are owned and operated by HOC or its designees. Upon receipt of permanent financing, monies are returned to the fund for reuse. No MPDU may be held by the fund for more than 24 months without an extension from the Director of the Department of Housing and Community Affairs. HOC may determine that a County lump sum subsidy is required to secure independent financing or to meet federal, state, or local program guidelines for itself or its designees. Such write-downs from County funds may be made only for projects where 1/3 of the units serve households whose incomes do not exceed 80% of Washington Area Median Income, 1/3 for households with incomes below 80% of County AMI. This fund helps to ensure that HOC has the resources to respond promptly to MPDU acquisition. The PDF notes that outstanding draws as of June 30, 2011 totaled \$9,282,604. Repayments of \$2,541,888 were made in FY11 and repayment of \$3,593,532 are expected in FY12.

**HOC MPDU/Property Acquisition Fund**

	TOTAL	Thru FY12	6 Years	FY13	FY14	FY15	FY16	FY17	FY18
FY11 Approved	12,507	12,507	0	0	0	0	0	NA	NA
HOC Request	12,507	12,507	0	0	0	0	0	0	0
CE Recommend	12,507	12,507	0	0	0	0	0	0	0

**Council staff recommends approval as requested by HOC and recommended by the County Executive.**

**3. HOC Opportunity Housing Development Fund**

(FY13-18 Recommended PDF © 6)

This is a revolving fund. It provides the availability of up to \$4.5 million in short-term financing and front-end costs at favorable interest rates for projects determined by HOC and the County to be in support of the County Housing Assistance Plan and housing policy. Outstanding draws as of June 30, 2011 totaled \$3,802,786.

**HOC Opportunity Housing Development Fund**

	TOTAL	Thru FY12	6 Years	FY13	FY14	FY15	FY16	FY17	FY18
FY11 Approved	4,500	4,500	0	0	0	0	0	NA	NA
HOC Request	4,500	4,500	0	0	0	0	0	0	0
CE Recommend	4,500	4,500	0	0	0	0	0	0	0

**Council staff recommends approval as requested by HOC and recommended by the County Executive.**

**4. Sprinkler Systems for HOC Elderly Housing Properties**

(FY13-18 Recommended PDF © 7-8)

The FY11-16 Approved CIP includes \$8.420 million to install sprinkler systems and upgrade fire suppression systems in four elderly housing properties: Holly Hall, Elizabeth House, Arcola Towers, and Bauer Park. This project was first approved as a part of the FY09-14 CIP. While these buildings are not required to be sprinkled because they were built before the requirement for sprinklers was enacted, the buildings are old and fire suppression systems are in need of upgrades and fire sprinkler systems (which are required in new residential construction) would greatly enhance fire safety for those who reside in these buildings.

For FY13-18, HOC has requested and the Executive is recommending an additional \$400,000 in FY14 to correct problems with the fire suppression system in Town Center Apartments which also served low-income elderly residents. Unlike the other properties, Town Center has a sprinkler system. The repairs and upgrade that are needed are related to the fire alarm system and system control panel and the need for an automatically transmitted voice evacuation system. The estimate of \$400,000 is the total cost for the repairs and upgrades.

The sprinkler project for Holly Hall is 95% complete. The project for Elizabeth House was delayed after asbestos was found in the building but is now scheduled for completion in fall 2012. Arcola Towers and Bauer Park Apartment were scheduled for completion in FY12 but experienced delays due to design issues (Arcola Towers) and the need for water main improvements (Bauer Park). It is now expected that they will also be completed in fall 2012.

**Sprinkler Systems for HOC Elderly Housing Properties**

	TOTAL	Thru FY12	6 Years	FY13	FY14	FY15	FY16	FY17	FY18
FY11 Approved	8,420	8,420	0	0	0	0	0	NA	NA
HOC Request	8,720	4,713	4,107	3,707	400	0	0	0	0
CE Recommend	8,720	4,713	4,107	3,707	400	0	0	0	0

**Council staff recommends approval as requested by HOC and recommended by the County Executive.**

**5. Supplemental Funds for Public Housing Improvements**

(Executive FY13-18 Recommended © 3)

This project provides funding for HOC to make ongoing capital improvements to public housing. County funds are used to supplemental or cover the shortfall in Federal funding and in situation where revenues do not provide sufficient funding to cover capital improvements in addition to the ongoing operating costs of the building. In addition to CIP funding, HOC has at times received funding through the HIF, CDBG, and Federal grants to make repairs and improvements to kitchens, bathrooms, etc. in certain public housing buildings.

**Supplemental Funds for Public Housing Improvements**

	TOTAL	Thru FY12	6 Years	FY13	FY14	FY15	FY16	FY17	FY18
Approved	12,466	7,466	5,000	1,250	1,250	1,250	1,250	NA	NA
HOC Request	14,841	7,341	7,500	1,250	1,250	1,250	1,250	1,250	1,250
CE Recommend	14,841	7,341	7,500	1,250	1,250	1,250	1,250	1,250	1,250

**Council staff recommends approval as requested by HOC and recommended by the County Executive.**

**New Project**

**1. Capital Needs for 236 Funded Elderly Properties**

(Executive FY13-18 Recommended © X)

This project is new for the FY13-18 CIP and would provide \$730,000 in FY13 to make improvements to two properties that are home to low-income seniors, Town Center in Rockville and Bauer Park Apartments. The project is funded from current revenue and there are no expenditures planned beyond FY13. The apartments were developed under HUD’s 236 program and rents are generally limited to 30% of a household’s monthly adjusted income. While HOC has increased rents as allowed, there is insufficient income to make the improvements that are requested.

The proposed improvements to Town Center Apartments are:

- Replace shower pans in handicapped units
- Replace air handler in community room
- Replace windows

The proposed improvements to Bauer Park Apartments are:

- HVAC equipment
- Hall convectors, overhaul chiller and boilers, condenser pumps and motors
- Install emergency generator

**Capital Needs for 236 Funded Elderly Properties**

	TOTAL	Thru FY12	6 Years	FY13	FY14	FY15	FY16	FY17	FY18
Approved	NA	NA	NA	NA	NA	NA	NA	NA	NA
HOC Request	730	0	730	0	0	0	0	0	0
CE Recommend	730	0	730	0	0	0	0	0	0

**Council staff comments/recommendation**

Council staff understands and agrees that it is appropriate for the county to provide funding to HOC to help maintain these properties, just as it does with public housing units in HOC's inventory. Council staff has two concerns about HOC's request and the Executive's recommendation:

**Should this be a CIP project?**

Council staff asked HOC and OMB whether, since this project is included in the CIP, there is an expectation that there will be yearly funding the way there is in the Supplemental Funds for Public Housing Improvements. The response was that at this time there is not an expectation that the project will continue after the FY13-18 CIP.

