



Affordable Housing Acquisition and Preservation

(P760100)

Category	Community Development and Housing	Date Last Modified	01/05/26
SubCategory	Housing (MCG)	Administering Agency	Housing & Community Affairs
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY25	Est FY26	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	Beyond 6 Years
Land	690,654	416,631	142,023	132,000	22,000	22,000	22,000	22,000	22,000	22,000	-
TOTAL EXPENDITURES	690,654	416,631	142,023	132,000	22,000	22,000	22,000	22,000	22,000	22,000	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY25	Est FY26	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	Beyond 6 Years
Current Revenue: General	65,000	65,000	-	-	-	-	-	-	-	-	-
Current Revenue: Montgomery Housing Initiative	4,775	4,775	-	-	-	-	-	-	-	-	-
HIF Revolving Program	449,689	198,199	128,194	123,296	20,623	20,181	20,623	20,623	20,623	20,623	-
Loan Repayment Proceeds	141,650	124,117	8,829	8,704	1,377	1,819	1,377	1,377	1,377	1,377	-
Recordation Tax Premium (MCG)	29,540	24,540	5,000	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	690,654	416,631	142,023	132,000	22,000	22,000	22,000	22,000	22,000	22,000	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 27 Request	22,000	Year First Appropriation	FY01
Appropriation FY 28 Request	22,000	Last FY's Cost Estimate	646,654
Cumulative Appropriation	558,654		
Expenditure / Encumbrances	424,876		
Unencumbered Balance	133,778		

PROJECT 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 the Housing Opportunities Commission 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 are 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

Cost change due to the addition of funding for FY31 and FY32.

PROJECT JUSTIFICATION

To implement Section 25B, Housing Policy, and Section 53A, Tenant Displacement (Right of First Refusal), of the Montgomery County Code. Opportunities to purchase property utilizing the County's Right of First Refusal arise without advance notice and cannot be planned in advance. Properties may be acquired by the County, non-profit developers, HOC, or other entities that agree to develop or redevelop property for affordable housing.

OTHER

Resale or control period restrictions should be incorporated into projects funded with these resources to ensure long-term affordability.

FISCAL NOTE

Debt service will be financed by the Montgomery Housing Initiative (MHI) Fund. The HIF Revolving Program funding source represents Taxable Limited Obligation Certificate debt financing. In addition to the appropriation shown above, future loan repayments are expected and will be used to finance future housing activities in this project. FY22 supplemental appropriation in Loan Repayment Proceeds for the amount of \$14,749,992.

In FY24, \$7.980 million in Loan Repayment Proceeds was transferred to the Nonprofit Preservation Fund. In FY25, \$5 million in Loan Repayment Proceeds was shifted to the Nonprofit Preservation Fund.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Housing Opportunities Commission, non-profit housing providers, and private sector developers.