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# Housing and Community Affairs

## MISSION STATEMENT

The mission of the Department of Housing and Community Affairs is to plan and implement activities which prevent and correct problems that contribute to the physical decline of residential and commercial areas; ensure fair and equitable relations between landlords and tenants; increase the supply of affordable housing; and maintain existing housing in a safe and sanitary condition.

## BUDGET OVERVIEW

The total recommended FY11 Operating Budget for the Department of Housing and Community Affairs is \$24,749,350, a decrease of \$19,028,240 or 43.5 percent from the FY10 Approved Budget of \$43,777,590. Personnel Costs comprise 27.3 percent of the budget for 79 full-time positions and five part-time positions for 58.7 workyears. Operating Expenses and Debt Service account for the remaining 72.7 percent of the FY11 budget.

DHCA expects the total signed agreements for affordable housing projects through the PILOT program to abate \$9.2 million in taxes in FY11.

In addition, this department's Capital Improvements Program (CIP) requires Current Revenue funding.

## LINKAGE TO COUNTY RESULT AREAS

While this program area supports all eight of the County Result Areas, the following are emphasized:

- ❖ ***A Responsive, Accountable County Government***
- ❖ ***Affordable Housing in an Inclusive Community***
- ❖ ***Healthy and Sustainable Neighborhoods***

## DEPARTMENT PERFORMANCE MEASURES

Performance measures for this department are included below, with multi-program measures displayed at the front of this section and program-specific measures shown with the relevant program. The FY10 estimates incorporate the effect of the FY10 savings plan. The FY11 and FY12 targets assume the recommended FY11 budget and FY12 funding for comparable service levels.

## ACCOMPLISHMENTS AND INITIATIVES

- ❖ ***Invest over \$40 million for Affordable Housing including the Montgomery Housing Initiative (MHI) fund and utilize \$27.2 million from the Affordable Housing Acquisition and Preservation CIP project. This dedicated funding provides for renovation of distressed housing, the acquisition and preservation of affordable housing units, creation of housing units for special needs residents, services to the "Building Neighborhoods to Call Home", and the creation of mixed-income housing.***
- ❖ ***Continue to use resources from the MHI fund to support rental assistance programs in the departments of Housing and Community Affairs (DHCA), Health and Human Services (DHHS), and the Housing Opportunities Commission (HOC).***
- ❖ ***Continued funding from Federal Grants (CDBG, HOME, & ESG) to provide funding for affordable housing, housing rehabilitation, commercial revitalization, public services and preventing homelessness.***
- ❖ ***Initiated "Focused Neighborhood Assistance" initiatives in two neighborhoods; completed planning studies of both areas.***
- ❖ ***Continue to provide housing code enforcement to neighborhoods for improving safety and sanitary living conditions.***
- ❖ ***Continue to provide landlord-tenant mediation services to an expanding immigrant population and provide emergency housing services for eviction prevention and for special relocations such as Hampshire Towers.***

## PROGRAM CONTACTS

Contact Fred Wilcox of the Department of Housing and Community Affairs at 240.777.3607 or Jennifer Bryant of the Office of Management and Budget at 240.777.2761 for more information regarding this department's operating budget.

## PROGRAM DESCRIPTIONS

### Multi-Family Housing Programs

This program creates and preserves affordable multi-family housing units. Loans are made to the Housing Opportunities Commission, nonprofit organizations, property owners, and for-profit developers. This program provides funding to:

- preserve existing affordable housing units;
- construct and acquire affordable housing units;
- rehabilitate existing rental housing stock;
- participate in housing or mixed-use developments that will include affordable housing;
- acquire land to produce affordable housing;
- provide low income rental housing assistance.

Major funding for these projects is provided from the Montgomery Housing Initiative Fund, the Federal HOME Grant, the Federal Community Development Block Grant, and State grants. The program emphasizes the leveraging of County funds with other public and private funds in undertaking these activities.

Program Performance Measures	Actual FY08	Actual FY09	Estimated FY10	Target FY11	Target FY12
Affordable housing units preserved - County funded	34	423	222	419	380
Affordable housing units preserved - no cost to County	131	0	702	737	774
Affordable housing units preserved in production (pipe line)	954	190	150	130	175
Affordable housing units produced - County funded	103	534	660	635	692
Affordable housing units produced - no cost to County	116	242	53	182	191
Affordable housing units produced in production (pipe line)	336	218	228	185	180
Cost per unit of affordable housing units preserved	57,932	43,827	36,948	35,425	33,334
Cost per unit of affordable housing units produced	68,270	57,076	34,201	46,858	37,153

FY11 Recommended Changes	Expenditures	WYs
<b>FY10 Approved</b>	<b>30,950,940</b>	<b>9.0</b>
Reduce: Montgomery Housing Initiative Program Operating Expenses	-17,720,940	0.0
Miscellaneous adjustments, including furloughs, employee benefit changes, changes due to staff turnover, reorganizations, and other budget changes affecting more than one program	-229,090	-1.5
<b>FY11 CE Recommended</b>	<b>13,000,910</b>	<b>7.5</b>