As the project is funded with current revenue, if these same new funds were available in the Housing Initiative Fund (HIF), the improvements could be made through a distribution from the HIF, just as many other renovations and improvements are.

**Council staff recommends the Committee defer a decision on this project until it can be considered along with the recommended FY13 HIF funding. This is a recommendation to defer a decision, not to delete these funds and see whether they can be covered by the HIF. If a decision were made to use the HIF, then some or all of the recommended funds would be moved from the Capital Budget to the Operating Budget/HIF.**

**Criteria for Providing Back-up Generators**

Council staff also has a concern about the \$250,000 that is included in the project for an emergency generator for Bauer Park Apartments. This funding is included because, after the storms of 2011, the residents of Bauer Park Apartments requested a generator. Bauer Park Apartments was without power for about 36 hours. It is expected that the emergency generator would provide for emergency lighting and elevator operation.

**After the storms, the Council received requests and questions from others about the need for back up generators, some from people concerned about seniors and people with medical conditions or disabilities. At least one request came from another HOC property. Council staff suggests the PHED Committee should ask HOC review all their elderly properties and look at what type of emergency generation should be provided and what the priority order might be for their buildings. As with the Sprinkler project, if there is a safety issue it should be addressed for all properties in the same manner. If there is a need for different back-up capacity then this should be noted as well. Council staff fully understands the concerns of and request from the residents of Bauer Park Apartments, but would not want to find that other HOC properties housing seniors did not receive a similar needs assessment only because their residents had not made a request.**

# Housing Opportunities Commission

## AGENCY DESCRIPTION

The Housing Opportunities Commission (HOC) of Montgomery County, Maryland, is a public corporation authorized by State and local law to act as builder, developer, financier, owner, and manager of housing for low and moderate-income persons in Montgomery County.

The agency was first established in Montgomery County in 1939 and reactivated by the County Council in 1966 as the Housing Authority of Montgomery County. It was retitled in 1974 as the Housing Opportunities Commission. Specific powers of the HOC include: acquiring land; utilizing Federal/State housing subsidies; executing mortgage loans, construction loans, and rent subsidy payments; providing permanent financing; purchasing mortgages; and issuing bonds.

## PROGRAM DESCRIPTION AND OBJECTIVES

To meet its public mandate, HOC acts in cooperation with the County Department of Housing and Community Affairs, the Federal Department of Housing and Urban Development, the State Department of Housing and Community Development, local developers, lenders, realtors, and property owners to provide affordable rental and homeownership opportunities. The County, acting through the County Department of Housing and Community Affairs, sets housing policy, part of which is implemented by HOC.

HOC provides assisted housing to three income levels: very low, low, and moderate-income households. This objective is achieved, in part, through a full range of Federally-subsidized housing programs which consist of Public Housing Rental and Homeownership, the Federal Tax Credit Program, and the Housing Choice Voucher (HCV).

The HOC also provides below-market-rate housing through the use of non-County mortgage revenue bonds, as provided for under Federal and State statutes and regulations, in the following programs:

- The Single Family Mortgage Purchase Program
- Multi-Family Revenue Bond Program

The Strategic Plan, which the Commission publishes biennially, with annual updates of estimated unit production figures, provides a full description of the agency's plans for the production of new housing units and the maintenance of HOC current housing stock.

During the period covered by the most recent seven-year Strategic Plan, below-market-rate housing will be produced under the following programs, most of which rely heavily on County support:

- Moderately Priced Dwelling Units (MPDU) Programs
- New Construction
- Acquisition and Rehabilitation
- Homeownership Program

## HIGHLIGHTS

- Add funding for capital improvements to 236 Funded Elderly Properties.
- Continue funding to support Public Housing Improvements.
- Continue funding to support Sprinkler Systems for HOC Elderly Properties and add funds for additional work at the Town Center Apartments.

## PROGRAM CONTACTS

Contact Terri Fowler at 240-773-9107 or Jennifer Bryant of the Office of Management and Budget at 240.777.2761 for more information regarding this department's capital budget.

## CAPITAL PROGRAM REVIEW

Because the HOC capital program includes two revolving funds for interim financing, as well as one statutorily determined loan guarantee, there may be years when all funds are in use, and, thus, the six-year period shows no funding. This apparent lack of funding and activity is actually a reflection of the fact that fund capacity has been reached in the three projects. As repayments flow into the funds, additional expenditures may be made. For that reason, the HOC recommended FY13-18 Capital Program shows no expenditures in the six-year period for the non-County funded projects. Shown in the FY13-18 Recommended Capital Improvements Program is the HOC request along with the Executive's recommendation, where the recommendation is different from the Agency's request.

The HOC relies on five funding sources to support the six projects included in its Capital Program: Current Revenue General; General Obligation Bonds; County revolving funds for interim financing with expenditures up to a specified maximum; permanent financing provided by direct Federal Public Housing assistance; and HOC bonds that are guaranteed by the County up to a maximum of \$50 million. Funds are replenished when HOC obtains permanent financing or in

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certain circumstances, through an additional County appropriation.

For more information on the five ongoing projects in the HOC capital program, refer to the respective project description forms.

## **STATUTORY AUTHORITY**

The Housing Opportunities Commission is authorized by Articles 44A and 44B of the Annotated Code of Maryland and Article VI, Housing Opportunities Act, Chapter 56, Montgomery County Code. The Montgomery County Code, Chapter 25A, Housing, Moderately Priced, and Chapter 25B, Housing Policy, further specifies the role of the Commission in implementing County housing policies.

Seven HOC Commissioners are appointed by the County Executive with concurrence of the County Council for five-year terms. The Commissioners determine HOC policies and programs and appoint an Executive Director who carries out policy and administers the activities of the Commission.

