

EXECUTIVE RECOMMENDATION

Supplemental Funds for Public Housing Improvements - No. 017601

Category: Housing Opportunities Commission
 Agency: Housing Opportunities Commission
 Planning Area: Countywide
 Relocation Impact: None

Date Last Modified: January 6, 2011
 Required Adequate Public Facility: No

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru		Rem. 6 Year							Beyond	
		FY10	FY10	FY10	Total	FY11	FY12	FY13	FY14	FY15	FY16	6 Years
Planning, Design and Supervision	0	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0	0
Other	12,341	5,428	163	6,750	625	1,125	1,250	1,250	1,250	1,250	1,250	0
Total	12,341	5,428	163	6,750	625	1,125	1,250	1,250	1,250	1,250	1,250	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	0	0	0	0	0	0	0	0	0	0	0	0
Current Revenue: General	12,341	5,428	163	6,750	625	1,125	1,250	1,250	1,250	1,250	1,250	0
State Aid	0	0	0	0	0	0	0	0	0	0	0	0

COMPARISON (\$000)

	Total	Thru	Rem.	6 Year							Beyond	Approp.
		FY10	FY10	Total	FY11	FY12	FY13	FY14	FY15	FY16	6 Years	Request
Current Approved	12,466	4,466	1,125	6,875	625	1,250	1,250	1,250	1,250	1,250	0	0
Agency Request	12,466	5,528	63	6,875	625	1,250	1,250	1,250	1,250	1,250	0	1,250
Recommended	12,341	5,428	163	6,750	625	1,125	1,250	1,250	1,250	1,250	0	1,125
CHANGE			TOTAL	%	6-YEAR		%			APPROP.		
Agency Request vs Approved			0	0.0%	0		0.0%			1,250	0.0%	
Recommended vs Approved			(125)	(1.0%)	(125)		(1.8%)			1,125	0.0%	
Recommended vs Request			(125)	(1.0%)	(125)		(1.8%)			(125)	(10.0%)	

Recommendation

APPROVE WITH MODIFICATIONS

Comments

Reduce current revenue by \$125,000 in FY12 for fiscal capacity.

The FY12 appropriation recommendation is \$1,125,000

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Category
Subcategory
Administering Agency
Planning Area

Housing Opportunities Commission
Housing
Housing Opportunities Commission
Countywide

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

September 15, 2010
No
None.
On-going

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY10	Rem. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	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	12,466	5,528	63	6,875	625	1,250	1,250	1,250	1,250	1,250	0
Total	12,466	5,528	63	6,875	625	1,250	1,250	1,250	1,250	1,250	0

FUNDING SCHEDULE (\$000)

Current Revenue: General	12,466	5,528	63	6,875	625	1,250	1,250	1,250	1,250	1,250	0
State Aid	0	0	0	0	0	0	0	0	0	0	0
Total	12,466	5,528	63	6,875	625	1,250	1,250	1,250	1,250	1,250	0

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 addition for FY15 and FY16, and reduce \$625,000 in FY11 for fiscal capacity.

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	FY11	12,466
Current Scope		12,466
Last FY's Cost Estimate		12,466
Appropriation Request	FY12	1,250
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		6,216
Expenditures / Encumbrances		4,466
Unencumbered Balance		1,750
Partial Closeout Thru	FY09	0
New Partial Closeout	FY10	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

