



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Isiah Leggett
County Executive

Richard Y. Nelson, Jr.
Director

Montgomery County Multifamily Housing Compliance Newsletter

April 2007

Welcome to the Multifamily Housing Compliance Newsletter! This April edition has been circulated early thanks to some breaking compliance news.

As always, this is your headquarters for county updated compliance alerts, materials, processes, trainings, etc. We value all of our multifamily housing projects and appreciate your astute property management. If there are ever problems, we are here to assist you in bringing your project back into compliance.

NEW IN THIS ISSUE

- 2007 AMI Limits Released
- DHCD Launches New Apartment Guide
- Marketing Assistance for Senior Housing and Assisted Living Communities
- HUD Updates Its Guide to Real Estate Acquisition and Relocation
- Update on County On-line Reporting System

 **HUD Announces New AMI Limits**

HUD has announced new area median income (AMI) limits for the area. Attached is the full calculated/estimated version. Included also is an interesting tab revealing a staggering increase in the CPI for fuel and utilities, thusly indicating what we already know – utility prices are on the rise.

Please note that new HOME Rent Limits and Per-Unit Subsidies have not been announced yet. We will keep you updated on any new releases. Below is the official AMI chart available at <http://www.huduser.org/datasets/il/il07/index.html>.

**Montgomery
County,
Maryland**

| FY 2007 Income Limit Area | <u>Median Income</u> | FY 2007 Income Limit Category | 1 Person | 2 Person | 3 Person | 4 Person | 5 Person | 6 Person | 7 Person | 8 Person |
|---------------------------------|--------------------------|--|-------------|-------------|-------------|-----------------|-------------|-------------|-------------|-------------|
| | | <u>Very Low (50%) Income Limits</u> | \$33,100 | \$37,800 | \$42,550 | \$47,250 | \$51,050 | \$54,800 | \$58,600 | \$62,350 |
| Montgomery County | \$94,500 | <u>Extremely Low (30%) Income Limits</u> | \$19,850 | \$22,700 | \$25,500 | \$28,350 | \$30,600 | \$32,900 | \$35,150 | \$37,400 |
| | | <u>Low (80%) Income Limits</u> | \$42,000 | \$48,000 | \$54,000 | \$60,000 | \$64,800 | \$69,600 | \$74,400 | \$79,200 |

 **DHCD Launches Free Apartment Listing Guide**

If you have not heard, this is a very powerful tool that all Maryland property managers are encouraged to use.

Hot off the DHCD press:

“CROWNSVILLE, MD – In an effort to help Marylanders easily find rental housing that meets their needs, the Maryland Department of Housing and Community Development (DHCD) has partnered with SocialServe.com to launch an online listing of rental housing units available Statewide. The new web site, www.MDHousingSearch.org, allows property owners to advertise their available rental housing units, including market rate rentals and affordable units. Prospective renters can then use the web site to search the up-to-date listings based on criteria including cost, neighborhood, or personal needs.

Property owners will be able to list and update their available rental units for free. Listings will include basic information like property address, rent, and the number of bedrooms and bathrooms. In addition to providing this basic information, owners have the option to add photographs of the property and advertise specific unit information including highlighted amenities, accessibility features for individuals with disabilities, acceptance of Section 8 Housing Vouchers, and neighborhood information such as recreation, shopping, and access to public transportation. Property owners can also use the web site as a tool to manage their inventory of properties, as well as make neighborhood and pricing comparisons.”

 **Need Help With Your Senior Housing or Assisted Living Community?**

Follow [this](#) link to The Roche Associates, Inc, an organization which has over 25 years experience in planning, marketing and market research for senior housing and assisted living

communities. They have been particularly effective in assisting organizations with higher than average vacancy rates.

New Guide to Real Estate Acquisition and Relocation

HUD has updated their policy and guidance for real estate acquisition and relocation. This manual is available for download at <http://www.hud.gov/offices/cpd/library/relocation/policyandguidance/handbook1378.cfm>.

2007 Outstanding Compliance Achievers

No updates this month for outstanding compliance achievers.

Occasionally some projects don't just comply; they exceed all expectations. The following projects and property managers are recognized as *Outstanding Compliance Achievers* for Compliance Year 2007. At the end of the year, a Project of the Year and Property Manager of the Year will be chosen for both the HOME and HIF programs.

Congratulations to the following projects and property managers!

- Byron House – Karen Kinnecome and Sister Irene Dunn
- Cloppers Mill (Willow Manor) – Joan Neff
- MHP Scattered Site Projects – Cliff Bailey

Not on the list? Have you been inspected yet? Don't feel bad if you didn't make it. Better luck next year!

2007 Compliance Status

Compliance with county and federal regulations is ranked into four levels: Outstanding, Very Good, Satisfactory and Non-Compliance. The following projects have been ranked "Very Good" for compliance year 2007.

- Airpark Apartments
- Beall's Grant
- Churchill Senior Housing
- Great Hope Homes
- HUI Scattered Site Projects
- Seneca Heights

The following projects have been ranked "Satisfactory" for compliance year 2007.

- Essex House

If you do not find your project on the lists, and you have not been contacted with a compliance strategy, please contact Tim Goetzinger at 240.777.3728.

We Are Still Down

We are on schedule to be back up and running by the end of April. This should greatly simplify the reporting process. We will keep you posted.

HOME Program Training

Dates tbd. HOME Level I and II will be available in the latter half of 2007.

Level I – The Three “R”s” HOME Program Rules, Regulations and Reporting

Level II – There and Back Again: Regaining HOME Compliance

Other Training Opportunities

Looking to increase your knowledge of affordable housing products? Maybe you just need to brush up on some skills. Follow these links to training opportunities.

- National Association of Homebuilders
<http://www.nahb.org/>
- National Center for Housing Management
<http://www.nchm.org/>
- Quadel Consulting
<http://www.quadel.com/>
- Spectrum LIHTC Training
<http://www.spectrumseminars.com/>

Missing Something?

Is there something you would like to see in upcoming newsletters? Contact Tim Goetzinger, Loan and Asset Manager at 240.777.3728, or by email at timothy.goetzinger@montgomerycountymd.gov.



Division of Housing and Code Enforcement Multifamily Housing Section