### Single-Family Housing Programs

This program creates and preserves affordable single-family housing units. It enforces Chapter 25A of the County Code to ensure that Moderately Priced Dwelling Units (MPDUs) are provided and monitored for resale control. The Code requires that 12.5 percent to 15.0 percent of an approved development of 20 dwelling units or more be MPDUs, depending on the amount of density bonus achieved. The housing units produced are marketed at controlled prices, which makes them affordable to moderate-income households. Additional single-family housing programs provide funding to replace, rehabilitate and weatherize single-family housing units and rehabilitate group homes for the special needs population. In addition, this program is responsible for the newly created Work Force Housing Initiative.

Program Performance Measures	Actual FY08	Actual FY09	Estimated FY10	Target FY11	Target FY12
Number of Housing Units Improved/Rehabilitated <sup>1</sup>	98	77	455	455	25

<sup>1</sup> Programs include SF Rehab, GH Rehab, Home Replacement, Weatherization, and Sprinklers. Large increases in FY10 and FY11 are attributed to \$5.2 million in economic stimulus funds for the Weatherization Program.

FY11 Recommended Changes	Expenditures	WYs
<b>FY10 Approved</b>	<b>654,910</b>	<b>8.0</b>
Increase Cost: Change in Weatherization Grant Amount	183,080	0.0
Miscellaneous adjustments, including furloughs, employee benefit changes, changes due to staff turnover, reorganizations, and other budget changes affecting more than one program	55,730	-1.4
<b>FY11 CE Recommended</b>	<b>893,720</b>	<b>6.6</b>

## Housing Code Enforcement

This program enforces Chapter 26 of the County Code, Housing Maintenance, by inspecting rental condominiums, multi-family apartments, and single-family housing to ensure safe and sanitary conditions; and Chapter 48, Solid Wastes; and Chapter 58, Weeds, the County's residential weeds and rubbish codes. Approximately 80 percent of the single-family inspections result from tenant and/or neighbor complaints; other inspections are the result of concentrated code enforcement efforts in specific areas. The multi-family inspections are based on a requirement for triennial inspections and in response to tenant and/or neighbor complaints. This program is supported by the collection of single-family and apartment/condominium licensing fees.

<b>Program Performance Measures</b>	<b>Actual FY08</b>	<b>Actual FY09</b>	<b>Estimated FY10</b>	<b>Target FY11</b>	<b>Target FY12</b>
Percent of Cases that Achieve Voluntary Compliance	93	92	93	94	94
Properties with more than two cases in a two year period	212	198	190	180	170

<b>FY11 Recommended Changes</b>	<b>Expenditures</b>	<b>WYs</b>
<b>FY10 Approved</b>	<b>1,957,430</b>	<b>17.4</b>
Decrease Cost: Motor Pool Rate Adjustment	-50,040	0.0
Miscellaneous adjustments, including furloughs, employee benefit changes, changes due to staff turnover, reorganizations, and other budget changes affecting more than one program	-544,400	-1.6
<b>FY11 CE Recommended</b>	<b>1,362,990</b>	<b>15.8</b>

Notes: Reductions in this program include reallocation of costs across various funding sources.

## Grants Administration - Federal Programs

Staff provides management and oversight to ensure compliance with all regulatory requirements for Federal funding awarded to Montgomery County by the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant, the HOME Investment Partnership Grant, and the Emergency Shelter Grant programs.

Funds from these programs support both operating activities and capital projects. Activities funded may include property acquisition, new construction, housing rehabilitation, commercial area revitalization and handicapped accessibility improvements.

Staff administers contracts with the cities of Rockville and Takoma Park, as well as not-for-profit organizations awarded funding to provide a variety of public services involving assistance to low-income persons.

<b>Program Performance Measures</b>	<b>Actual FY08</b>	<b>Actual FY09</b>	<b>Estimated FY10</b>	<b>Target FY11</b>	<b>Target FY12</b>
Number of Contracts Awarded and Monitored <sup>1</sup>	71	50	53	53	53

<sup>1</sup> Contracts include CDBG, ESG, HOME, MHI, Historic, Community Grants, and Empowerment Grants.

<b>FY11 Recommended Changes</b>	<b>Expenditures</b>	<b>WYs</b>
<b>FY10 Approved</b>	<b>7,519,720</b>	<b>6.0</b>
Miscellaneous adjustments, including furloughs, employee benefit changes, changes due to staff turnover, reorganizations, and other budget changes affecting more than one program	-497,590	-2.0
<b>FY11 CE Recommended</b>	<b>7,022,130</b>	<b>4.0</b>

Notes: Reductions in this program include reallocation of costs across various funding sources.