# Capital Needs for 236 Funded Elderly Properties -- No. 761301

Category  
Subcategory  
Administering Agency  
Planning Area

Housing Opportunities Commission  
Housing  
Housing Opportunities Commission  
Rockville

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

January 09, 2012  
No  
None.  
Planning Stage

## EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	0	0	0	0	0	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	730	0	0	730	730	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>730</b>	<b>0</b>	<b>0</b>	<b>730</b>	<b>730</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

## FUNDING SCHEDULE (\$000)

Current Revenue: General	730	0	0	730	730	0	0	0	0	0	0
<b>Total</b>	<b>730</b>	<b>0</b>	<b>0</b>	<b>730</b>	<b>730</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### DESCRIPTION

The project provides funding for improvements at Town Center Apartments to include replacement of shower pans in the handicapped units; replacement of the air handler in the community room, and replacement of the windows. Improvements at Bauer Park Apartments include replacement of the HVAC equipment, hall convectors, overhauling the chiller and boilers, replacement of the condenser pumps and motors, and installing an emergency generator.

Bauer Park Apartments and Town Center Apartments are two elderly 236 properties located in Rockville, Maryland. Bauer Park Apartments is a three building, 142-unit garden style apartment complex, built in 1978. Town Center Apartments is a 110 unit, ten story high-rise, built in 1977.

The 236 properties offer affordable housing for seniors. Rent increases are based on the budgeted expenses for the properties which does not allow for cash flow on an annual basis. In addition, rents are based on 30% of tenant income. The majority of the residents are on fixed incomes. The Board of Directors has continued to implement rent increases over the last few years in order to increase operational revenues. However, based on the 236 program, rents have only been raised 6% annually to avoid a hardship on this segment of the low income population that has limited options for affordable housing.

### CAPACITY

254 units

### ESTIMATED SCHEDULE

Work is scheduled to be completed in FY13.

### JUSTIFICATION

Both properties have depleted their reserves to the HUD minimum required amount that must be maintained on each property. These properties are each over 34 years old. Neither property has undergone comprehensive renovation, and both are in need of significant building systems and envelope upgrades due to functional obsolescence.

Both properties, in most cases, have their original equipment and, due to a lack of Federal funds and property reserves, have been unable to make all of the needed improvements. The critical improvements that are immediately required are: HVAC systems and equipment replacements, replacement of windows, replacement of failed shower drain pans, and the installation of an emergency generator for health-safety reasons.

A physical needs assessment was recently completed for the properties which showed the needed improvements over a ten-year period. The items that currently need to be addressed are those that have exceeded their useful life.

In connection with DHCA's agreement to maintain and ensure an escrow account equivalent to \$1,000 per unit for both Bauer Park Apartments and Town Center Apartments to be used for capital improvements, DHCA has recommended that HOC request funding for the needed improvements.

### FISCAL NOTE

Town Center Apartments: \$320,000 to replace shower pans in handicapped units (six units), the air handler in the community room, and windows.

Bauer Park Apartments: \$410,000 to replace HVAC equipment and hall convectors, overhaul chiller and boilers, circulating condenser pumps and motors, and install an emergency generator.

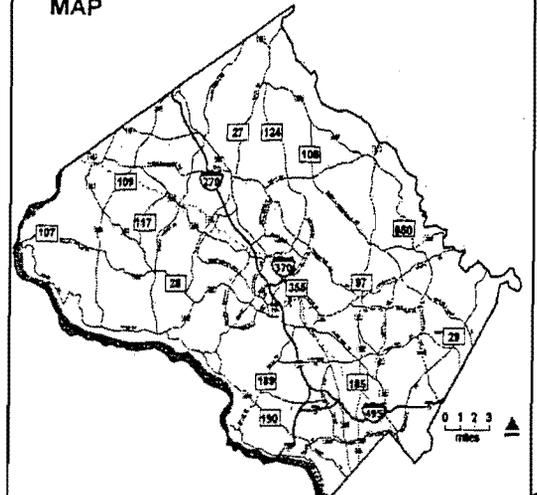
### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY	(\$000)
First Cost Estimate	FY13	730
Current Scope		
Last FY's Cost Estimate		0
Appropriation Request	FY13	730
Appropriation Request Est.	FY14	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditures / Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

### COORDINATION

U.S. Department of Housing and Urban Development (HUD)  
Department of Housing and Community Affairs (DHCA)

### MAP



# HOC Cty Guaranteed Bond Projects -- No. 809482

Category  
Subcategory  
Administering Agency  
Planning Area

Housing Opportunities Commission  
Housing  
Housing Opportunities Commission  
Countywide

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

January 05, 2012  
No  
None.  
On-going

## EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	0	0	0	0	0	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	50,000	50,000	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>50,000</b>	<b>50,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

## FUNDING SCHEDULE (\$000)

HOC Bonds	50,000	50,000	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>50,000</b>	<b>50,000</b>	<b>0</b>								

### DESCRIPTION

This project serves to identify the uses of Housing Opportunities Commission (HOC) bonds for housing construction and permanent mortgage financing. In addition, the County guarantee on these HOC revenue bonds may provide coinsurance with appropriate Federal, State, and private insurers on HOC revenue bonds and notes issued to finance new or existing residential units. These bonds will be backed by the revenues of the developments; by the pledge of subsidy funds if appropriate; and by the full faith and credit of Montgomery County. All developments financed under this approach will be self-supporting. They are included in the Capital Improvements Program (CIP) in order to provide the legal authorization of ultimate County backing of specific projects. This project reflects a total authorization of \$50 million. Control over specific projects which are given County backing is maintained by implementation procedures developed in accordance with local legislation. The legislation provides for specific approval by the County Council, except for certain stated uses for which County Executive approval is permitted, subject to action by the County Council at its discretion.

### JUSTIFICATION

Relevant legislation and reports include: Code of Maryland as amended by State legislation providing for County backing of HOC bonds; Opportunity Housing legislation; report of the Task Force on Moderate Income Rental; and other studies. In the opinion of County bond counsel, inclusion in the CIP is required even though no County funds will be required.

