



Montgomery County Multi Family Compliance March 2007 Newsletter

Welcome to the inaugural multi-family compliance newsletter! This will be your headquarters for county updated compliance alerts, materials, processes, trainings, etc. We value all of our multi-family 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.

*** Website Updated ***

The multi-family website has been updated once again! New additions include the standard county recertification packet, a link to LIHTC recertification forms (via Spectrum), the 2006 utility cost table and the 2006 income and rent limits. You can link to it directly below:

http://www.montgomerycountymd.gov/dhctmpl.asp?url=/content/dhca/housing/housing_P/multifamily_intro.asp

*** Income and Rent Increases ***

It is almost that time of year...2007 income and rent increases are expected to be announced by HUD within the next two months. We will keep you posted.

*** 2007 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
- 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 Goetzing at 240.777.3728.

*** New Income Calculation Manual Available ***

Well o.k., it's not *that* new. This January 2005 publication has all you need to know about what to include and how to calculate your tenants' incomes. You are encouraged to download it at <http://www.hud.gov/offices/cpd/affordablehousing/library/modelguides/1780.pdf>, or we will send you a copy (if they are in stock).

Note: This manual lists three methods, which can be used for income calculation including the Section 8 method, the Census Long-form method, and the IRS 1040 method. It is up to each participating jurisdiction to choose which definition to use. Montgomery County has chosen the Section 8 method.

*** We Are Still Down ***

You may have noticed that this year's annual affordability and affirmative marketing reports are not being submitted on-line. We are in the process of updating our database, but it should be back up and running by April. 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.

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

Missing Something?

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