## Landlord-Tenant Mediation

This program ensures fair and equitable relations between landlords and tenants and encourages the maintenance and improvement of housing. Activities including mediating and arbitrating disputes; providing information and technical assistance to all parties; and taking legal action as necessary, including referring unresolved complaints to the Montgomery County Commission on Landlord-Tenant Affairs.

<b>Program Performance Measures</b>	<b>Actual FY08</b>	<b>Actual FY09</b>	<b>Estimated FY10</b>	<b>Target FY11</b>	<b>Target FY12</b>
Average days required to conciliate Landlord/Tenant disputes that do not go to the Commission	35.9	42	35	30	25
Percent of Landlord/Tenant cases mediated successfully (not referred to the Commission)	98	97	97	97	97

<b>FY11 Recommended Changes</b>	<b>Expenditures</b>	<b>WYs</b>
<b>FY10 Approved</b>	<b>1,021,830</b>	<b>7.5</b>
Decrease Cost: Lapse - Landlord/Tenant Investigator	-129,910	-1.0

	<b>Expenditures</b>	<b>WYs</b>
Miscellaneous adjustments, including furloughs, employee benefit changes, changes due to staff turnover, reorganizations, and other budget changes affecting more than one program	-65,370	0.0
<b>FY11 CE Recommended</b>	<b>826,550</b>	<b>6.5</b>

### Neighborhood Revitalization

This program provides planning and implementation for neighborhood revitalization in targeted areas. Activities include commercial revitalization (physical and economic) in both local retail centers and central business districts as well as assistance to address other community concerns, including issues related to housing and public services. Primary funding for these activities is provided from the County's Capital Improvements Program and from other Federal and State funds, including Community Development Block Grants and State Community Legacy Grants.

<b>Program Performance Measures</b>	<b>Actual FY08</b>	<b>Actual FY09</b>	<b>Estimated FY10</b>	<b>Target FY11</b>	<b>Target FY12</b>
Gains achieved in neighborhoods receiving DHCA neighborhood revitalization funding/services <sup>1</sup>	NA	2	2	2	2

<sup>1</sup> being developed - data currently reflects number of neighborhoods

<b>FY11 Recommended Changes</b>	<b>Expenditures</b>	<b>WYs</b>
<b>FY10 Approved</b>	<b>261,070</b>	<b>3.0</b>
Miscellaneous adjustments, including furloughs, employee benefit changes, changes due to staff turnover, reorganizations, and other budget changes affecting more than one program	-94,640	1.1
<b>FY11 CE Recommended</b>	<b>166,430</b>	<b>4.1</b>

Notes: Changes in this program include personnel reallocations across various funding sources.

### Licensing and Registration

This program issues licenses to all rental housing (apartments, condominiums, single-family) and registers all housing units within common ownership communities.

<b>Program Performance Measures</b>	<b>Actual FY08</b>	<b>Actual FY09</b>	<b>Estimated FY10</b>	<b>Target FY11</b>	<b>Target FY12</b>
Number of Rental Licenses Issued <sup>1</sup>	82,205	84,734	84,648	85,636	86,100

<sup>1</sup> Programs include Accessory Apartments, Condominiums, Single Family, and Apartments.

<b>FY11 Recommended Changes</b>	<b>Expenditures</b>	<b>WYs</b>
<b>FY10 Approved</b>	<b>380,980</b>	<b>3.0</b>
Miscellaneous adjustments, including furloughs, employee benefit changes, changes due to staff turnover, reorganizations, and other budget changes affecting more than one program	-14,000	0.0
<b>FY11 CE Recommended</b>	<b>366,980</b>	<b>3.0</b>

### Housing Administration

This program provides management and oversight to support activities within the housing division including single and multi-family housing programs, code enforcement and landlord tenant mediation.

This program was formerly included as part of Housing Development and Loan Programs.

<b>FY11 Recommended Changes</b>	<b>Expenditures</b>	<b>WYs</b>
<b>FY10 Approved</b>	<b>105,050</b>	<b>2.0</b>
Miscellaneous adjustments, including furloughs, employee benefit changes, changes due to staff turnover, reorganizations, and other budget changes affecting more than one program	110,380	-0.4
<b>FY11 CE Recommended</b>	<b>215,430</b>	<b>1.6</b>

### Administration

This program provides overall direction, administration, and managerial support to the Department. Activities include budgeting, financial management, personnel management and administration, program oversight, training, automated systems management, and policy/program development and implementation (legislation, regulations, procedures).

<b>FY11 Recommended Changes</b>	<b>Expenditures</b>	<b>WYs</b>
<b>FY10 Approved</b>	<b>925,660</b>	<b>10.8</b>
Decrease Cost: Chief Operating Officer Support to the General Fund	-60,900	-0.3
Decrease Cost: Chief Operating Officer Support to MHI	-142,100	-0.7
Miscellaneous adjustments, including furloughs, employee benefit changes, changes due to staff turnover, reorganizations, and other budget changes affecting more than one program	171,550	-0.2
<b>FY11 CE Recommended</b>	<b>894,210</b>	<b>9.6</b>

Notes: Changes in this program include personnel reallocations across various funding sources.