### OTHER

The County General Plan refinement stands in compliance with the General Plan requirement of the Maryland Economic Growth, Resource Protection, and Planning Act. County Master Plans must be in compliance with the General Plan.

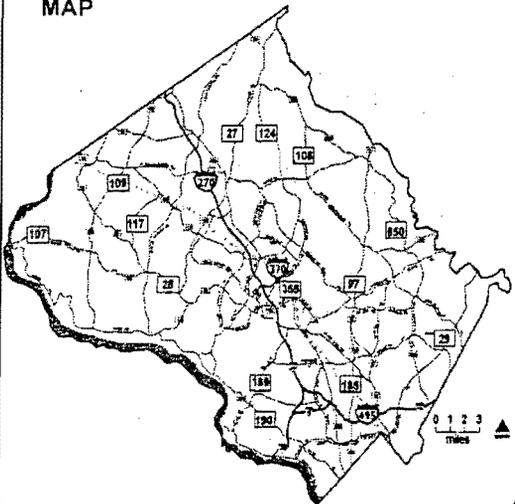
### FISCAL NOTE

The project has financed the development of housing units at The Oaks at Four Corners (120 units), Magruder's Discovery (134 Section 8 units), Spring Gardens (83 units), Chevy Chase Lake South (68 units), Fairfax Courts (18 units), Montgomery Arms apartments (132 units), The Metropolitan (308 units), Amherst Square (100 units) and Pooks Hill Courtyard (50 units).

In FY95, HOC repaid the Magruder's Discovery bond (\$5.7 million) and financed The Metropolitan (\$33.9 million). During FY97, HOC repaid the \$4.1 million bond for The Oaks at Four Corners. In FY98, the bonds that were used to finance The Metropolitan were repaid using bonds guaranteed under the FHA Risk-Sharing program. Subsequently, in FY99, Pook's Hill Courtyard (50 units) and Landings Edge (100 units), were financed using \$12.9 million in County G.O. bonds.

Beginning in FY01, as a contribution to affordable housing, HOC was given relief on past due interest payments and is no longer required to pay interest on funding for this project.

In FY07, HOC issued \$36.35 Million in Taxable Bond Anticipation Notes to fund the construction of MetroPointe. In 2008, HOC issued \$33.05 million in Fixed-Rate Tax-Exempt Short-Term Notes, which were expected to be redeemed and replaced with Long-Term Variable Bonds in 2009. However, continued dislocation in the Financial Markets necessitated the issuance of another Short-Term Financing. In FY10, HOC issued \$32.3 million in 2 Year Fixed-Rate County Backed Notes which matured on January 1, 2012. Effective December 20, 2011, HOC issued \$33.585 million of Variable-Rate Tax-Exempt Multifamily Housing Development Bonds to, among other things, refinance the FY10 Tax-Exempt Notes guaranteed by the County's General Obligation pledge. On January 3, 2012, the Two-Year Notes issued in FY10 were repaid thereby releasing the County's General Obligation pledge. The mortgages on the property are insured by FHA pursuant to its Risk Sharing Agreement with HOC.

<h4>APPROPRIATION AND EXPENDITURE DATA</h4> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Date First Appropriation</td> <td>FY</td> <td>(\$000)</td> </tr> <tr> <td>First Cost Estimate</td> <td></td> <td></td> </tr> <tr> <td>Current Scope</td> <td>FY13</td> <td style="text-align: right;">50,000</td> </tr> <tr> <td>Last FY's Cost Estimate</td> <td></td> <td style="text-align: right;">50,000</td> </tr> <tr> <td colspan="3"> </td> </tr> <tr> <td>Appropriation Request</td> <td>FY13</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Appropriation Request Est.</td> <td>FY14</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Supplemental Appropriation Request</td> <td></td> <td style="text-align: right;">0</td> </tr> <tr> <td>Transfer</td> <td></td> <td style="text-align: right;">0</td> </tr> <tr> <td colspan="3"> </td> </tr> <tr> <td>Cumulative Appropriation</td> <td></td> <td style="text-align: right;">50,000</td> </tr> <tr> <td>Expenditures / Encumbrances</td> <td></td> <td style="text-align: right;">0</td> </tr> <tr> <td>Unencumbered Balance</td> <td></td> <td style="text-align: right;">50,000</td> </tr> <tr> <td colspan="3"> </td> </tr> <tr> <td>Partial Closeout Thru</td> <td>FY10</td> <td style="text-align: right;">0</td> </tr> <tr> <td>New Partial Closeout</td> <td>FY11</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Total Partial Closeout</td> <td></td> <td style="text-align: right;">0</td> </tr> </table>	Date First Appropriation	FY	(\$000)	First Cost Estimate			Current Scope	FY13	50,000	Last FY's Cost Estimate		50,000				Appropriation Request	FY13	0	Appropriation Request Est.	FY14	0	Supplemental Appropriation Request		0	Transfer		0				Cumulative Appropriation		50,000	Expenditures / Encumbrances		0	Unencumbered Balance		50,000				Partial Closeout Thru	FY10	0	New Partial Closeout	FY11	0	Total Partial Closeout		0	<h4>COORDINATION</h4> <p>Department of Finance</p>	<h4>MAP</h4> 
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Total Partial Closeout		0																																																			

# HOC MPDU/Property Acq Fund -- No. 768047

Category  
Subcategory  
Administering Agency  
Planning Area

Housing Opportunities Commission  
Housing  
Housing Opportunities Commission  
Countywide

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

January 04, 2012  
No  
None  
On-going

## EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	0	0	0	0	0	0	0	0	0	0	0
Land	8,611	8,103	508	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	3,396	1,263	2,133	0	0	0	0	0	0	0	0
Other	500	0	500	0	0	0	0	0	0	0	0
<b>Total</b>	<b>12,507</b>	<b>9,366</b>	<b>3,141</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

## FUNDING SCHEDULE (\$000)

Revolving Fund - Current Revenue	107	107	0	0	0	0	0	0	0	0	0
Revolving Fund - G.O. Bonds	12,400	9,259	3,141	0	0	0	0	0	0	0	0
<b>Total</b>	<b>12,507</b>	<b>9,366</b>	<b>3,141</b>	<b>0</b>							

