

## Affordable Housing Acquisition and Preservation -- No. 760100

Category	Community Development and Housing	Date Last Modified	May 15, 2008
Subcategory	Housing	Required Adequate Public Facility	No
Administering Agency	Housing & Community Affairs	Relocation Impact	None.
Planning Area	Countywide	Status	On-going

### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	0	0	0	0	0	0	0	0	0	0	0
Land	52,500	1,095	405	51,000	25,500	25,500	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>52,500</b>	<b>1,095</b>	<b>405</b>	<b>51,000</b>	<b>25,500</b>	<b>25,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### FUNDING SCHEDULE (\$000)

Montgomery Housing Initiative Fund	2,500	1,095	405	1,000	500	500	0	0	0	0	0
HIF Revolving Program	50,000	0	0	50,000	25,000	25,000	0	0	0	0	0
<b>Total</b>	<b>52,500</b>	<b>1,095</b>	<b>405</b>	<b>51,000</b>	<b>25,500</b>	<b>25,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### DESCRIPTION

This project provides funding for acquisition and/or renovation of properties for the purpose of preserving or increasing the county's affordable housing inventory. The county may purchase properties or assist not-for-profit, tenant, or for-profit entities, or HOC with bridge financing to purchase and renovate properties. The monies may be used to purchase properties that are offered to the county under the Right of First Refusal law or otherwise available for purchase. A portion of the units in these properties must serve households with incomes that are at or below incomes eligible for the Moderately Priced Dwelling Unit (MPDU) program. A priority should be given to rental housing.

#### COST CHANGE

The issuance of \$25 million of debt in FY09 and FY10 provided for the creation of a Housing Initiative Fund (HIF) Property Acquisition Revolving Program. This significantly increases the County's capacity to acquire affordable housing.

#### JUSTIFICATION

To implement Section 25B, Housing Policy, and Section 53A, Tenant Displacement, of the Montgomery County Code.

Opportunities to purchase property come up with little notice and cannot be planned in advance. Once the properties are acquired by the County, the properties may be transferred to a nonprofit housing organization or other entity that will agree to renovate and keep rents affordable.

#### OTHER

Resale or control period restriction to ensure long term affordability should be a part of projects funded with these monies.

#### FISCAL NOTE

Debt service will be financed by the Montgomery Housing Initiative Fund.

#### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY01	(\$000)
First Cost Estimate		
Current Scope	FY09	52,500
Last FY's Cost Estimate		2,500
Appropriation Request	FY09	25,000
Appropriation Request Est.	FY10	25,000
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		2,500
Expenditures / Encumbrances		1,095
Unencumbered Balance		1,405
Partial Closeout Thru	FY06	0
New Partial Closeout	FY07	0
Total Partial Closeout		0

#### COORDINATION

Housing Opportunities Commission (HOC)  
Nonprofit housing providers  
Tenant Associations

#### MAP