## BUDGET SUMMARY

	<b>Actual FY09</b>	<b>Budget FY10</b>	<b>Estimated FY10</b>	<b>Recommended FY11</b>	<b>% Chg Bud/Rec</b>
<b>COUNTY GENERAL FUND</b>					
<b>EXPENDITURES</b>					
Salaries and Wages	3,469,152	3,121,490	2,938,940	2,205,520	-29.3%
Employee Benefits	1,154,904	1,277,050	1,216,640	1,062,440	-16.8%
<b>County General Fund Personnel Costs</b>	<b>4,624,056</b>	<b>4,398,540</b>	<b>4,155,580</b>	<b>3,267,960</b>	<b>-25.7%</b>
Operating Expenses	651,222	668,250	647,590	591,750	-11.4%
Capital Outlay	0	0	0	0	—
<b>County General Fund Expenditures</b>	<b>5,275,278</b>	<b>5,066,790</b>	<b>4,803,170</b>	<b>3,859,710</b>	<b>-23.8%</b>
<b>PERSONNEL</b>					
Full-Time	85	80	80	79	-1.2%
Part-Time	5	5	5	5	—
Workyears	46.1	39.7	39.7	29.6	-25.4%
<b>REVENUES</b>					
Miscellaneous - LTA Registry	22,026	5,000	0	0	—
Common Ownership Commission Fees	0	5,000	5,000	5,000	—
Miscellaneous - Common Ownership Communities	0	1,000	0	0	—
Common Ownership Communities Fees	283,693	355,850	388,200	392,100	10.2%
Miscellaneous - LTA	0	0	20,000	20,000	—
Landlord Apartment Rental License	2,396,367	2,352,960	2,402,360	2,413,760	2.6%
Miscellaneous - Landlord-Tenant	155	15,000	0	0	—
Civil Citations - Landlord-Tenant	48,162	75,000	50,000	50,000	-33.3%
Landlord Single Family Rental License	1,411,633	1,380,000	1,475,750	1,450,000	5.1%
Landlord Condominium Rental License	407,071	400,000	400,000	410,000	2.5%
<b>County General Fund Revenues</b>	<b>4,569,107</b>	<b>4,589,810</b>	<b>4,741,310</b>	<b>4,740,860</b>	<b>3.3%</b>
<b>GRANT FUND MCG</b>					
<b>EXPENDITURES</b>					
Salaries and Wages	1,553,373	1,408,410	1,978,070	1,454,490	3.3%
Employee Benefits	549,866	539,620	542,230	602,810	11.7%
<b>Grant Fund MCG Personnel Costs</b>	<b>2,103,239</b>	<b>1,948,030</b>	<b>2,520,300</b>	<b>2,057,300</b>	<b>5.6%</b>
Operating Expenses	10,248,021	5,622,080	6,261,530	5,273,090	-6.2%
Capital Outlay	0	0	0	0	—
<b>Grant Fund MCG Expenditures</b>	<b>12,351,260</b>	<b>7,570,110</b>	<b>8,781,830</b>	<b>7,330,390</b>	<b>-3.2%</b>
<b>PERSONNEL</b>					
Full-Time	0	0	0	0	—
Part-Time	0	0	0	0	—
Workyears	15.9	15.5	15.5	17.1	10.3%
<b>REVENUES</b>					
Community Development Block Grant	7,831,202	3,318,130	3,392,270	3,252,270	-2.0%
Community Development Block Grant: Program Income	0	1,100,000	1,100,000	500,000	-54.5%
EDI Special Projects	167,472	0	0	0	—
Emergency Shelter: Group Homes	262,187	226,880	225,640	225,640	-0.5%
HOME Grant: Program Income	0	500,000	500,000	500,000	—
HOME Investment Partnership Grant	3,553,097	2,260,420	2,504,720	2,504,720	10.8%
Takoma Park Code Enforcement	179,558	0	352,480	0	—
Weatherization	135,243	164,680	164,680	205,720	24.9%
Weatherization/MEAP	0	0	52,900	52,900	—
Community Legacy	169,074	0	400,000	0	—
Weatherization Universal Svc	41,644	0	39,140	39,140	—