### DESCRIPTION

This is a revolving loan fund which authorizes the Housing Opportunities Commission (HOC) to use up to \$12.5 million at any one time for: (a) interim financing, including cost of acquisition and finishing by HOC, of Moderately Priced Dwelling Units (MPDUs) as permitted in Chapter 25A of the Montgomery County Code, provided that the unit is used in tandem with a Federal, State, or local subsidy program and is developed to provide housing to low- and-moderate-income households; and (b) planning, acquisition, and improvement of sites and/or existing properties for low and-moderate-income, single, or multifamily housing facilities, which are to be owned and operated by HOC or its designees. Sites may be land-banked in anticipation of future development when adequate public facilities become available. Upon receipt of permanent financing, monies are returned to the fund for reuse. No MPDU may be held by the fund for more than 24 months. The 24-month maximum holding period may be extended in unusual situations for a limited time upon determination by the Director of the Department of Housing and Community Affairs that such an extension would best support purposes of this program. HOC may determine that a County lump sum subsidy is required to secure independent financing or meet Federal, State, or local program guidelines for itself or its designees. Such write-downs from County funds shall be made only for projects serving households whose incomes do not exceed the following limits: 1/3 units - 80 percent of Washington Metropolitan Area Median income; 1/3 units - 80 percent of County Median income; and 1/3 units uncontrolled. In the event that a subsidy is undertaken, then in its next CIP submission, HOC shall include a PDF describing the subsidized program and shall request an appropriation sufficient to fully repay this fund.

### JUSTIFICATION

HOC is continually evaluating transactions that will require interim funding from the revolving fund. These transactions include redevelopment activities of older HOC properties that require significant capital infusion to improve their physical conditions or to redevelop and/or reposition them in their respective market areas. In addition, HOC continues to seek out new development opportunities, as well as, the acquisition of existing multi-family developments through the conventional real estate sales market that may require interim financing to facilitate the transaction.

The County's right of first refusal law has been changed to include all multifamily properties and not just those built before 1981. The change in law will likely provide HOC with greater acquisition opportunities to preserve affordability. It will also create a greater need for gap and bridge financing than in the past. HOC sets aside revolving funds to capitalize on opportunities to acquire and preserve rental units as they are offered under the current law.

### OTHER

The County General Plan Refinement stands in compliance with the General Plan requirement of the Maryland Economic Growth, Resource Protection, and Planning Act. County Master Plans must be in compliance with the General Plan.

Beginning in FY01, as a contribution to affordable housing, HOC was given relief on past due interest payments and is no longer required to pay interest on funding for this project.

### FISCAL NOTE

Outstanding draws as of June 30, 2011, totaled \$9,282,604. Repayments of \$2,541,888 were made in FY11 for Pooks Hill - Midrise (\$133,000), HOC/HOP (\$612,394), Metropointe (\$1,250,000), King Farm (\$419,331) and Hermit Bridge (\$127,163). Repayments of \$3,593,532 are expected in FY12 for Holiday Park (\$131,244), Wheaton Metro Bridge (\$250,000), Pooks Hill - Midrise (\$66,500) and MPDU 2004 Program (\$3,145,788). HOC anticipates continued utilization of the revolving fund for the Housing Opportunities Commission Homeownership Program (HOC/HOP).

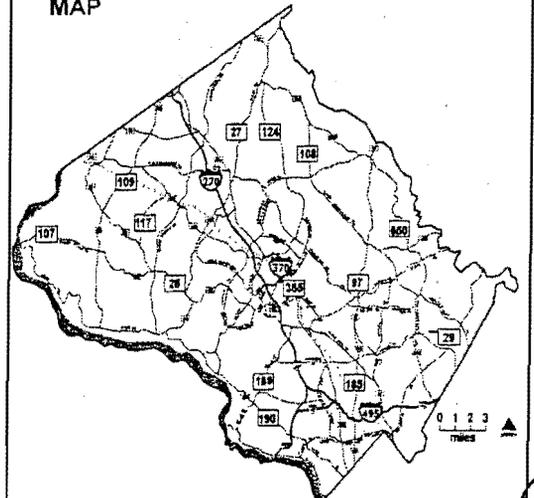
### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY80	(\$000)
First Cost Estimate	FY08	12,507
Current Scope		
Last FY's Cost Estimate		12,507
Appropriation Request	FY13	0
Appropriation Request Est.	FY14	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		12,507
Expenditures / Encumbrances		9,366
Unencumbered Balance		3,141
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

### COORDINATION

Department of Finance  
Department of Housing and Community Affairs

### MAP



# HOC Opportunity Housing Dev Fund -- No. 767511

Category  
Subcategory  
Administering Agency  
Planning Area

Housing Opportunities Commission  
Housing  
Housing Opportunities Commission  
Countywide

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

January 03, 2012  
No  
None.  
On-going

## EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	1,511	1,511	0	0	0	0	0	0	0	0	0
Land	2,989	2,381	608	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>4,500</b>	<b>3,892</b>	<b>608</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

## FUNDING SCHEDULE (\$000)

Revolving Fund - Current Revenue	4,500	3,892	608	0	0	0	0	0	0	0	0
<b>Total</b>	<b>4,500</b>	<b>3,892</b>	<b>608</b>	<b>0</b>							

### DESCRIPTION

The Opportunity Housing Development Fund (OHDF) is a revolving loan fund from which Housing Opportunities Commission (HOC) is authorized to use up to \$4.5 million at any one time. The project provides funds to temporarily cover project planning, site improvements, building construction loan guarantees, construction financing, short-term financing (including second trusts), insurance for permanent financing, notes and bonds, and associated professional and financing fees for housing developments undertaken by HOC or its designees. Since a separate fund is established for site acquisition and Moderately Priced Dwelling Units (MPDU) acquisition, land and MPDUs shall not be acquired from the OHDF (with the exception of MPDUs acquired under the last resort provision of the MPDU Ordinance). This fund is to be repaid when permanent financing is obtained or when other sources of financing are made available from HOC housing developments. If sufficient funds are not available in the MPDU/Property Acquisition Fund, this fund can also be used, upon County approval, for the acquisition of sites and/or existing properties for low and moderate-income, single, or multi-family housing facilities, which are to be owned and operated by HOC or its designees.