	Actual FY09	Budget FY10	Estimated FY10	Recommended FY11	% Chg Bud/Rec
Weatherization - Washington Gas	11,783	0	50,000	50,000	—
<b>Grant Fund MCG Revenues</b>	<b>12,351,260</b>	<b>7,570,110</b>	<b>8,781,830</b>	<b>7,330,390</b>	<b>-3.2%</b>
<b>MONTGOMERY HOUSING INITIATIVE</b>					
<b>EXPENDITURES</b>					
Salaries and Wages	947,846	934,400	931,730	1,002,500	7.3%
Employee Benefits	326,060	355,830	322,420	427,230	20.1%
<b>Montgomery Housing Initiative Personnel Costs</b>	<b>1,273,906</b>	<b>1,290,230</b>	<b>1,254,150</b>	<b>1,429,730</b>	<b>10.8%</b>
Operating Expenses	20,497,196	29,775,160	33,313,070	12,055,940	-59.5%
Debt Service Other	76,862	75,300	75,300	73,580	-2.3%
Capital Outlay	0	0	0	0	—
<b>Montgomery Housing Initiative Expenditures</b>	<b>21,847,964</b>	<b>31,140,690</b>	<b>34,642,520</b>	<b>13,559,250</b>	<b>-56.5%</b>
<b>PERSONNEL</b>					
Full-Time	0	0	0	0	—
Part-Time	0	0	0	0	—
Workyears	11.5	11.5	11.5	12.0	4.3%
<b>REVENUES</b>					
Extraordinary Revenue Financing	0	25,000,000	0	0	—
Recordation Tax Revenue for Rental Assistance Prog	2,615,500	3,047,000	3,006,000	0	—
Developer Approval Payments	0	50,000	50,000	0	—
MPDU Contributions	963,500	281,750	193,000	953,500	238.4%
MPDU Foreclosures	134,129	0	16,320	0	—
MPDU Resale Recapture	1,629,312	2,000,000	2,000,000	2,000,000	—
Mortgage Repayments	669,929	5,672,450	5,672,450	1,750,000	-69.1%
Miscellaneous	902,197	0	610,910	0	—
Other Interest Income	428,304	0	0	0	—
Condo Transfer Tax	3,406,855	2,000,000	2,000,000	1,000,000	-50.0%
Investment Income: Pooled	303,086	190,000	50,000	140,000	-26.3%
HOC Loan Repayment	76,862	75,290	75,290	73,570	-2.3%
<b>Montgomery Housing Initiative Revenues</b>	<b>11,129,674</b>	<b>38,316,490</b>	<b>13,673,970</b>	<b>5,917,070</b>	<b>-84.6%</b>
<b>DEPARTMENT TOTALS</b>					
<b>Total Expenditures</b>	<b>39,474,502</b>	<b>43,777,590</b>	<b>48,227,520</b>	<b>24,749,350</b>	<b>-43.5%</b>
<b>Total Full-Time Positions</b>	<b>85</b>	<b>80</b>	<b>80</b>	<b>79</b>	<b>-1.2%</b>
<b>Total Part-Time Positions</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>—</b>
<b>Total Workyears</b>	<b>73.5</b>	<b>66.7</b>	<b>66.7</b>	<b>58.7</b>	<b>-12.0%</b>
<b>Total Revenues</b>	<b>28,050,041</b>	<b>50,476,410</b>	<b>27,197,110</b>	<b>17,988,320</b>	<b>-64.4%</b>

## FY11 RECOMMENDED CHANGES

	Expenditures	WYs
<b>COUNTY GENERAL FUND</b>		
<b>FY10 ORIGINAL APPROPRIATION</b>	<b>5,066,790</b>	<b>39.7</b>
<b>Other Adjustments (with no service impacts)</b>		
Increase Cost: Annualization of FY10 Personnel Costs	73,710	0.0
Increase Cost: Retirement Adjustment	53,260	0.0
Increase Cost: Group Insurance Adjustment	24,710	0.0
Increase Cost: Annualization of FY10 Operating Expenses	5,540	0.0
Decrease Cost: Operating Expenses	-3,080	0.0
Decrease Cost: Printing and Mail Adjustment	-10,420	0.0
Decrease Cost: Lapse - Manager III/Federal Programs	-10,710	-0.1
Decrease Cost: Operating Expenses - Printing/Postage	-18,500	0.0
Shift: Sr. Planning Specialist for Project/Construction Monitoring to MHI	-41,610	-0.3
Decrease Cost: Motor Pool Rate Adjustment [Housing Code Enforcement]	-50,040	0.0
Shift: Sr. Planning Specialist for Program Monitoring to CDBG Program	-60,120	-0.5
Decrease Cost: Chief Operating Officer Support to the General Fund [Administration]	-60,900	-0.3
Shift: Code Enforcement Inspector to CDBG Program	-82,790	-1.0
Shift: Personnel Reallocation to CDBG	-91,540	-0.6
Decrease Cost: Lapse - Landlord/Tenant Investigator [Landlord-Tenant Mediation]	-129,910	-1.0
Decrease Cost: Furlough Days	-132,990	-1.2
Shift: Personnel Reallocation to MHI	-143,740	-0.7
Shift: American Recovery and Reinvestment Act Funding	-527,950	-4.4
<b>FY11 RECOMMENDED:</b>	<b>3,859,710</b>	<b>29.6</b>