### JUSTIFICATION

This project assures availability of short-term financing and front-end costs at favorable interest rates for projects determined by HOC and the County to be in support of the County Housing Assistance Plan and housing policy. The fund permits existing and new properties to be reviewed and insured and, in other ways, secures prompt decisions when time demands require them.

### OTHER

The County General Plan Refinement stands in compliance with the General Plan requirement of the Maryland Economic Growth, Resource Protection, and Planning Act. County Master Plans must be in compliance with the General Plan.

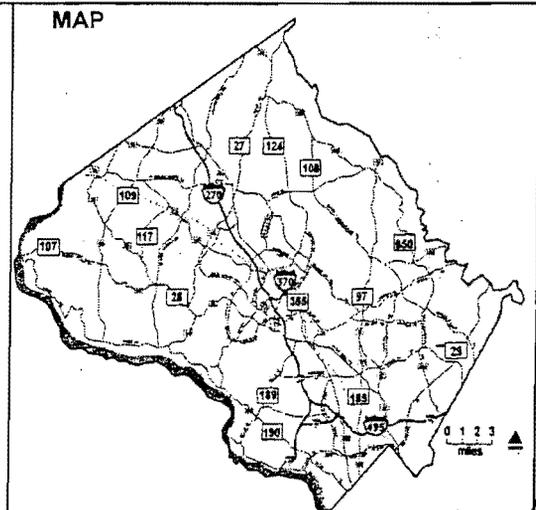
Beginning in FY01, as a contribution to affordable housing, HOC was given relief on past due interest payments and is no longer required to pay interest on funding for this project.

### FISCAL NOTE

Outstanding draws as of June 30, 2011 totaled \$3,802,786. Repayments totaling \$110,661 were made in FY11, with the acquisition loan for Holiday Park fully repaid. Repayments totaling \$89,198 are projected in FY12, and in each subsequent year until the loans for Smith Village and Alexander House are repaid. In FY04, \$3 million was used to acquire Paddington Square that preserved 166 affordable units in Silver Spring. Due to the nature of the Financing, the funds for Paddington Square may be outstanding for up to eight years. The refinancing of the property and the repayment of these funds is anticipated in FY12. Up to \$334,000 is being reserved to provide the local matching funds to be leveraged with a grant (up to \$1 million) from the Maryland Department of Mental Hygiene. Funds will be used to acquire and renovate two homes for developmentally disabled adults. As of July 19, 2011, the first property was acquired in the amount of \$112,349, and the second property is under contract. Repayment is expected from the funding of a loan commitment from Montgomery County DHCA.

APPROPRIATION AND EXPENDITURE DATA		
Date First Appropriation	FY75	(\$000)
First Cost Estimate	FY80	4,500
Current Scope		4,500
Last FY's Cost Estimate		4,500
Appropriation Request	FY13	0
Appropriation Request Est.	FY14	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		4,500
Expenditures / Encumbrances		3,892
Unencumbered Balance		608
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

**COORDINATION**  
Department of Finance  
Department of Housing and Community Affairs



6

# Sprinkler Systems for HOC Elderly Properties -- No. 097600

Category  
Subcategory  
Administering Agency  
Planning Area

Housing Opportunities Commission  
Housing  
Housing Opportunities Commission  
Countywide

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

January 05, 2012  
No  
None  
On-going

### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	350	350	0	0	0	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	8,470	659	3,704	4,107	3,707	400	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>8,820</b>	<b>1,009</b>	<b>3,704</b>	<b>4,107</b>	<b>3,707</b>	<b>400</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### FUNDING SCHEDULE (\$000)

Current Revenue: General	100	100	0	0	0	0	0	0	0	0	0
G.O. Bonds	8,720	909	3,704	4,107	3,707	400	0	0	0	0	0
<b>Total</b>	<b>8,820</b>	<b>1,009</b>	<b>3,704</b>	<b>4,107</b>	<b>3,707</b>	<b>400</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### DESCRIPTION

This project provides for installing sprinkler systems and replacing the fire alarm systems in Housing Opportunities Commission (HOC) facilities that house elderly residents. The scope of this project, when fully implemented, is to include Holly Hall, Elizabeth House, Arcola Towers, and Bauer Park Apartments. The project scope has been expanded to include one additional elderly property, specifically Town Center Apartments.

#### CAPACITY

651 Units

#### ESTIMATED SCHEDULE

Holly Hall Sprinkler improvements commenced April 2010 and are expected to be completed by fall 2011. The project experienced delays as a result of the WSSC requirement that the 6" water main serving the property be upgraded to an 8" main.

Elizabeth House sprinkler improvements were delayed as a result of finding asbestos in the building. An acceptable plan to deal with the asbestos has been developed. A sprinkler and fire alarm contract has been signed with work scheduled to commence in September 2011 and conclude in fall 2012.

Implementation at Arcola Towers was delayed due to design issues, while Bauer Park Apartments was delayed as a result of site development issues relating to WSSC water main improvements. Both buildings are in the final design-development stages and a request for proposals will be issued in late fall 2011 with construction concluding in Fall 2013.

Town Center Apartments is in the preliminary design phase with an anticipated completion date of late summer 2012.

#### COST CHANGE

Increase due to the addition of the Town Center Apartments.

#### JUSTIFICATION

In September 2008, an analysis of building life safety systems for all five of the properties housing elderly residents was completed. The analysis examined fire protection systems and architectural life safety issues for each property, including individual project budgets.

The Housing Opportunities Commission owns and manages five buildings for low income independent seniors. The buildings range in age from 29 years to 45 years old and contain a total of 651 apartments. The existing fire protection and detection systems on these properties are original to each property. These systems are prone to failure and must be periodically tested and serviced to ensure proper operation. The cost to upgrade and replace these obsolete systems exceeds available funds from the U.S. Department of Housing and Urban Development (HUD).

Technological advances in fire detection and protection systems have rendered these systems obsolete. It is difficult, if not impossible, to find replacement parts, as well as qualified technicians. While these systems do provide a very basic level of protection, the new, modern systems are more reliable and easier to operate and maintain. Most buildings do not have any sprinkler protection at all. Other buildings have only very limited areas (parking garages, foyers, etc.) protected by old, out-of-date sprinkler systems. None have sprinkler protection in the individual apartments.