	Expenditures	WYs
<b>GRANT FUND MCG</b>		
<b>FY10 ORIGINAL APPROPRIATION</b>	<b>7,570,110</b>	<b>15.5</b>
<b><u>Changes (with service impacts)</u></b>		
Add: Community Development Block Grant: A Wider Circle (Neighbor to Neighbor)	41,900	0.0
Add: Community Development Block Grant: GapBuster Learning Center, Inc. (Cross-tutorial Mentoring)	41,900	0.0
Add: Community Development Block Grant: Interfaith Works, Inc. (Project LEAD)	41,900	0.0
Add: Community Development Block Grant: Manna Food Center, Inc. (Smart Sacks)	41,900	0.0
Add: Community Development Block Grant: YMCA of Metropolitan Washington (Northwest Park Community Center)	41,900	0.0
Add: Community Development Block Grant: Housing Initiative Partnership, Inc. (Foreclosure Intervention)	39,050	0.0
Add: Community Development Block Grant: College Tracks, Inc. (College preparation program at Wheaton High School)	33,500	0.0
Add: Community Development Block Grant: IMPACT Silver Spring, Inc. (Economic Empowerment Initiative)	33,500	0.0
Add: Community Development Block Grant: Mental Health Association, Inc. (Kensington/Wheaton Youth Services)	33,500	0.0
Add: Emergency Shelter Grant: Bethesda Cares, Inc. (Mental Health Services for the Homeless)	30,000	0.0
Add: Community Development Block Grant: Boat People SOS, Inc. (Educational and Recreational Activities for Youth)	29,800	0.0
Add: Community Development Block Grant: Montgomery County Coalition for the Homeless, Inc. (Creative Housing Initiative Pilot project)	28,100	0.0
Add: Community Development Block Grant: Spanish Catholic Center, Inc. (English for Speakers of Other Languages)	27,400	0.0
Add: Community Development Block Grant: Community Bridges, Inc. (LUNA (Luchando Unidas con Nuestras Amigas))	26,500	0.0
Add: Community Development Block Grant: Artpreneurs, Inc. dba Arts on the Block, Inc. (Quebec Terrace - Crime Prevention)	26,030	0.0
Add: Community Development Block Grant: Eastern Montgomery Emergency Assistance Network, Inc. (Prescription Assistance)	23,700	0.0
Add: Community Development Block Grant: Liberty's Promise (Enriching Immigrant Youth)	21,000	0.0
Add: Community Development Block Grant: Shepherd's Table, Inc. (Eye Clinic)	21,000	0.0
Add: Community Development Block Grant: Washington Youth Foundation (Professional Youth Initiative)	18,100	0.0
Add: Emergency Shelter Grant: Rockville Presbyterian Church (Rainbow Place)	15,000	0.0
<b><u>Other Adjustments (with no service impacts)</u></b>		
Increase Cost: Change in HOME Grant Amount	244,300	0.0
Increase Cost: Change in Weatherization Grant Amount [Single-Family Housing Programs]	183,080	0.0
Increase Cost: Annualization of FY10 Personnel Costs	121,930	0.0
Increase Cost: Change in CDBG Grant Amount	74,140	0.0
Increase Cost: Fringe Benefits Adjustments	43,600	0.0
Technical Adj: Personnel Reallocation Within Grants	0	1.6
Decrease Cost: Change in ESG Grant Amount	-1,240	0.0
Decrease Cost: Operating Adjustments	-43,600	0.0
Decrease Cost: Annualization of FY10 Operating Costs	-121,930	0.0
Increase Cost: Change in CDBG CIP Amount	-140,000	0.0
Decrease Cost: Change in CDBG Program Income Amount	-600,000	0.0
Decrease Cost: Adjust for Individual Grants	-615,680	0.0
<b>FY11 RECOMMENDED:</b>	<b>7,330,390</b>	<b>17.1</b>
<b>MONTGOMERY HOUSING INITIATIVE</b>		
<b>FY10 ORIGINAL APPROPRIATION</b>	<b>31,140,690</b>	<b>11.5</b>
<b><u>Changes (with service impacts)</u></b>		
Reduce: Montgomery Housing Initiative Program Operating Expenses [Multi-Family Housing Programs]	-17,720,940	0.0
<b><u>Other Adjustments (with no service impacts)</u></b>		
Shift: Personnel Re-allocations	143,680	0.7
Shift: Senior Planning Specialist - Project Monitoring	138,700	1.0
Increase Cost: Retirement Adjustment	21,050	0.0
Increase Cost: Group Insurance Adjustment	9,680	0.0
Increase Cost: Annualization of FY10 Personnel Costs	9,580	0.0
Decrease Cost: Furlough Days	-41,090	-0.5
Decrease Cost: Chief Operating Officer Support to MHI [Administration]	-142,100	-0.7
<b>FY11 RECOMMENDED:</b>	<b>13,559,250</b>	<b>12.0</b>