The installation of sprinklers in each apartment, along with state of the art detection and notification equipment such as flame, heat, smoke, carbon monoxide detectors, and specialized detection equipment for the handicapped, while inter-locking these devices with each building system, would afford residents the maximum degree of protection currently available.

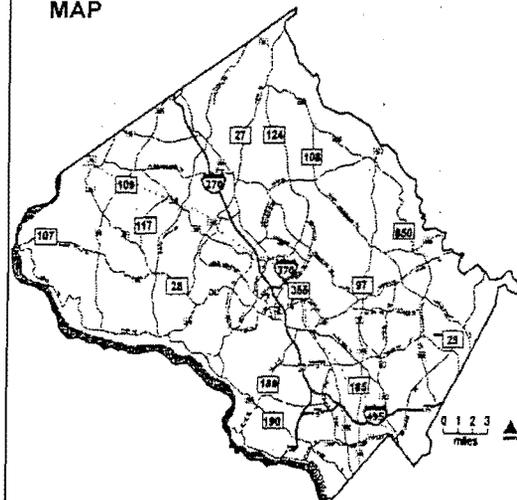
#### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY09	(\$000)
First Cost Estimate		
Current Scope	FY13	8,820
Last FY's Cost Estimate		8,420
Appropriation Request	FY13	0
Appropriation Request Est.	FY14	400
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		8,420
Expenditures / Encumbrances		100
Unencumbered Balance		8,320
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

#### COORDINATION

Housing Opportunities Commission  
Montgomery County Fire and Rescue Services

#### MAP



## Sprinkler Systems for HOC Elderly Properties -- No. 097600 (continued)

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County law currently mandates that all new buildings include sprinkler systems. The County code "grandfathers" old buildings with regard to sprinkler systems. Recent fires in older buildings have again brought public attention to this issue.

# Supplemental Funds for Public Housing Improvements -- No. 017601

Category	Housing Opportunities Commission	Date Last Modified	January 05, 2012
Subcategory	Housing	Required Adequate Public Facility	No
Administering Agency	Housing Opportunities Commission	Relocation Impact	None.
Planning Area	Countywide	Status	On-going

### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	0	0	0	0	0	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	14,841	6,216	1,125	7,500	1,250	1,250	1,250	1,250	1,250	1,250	0
<b>Total</b>	<b>14,841</b>	<b>6,216</b>	<b>1,125</b>	<b>7,500</b>	<b>1,250</b>	<b>1,250</b>	<b>1,250</b>	<b>1,250</b>	<b>1,250</b>	<b>1,250</b>	<b>0</b>

### FUNDING SCHEDULE (\$000)

Current Revenue: General	14,841	6,216	1,125	7,500	1,250	1,250	1,250	1,250	1,250	1,250	0
<b>Total</b>	<b>14,841</b>	<b>6,216</b>	<b>1,125</b>	<b>7,500</b>	<b>1,250</b>	<b>1,250</b>	<b>1,250</b>	<b>1,250</b>	<b>1,250</b>	<b>1,250</b>	<b>0</b>

#### DESCRIPTION

Due to projected Federal funding cuts, there is insufficient funding available to address the basic ongoing capital improvements needed each year. Typical improvements include, but are not limited to, replacement of roofs, windows and doors; improvements to unit interiors such as kitchen and bathroom modernization; replacement of major mechanical, electrical, plumbing systems and equipment; appliance replacement; life-safety improvements; site improvements such as fencing, site lighting, landscaping, and sidewalk and parking lot replacement. Housing Opportunities Commission (HOC) will also continue to use its Capital Fund Program (CFP) funds to convert selected dwelling units to mobility handicapped units.

County funds are used to supplement/cover the shortfall of Federal funds in the public housing units. These funds will be allocated across HOC's Public Housing elderly, multi-family and scattered sites properties over the next six (6) years.

#### CAPACITY

1,555 units for low and very low-income Public Housing residents.

#### COST CHANGE

Increase due to the addition of FY17 and FY18.

#### JUSTIFICATION

Current and projected Federal Capital Fund Program (CFP) funds are not adequate for maintaining HOC public housing units at community norms throughout Montgomery County. Federal funding for public housing will be cut. At the same time, the public housing stock in the County is aging and will need additional repairs. Montgomery County has a higher property standard than the Federal government. In addition, neighbors in the communities with the public housing units expect the properties to be well maintained. Almost half of the public housing units (700+ units) are MPDUs scattered throughout the County in many communities governed by Home Owner Associations (HOAs), and some have higher standards than the County code. As Federal funding levels for public housing are declining, additional funding is necessary if HOC units are to be maintained at levels consistent with community norms and standards.

In an effort to stay true to its mandate to provide decent, safe and sanitary housing to low and moderate income residents in Montgomery County and to ensure that its properties and communities are maintained at a level consistent with community norms, HOC will use a combination of CFP and County funds to make capital improvements to its public housing stock.

Relevant studies include: Comprehensive Grant Program 5-year Action Plan from U.S. Department of Housing and Urban Development (HUD) 52834; HOC Resident Surveys; HOC Engineering Studies.

#### FISCAL NOTE

Federal funding for public housing capital improvements is based on an annual multi-year plan. County Funds are used concurrently with non-County funds as deemed appropriate to complete work. Also, County funds should be allocated across all HOC properties first to code compliance and second to renovations that extend the useful life of the facility.

#### OTHER DISCLOSURES

- A pedestrian impact analysis will be performed during design or is in progress.

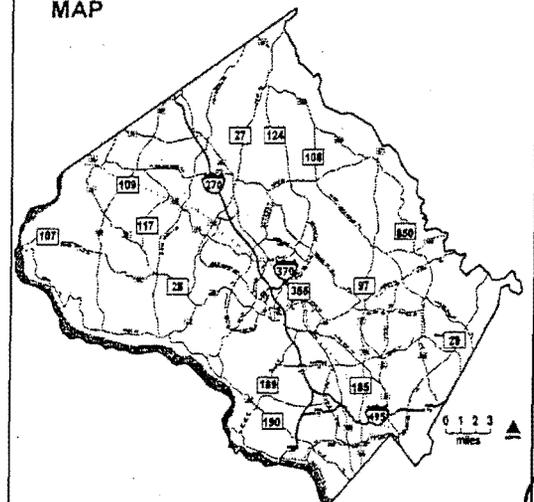
#### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY01	(\$000)
First Cost Estimate		
Current Scope	FY13	14,841
Last FY's Cost Estimate		12,341
Appropriation Request	FY13	1,250
Appropriation Request Est.	FY14	1,250
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		7,341
Expenditures / Encumbrances		4,466
Unencumbered Balance		2,875
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

#### COORDINATION

U.S. Department of Housing and Urban Development  
 Maryland Department of Housing and Community Development  
 Department of Housing and Community Affairs

#### MAP



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RESIDENT REQUEST/ CONCERNS

We as residents of Bauer Park Apartments, would like to thank all personnel, Fire Dept and Police Dept for the way they conducted the very short notice of evacuation. It was a stressful time for most everyone but we tried to have a good attitude and were really glad to get back home.

We would like to ask that a generator be affixed to the fire alarm system so next time and this could happen anytime-winter, spring, summer and fall, so we will not have to be evacuated unless we want to go with family or friends. The inconvenience of organizing a place to go, bus transportation etc, would be eliminated.

We appreciate the portable generator used outside for the Community Room at 14635 Bauer Drive, the only place we can get together when the electric goes off, the generator provides us with little light and we are able to get a cup of coffee. However, the fumes from the generator are really bad and hazardous to our health. The door to the patio has to be left open and that is how we experience the cold air and the fumes.

It is important that management of this property, provide us with a healthy environment. Please take this into consideration.

Please see attached.

Signatures listed are concerned residents thankful to be living at Bauer Park Apartments.

A response from management would be greatly appreciated.

Thank you

85 signatures

**KAREN B. TREBILCOCK, Ph.D.**  
**14643 Bauer Drive, #216**  
**Rockville, Maryland 20853-2437**

**301-460-5816**  
**301-802-2459 (cell)**  
**trebilcock216@comcast.net**

March 11, 2011

Ms. Nancy Navarro  
Montgomery County Council  
100 Maryland Avenue  
Rockville, MD 20850

Dear Ms. Navarro,

I live at Bauer Park Apartments, an apartment complex in Montgomery County, Maryland, consisting of three buildings for residents age 62 and older. It is managed by the Housing Opportunity Commission (HOC). Recently, from January 26<sup>th</sup> through the 28<sup>th</sup>, the apartment complex experienced a power outage due to a snow and ice storm that toppled tree limbs and power lines.

Going into the second night with no lights and no heat, residents of the complex were ordered by the police and/or one of the fire departments in Montgomery County to evacuate the buildings because they were declared uninhabitable. I strongly believe that the lack of operational lights was the primary reason for the mandatory evacuation.

For approximately 36 hours of the power outage, residents in the three buildings that make up the Bauer Park Apartment complex had NO lights in the hallways nor in the stair wells. The entire complex was plunged into total darkness for the duration of the emergency. The halls and stair wells were so dark it was impossible to navigate. Not even the red exit lights were on; therefore, exit doorways to stairs and the outdoors were not marked. The lack of any kind of lighting, including the red exit lights made it very difficult, if not impossible, for residents to enter or leave the building.

I find it unconscionable that HOC has not installed generators, or some other type of equipment on the Bauer Park Apartment's property to be used in the event of prolonged power outages, especially in a complex in which all of the residents are senior citizens, and many of them have problems of mobility and/or health. A significant number of residents have problems with mobility; many use canes, walkers, and/or wheelchairs to move about. Additionally, other residents use oxygen machines whose batteries run out after one to two hours. For these two groups of residents, in particular, electricity becomes a matter of safety and health. Without a source of electricity, a resident using a walker cannot navigate dark stairways (with or without a

elevators are not running, which means that those residents in wheelchairs living above the ground floor CANNOT egress the building(s). For those residents who use oxygen machines to breathe, the lack of electricity for a prolonged period of time can become a life or death issue for them.

In the four years I have lived at Bauer Park Apartments, there have been three occasions in which lights were out for many hours, and, in each case, there were NO emergency lights to assist residents in navigating the halls or stairs. The last time a prolonged power outage occurred was in February 2010 during the back-to-back blizzards when the complex was without power for approximately 50 hours.

I seek your assistance to resolve what I believe to be a flagrant disregard for the safety and well-being on the part of HOC management for the residents of Bauer Park Apartments. I am requesting that your office investigate the issue of why lights, including red exit lights, were not operational during the emergency and then require HOC to upgrade and/or update equipment—including installing generators on the property—that will provide lighting and/or heat for the duration of a prolonged power outage. I do not believe that the residents of Bauer Park Apartments nor HOC management want to endure another mandatory evacuation.

If you wish to discuss this issue further, I can be reached at the address, e-mail, and phone numbers listed above. I look forward to a resolution of this problem before the next emergency occurs.

Sincerely,



Karen B. Trebilcock, Ph.D.

cc: Sen. Barbara A. Mikulski  
Sen. Benjamin L. Cardin  
Rep. Donna F. Edwards, 4<sup>th</sup> Cong. Dist.  
MD State Sen. Roger Manno, 19<sup>th</sup> Dist.



10400 Detrick Avenue  
Kensington, Maryland 20895-2484  
240-773-9000

Tonya Clark, Regional Manager  
Management Division  
3930 Knowles Ave. Suite 304  
Kensington, MD 20895  
240-773-9399

April 21, 2011

Dear Bauer Park Residents:

I am in receipt of the petition you submitted "Resident Request/Concerns," on April 5, 2011. Let me first say "thank you" for the accolades you gave on the County and HOC performance during the evacuation of the property.

We have written a letter to the Department of Housing and Community Affairs (DHCA) and I want to tell you what we expressed to them. HOC shares your concerns about the need of a generator for the property. We recognize that a property with residents who are senior citizens has special needs, especially when there is a power outage. Frankly, we would like nothing more than to install back-up generator power for Bauer Park's elevators and emergency lighting a long time ago. There is only one impediment and that is funding.

Once we receive a response from DHCA we will better understand what steps we can take to getting a generator for the property. However, HOC has identified Bauer Park needs in this regard in its long term capital plans.

Sincerely,

Tonya T. Clark  
Regional Manager