## PROGRAM SUMMARY

Program Name	FY10 Approved		FY11 Recommended	
	Expenditures	WYs	Expenditures	WYs
Multi-Family Housing Programs	30,950,940	9.0	13,000,910	7.5
Single-Family Housing Programs	654,910	8.0	893,720	6.6
Housing Code Enforcement	1,957,430	17.4	1,362,990	15.8
Grants Administration - Federal Programs	7,519,720	6.0	7,022,130	4.0
Landlord-Tenant Mediation	1,021,830	7.5	826,550	6.5
Neighborhood Revitalization	261,070	3.0	166,430	4.1
Licensing and Registration	380,980	3.0	366,980	3.0
Housing Administration	105,050	2.0	215,430	1.6
Administration	925,660	10.8	894,210	9.6
<b>Total</b>	<b>43,777,590</b>	<b>66.7</b>	<b>24,749,350</b>	<b>58.7</b>

## CHARGES TO OTHER DEPARTMENTS

Charged Department	Charged Fund	FY10		FY11	
		Total\$	WYs	Total\$	WYs
<b>COUNTY GENERAL FUND</b>					
CIP	CIP	858,140	7.0	657,800	5.2
Permitting Services	Permitting Services	118,000	1.0	121,620	1.0
Solid Waste Services	Solid Waste Disposal	683,610	5.6	695,310	5.6
<b>Total</b>		<b>1,659,750</b>	<b>13.6</b>	<b>1,474,730</b>	<b>11.8</b>

## FUTURE FISCAL IMPACTS

Title	CE REC.					
	FY11	FY12	FY13	FY14	FY15	FY16
(\$000's)						
This table is intended to present significant future fiscal impacts of the department's programs.						
<b>COUNTY GENERAL FUND</b>						
<b>Expenditures</b>						
<b>FY11 Recommended</b>	<b>3,860</b>	<b>3,860</b>	<b>3,860</b>	<b>3,860</b>	<b>3,860</b>	<b>3,860</b>
No inflation or compensation change is included in outyear projections.						
<b>Motor Pool Rate Adjustment</b>	<b>0</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>
<b>Restore Personnel Costs</b>	<b>0</b>	<b>133</b>	<b>133</b>	<b>133</b>	<b>133</b>	<b>133</b>
This represents restoration of funding to remove FY11 furloughs.						
<b>Subtotal Expenditures</b>	<b>3,860</b>	<b>4,043</b>	<b>4,043</b>	<b>4,043</b>	<b>4,043</b>	<b>4,043</b>
<b>MONTGOMERY HOUSING INITIATIVE</b>						
<b>Expenditures</b>						
<b>FY11 Recommended</b>	<b>13,559</b>	<b>13,559</b>	<b>13,559</b>	<b>13,559</b>	<b>13,559</b>	<b>13,559</b>
No inflation or compensation change is included in outyear projections.						
<b>Restore Personnel Costs</b>	<b>0</b>	<b>41</b>	<b>41</b>	<b>41</b>	<b>41</b>	<b>41</b>
This represents restoration of funding to remove FY11 furloughs.						
<b>Subtotal Expenditures</b>	<b>13,559</b>	<b>13,600</b>	<b>13,600</b>	<b>13,600</b>	<b>13,600</b>	<b>13,600</b>

FY11-16 PUBLIC SERVICES PROGRAM: FISCAL PLAN		MONTGOMERY HOUSING INITIATIVE					
FISCAL PROJECTIONS	FY10 ESTIMATE	FY11 REC	FY12 PROJECTION	FY13 PROJECTION	FY14 PROJECTION	FY15 PROJECTION	FY16 PROJECTION
<b>ASSUMPTIONS</b>							
Indirect Cost Rate	13.73%	12.78%	12.78%	12.78%	12.78%	12.78%	12.78%
CPI (Fiscal Year)	1.0%	2.1%	2.3%	2.5%	2.6%	2.8%	3.0%
Investment Income Yield	0.0026	0.0085	0.018	0.0325	0.04	0.045	0.0475
<b>BEGINNING FUND BALANCE</b>	<b>9,265,960</b>	<b>208,760</b>	<b>0</b>	<b>2,370,940</b>	<b>2,826,470</b>	<b>1,684,040</b>	<b>673,710</b>
<b>REVENUES</b>							
Miscellaneous	13,673,970	5,917,070	6,087,070	6,357,070	6,517,070	6,647,070	6,737,070
<b>Subtotal Revenues</b>	<b>13,673,970</b>	<b>5,917,070</b>	<b>6,087,070</b>	<b>6,357,070</b>	<b>6,517,070</b>	<b>6,647,070</b>	<b>6,737,070</b>
<b>INTERFUND TRANSFERS (Net Non-CIP)</b>							
Transfers To Debt Service Fund	0	(2,500,000)	(4,700,000)	(6,900,000)	(8,660,000)	(8,660,000)	(8,660,000)
Transfers To The General Fund	(201,920)	(202,880)	(195,350)	(182,720)	(182,720)	(182,720)	(182,720)
Indirect Costs	(177,150)	(182,720)	(182,720)	(182,720)	(182,720)	(182,720)	(182,720)
Technology Modernization	(24,770)	(20,160)	(12,630)	0	0	0	0
<b>Transfers From The General Fund</b>	<b>12,113,268</b>	<b>10,136,300</b>	<b>24,057,983</b>	<b>24,057,983</b>	<b>24,057,983</b>	<b>24,057,983</b>	<b>24,057,983</b>
<b>TOTAL RESOURCES</b>	<b>34,851,278</b>	<b>13,559,250</b>	<b>25,249,703</b>	<b>25,703,273</b>	<b>24,558,803</b>	<b>23,546,373</b>	<b>22,626,043</b>
<b>CIP Property Acquisition Revolving Fund PSP OPER. BUDGET APPROP/ EXPS.</b>							
Operating Budget	(21,686,720)	(4,108,370)	(13,429,730)	(13,429,730)	(13,429,730)	(13,429,730)	(12,429,730)
Debt Service: Other (Non-Tax Funds only)	(75,300)	(73,580)	(71,730)	(69,770)	(67,730)	(65,630)	(65,630)
Rental Assistance Programs	(3,047,000)	(2,000,000)	(2,000,000)	(2,000,000)	(2,000,000)	(2,000,000)	(2,000,000)
Neighborhoods to Call Home	(933,500)	(377,300)	(377,300)	(377,300)	(377,300)	(377,300)	(377,300)
Housing First	(8,900,000)	(7,000,000)	(7,000,000)	(7,000,000)	(7,000,000)	(7,000,000)	(7,000,000)
<b>Subtotal PSP Oper Budget Approp / Exp's</b>	<b>(34,642,520)</b>	<b>(13,559,250)</b>	<b>(22,878,760)</b>	<b>(22,876,800)</b>	<b>(22,874,760)</b>	<b>(22,872,660)</b>	<b>(21,872,660)</b>
<b>TOTAL USE OF RESOURCES</b>	<b>(34,642,520)</b>	<b>(13,559,250)</b>	<b>(22,878,760)</b>	<b>(22,876,800)</b>	<b>(22,874,760)</b>	<b>(22,872,660)</b>	<b>(21,872,660)</b>
<b>YEAR END FUND BALANCE</b>	<b>208,760</b>	<b>0</b>	<b>2,370,940</b>	<b>2,826,470</b>	<b>1,684,040</b>	<b>673,710</b>	<b>753,380</b>
<b>TOTAL INVESTMENT</b>							
<b>TOTAL USE OF RESOURCES</b>	<b>(34,642,516)</b>	<b>(13,559,250)</b>	<b>(22,882,330)</b>	<b>(22,882,330)</b>	<b>(22,882,330)</b>	<b>(22,882,330)</b>	<b>(21,882,330)</b>
<i>Affordable Housing Acquisition and Preservation CIP Project # 760100</i>	(33,933,000)	(27,200,000)	(28,617,750)	(7,839,170)	(11,145,460)	(13,312,843)	(15,870,510)
<b>TOTAL INVESTMENT IN AFFORDABLE HOUSING (MHI Fund + CIP Project)</b>	<b>(68,575,520)</b>	<b>(40,759,250)</b>	<b>(51,496,510)</b>	<b>(30,715,970)</b>	<b>(34,020,220)</b>	<b>(36,185,503)</b>	<b>(37,743,170)</b>
<p><b>Assumptions:</b></p> <ol style="list-style-type: none"> <li>Maintains the County Executive's commitment to affordable housing. In addition to expenditures reflected in this fund, the Affordable Housing Acquisition and Preservation CIP Project #760100 includes the issuance of \$25 million of debt in FY11 and FY12 in addition to \$2.2 million in estimated loan repayments in FY11 to provide continued high level of support for the Housing Initiative Fund Property Acquisition Revolving Program created in FY09.</li> <li>Montgomery County Executive Order 136-01 provides for an allocation from the General Fund to the Montgomery Housing Initiative fund (MHI) equivalent to 2.5 percent of actual General Fund property taxes from two years prior to the upcoming fiscal year. The actual transfer from the General Fund will be determined each year based on the availability of resources.</li> <li>Per Council Bill 25-A, paragraph (c), enacted November 30, 2004, effective April 1 2005, the MHI fund does not include an additional allocation from MPDU alternative payments.</li> </ol> <p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>These projections are based on the Executive's Recommended budget and include the revenue and resource assumptions of that budget. The projected future expenditures, revenues, and fund balances may vary based on changes not assumed here to fee or tax rates, usage, inflation, future labor agreements, and other factors not assumed here.</li> <li>MHI expenditures assume a \$375,000 grant in FY10 and FY11 for the National Center for Children and Families.</li> </ol>							