



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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Montgomery County Multifamily Housing Compliance Newsletter

May 2007

Welcome to the Multifamily Housing Compliance Newsletter! This May issue concentrates on energy efficiency issues, the impending utility rate hike and what we can do to prepare for it.

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

(click to follow)

- HOC Establishes New Utility Charts
- HUD Energy Broadcasts
- NAHRO Symposium on Green Development
- Startling Fair Housing Discovery
- New Compliance Achievers
- County Reporting Database Back Up!

 **HOC Establishes New Utility Charts**

The Montgomery County Housing Opportunity Commission has established new utility charts effective 4/1/07 (attached). Remember that, when calculating how much rent you can charge, tenant paid utilities must be first subtracted out. This leaves you with the maximum allowable HOME rent that can be charged to a tenant.

Also please remember that there are two other methods management can use to calculate utility costs. The first is to hire an engineer who conducts a study and eventually comes up with pretty similar numbers as HOC. I do not recommend this method. It is costly, time consuming and needs to be updated every two years. The second method – one I recommend – is to contact your

local utility service provider and have them provide you with actual charges for a sample of your units. By doing some simple arithmetic, you are left with average utility costs that are often less than the HOC study. This method is free and relatively pain-free. Records need to be updated annually. If anyone is interested, please contact me and I will send you some more information.

HUD Energy Broadcasts

The warm weather has arrived and with it comes an impending surge in energy costs. Managers and developers should plan to be barraged by tenants and public officials questioning your energy efficiency policies. The best way counter this is with educated responses.

From HUD.gov:

”HUD's Energy Efficiency Training is intended to provide an introduction to energy efficiency for operators, managers, and developers of affordable housing projects.

Each satellite broadcast and webcast offers the most current information and technical guidance on proven construction and rehabilitation practices for reducing energy use, cost-effective energy-efficient technologies and measures, and successful approaches to building operations and maintenance.”

Broadcasts last from 1 PM to 4 PM EST, and are held on the following dates:

April 12, 2007- Building Operations & Management

May 17, 2007- Multifamily Retrofit & Remodeling Strategies

June 14, 2007- Single Family Rehab & Retrofits- Low-Rise Buildings

September 13, 2007- New Construction Techniques (Energy Star, Green Buildings, & Renewable Energy)

Unfortunately perhaps the most important webcast has already been presented; however, HUD has archived it on its website. It is available for download at: <http://www.hud.gov/webcasts/archives/envirhealth.cfm>

We encourage you to register on line for these free and information courses. Please visit the following website: <http://www.hudenergytraining.com/registration.html>.

NAHRO Symposium on Green Development

The National Building Museum will host "Sustainable Design: New Directions for Affordable Housing," a day-long symposium on green affordable housing on Wednesday, May 30, 2007, in Washington, D.C. NAHRO is a member of the advisory committee that provided guidance to the National Building Museum as it planned this event.

According to the event's organizers, the symposium is intended for advocates, architects, developers and policymakers. The event will feature expert-led discussions on green design

process and technologies, the costs and benefits of green design, and realistic strategies for financing green construction

Prepaid registration for the symposium is required. For more information, please visit <http://www.nbm.org/affordablehousing>.

Fair Housing?

HUD has released a startling report on fair housing. According to the document, there were over 10,000 reports of housing discrimination complaints last year alone. This far exceeded any other year in the past decade. It is a necessity that property managers understand and can apply their Tenant Selection Policies and use Waiting Lists. Make sure that your fair housing logos and /or plaques are visible to tenants (and are in English and Spanish where applicable). I encourage you to browse this report and pay particular attention to the executive summary and first section. <http://www.hud.gov/utilities/intercept.cfm?/offices/fheo/fy2006rpt.pdf>

2007 Outstanding Compliance Achievers

Two more properties and managers have joined the list for *Outstanding Compliance Achievers*. Congratulations to Ellen Goff of Pond Ridge, and special thanks goes out to Jorge Urgiles of Shady Grove, who while the county was being audited by HUD, expertly presented his property. Congratulations and thanks.

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
- Pond Ridge – Ellen Goff
- Shady Grove – Jorge A. Urgiles

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
- Randolph Village
- 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.

The Network is Back Up and Running

The on-line reporting system used to file annual demographic reports and marketing plans is back up and running. There are still a few kinks, but these will be worked out soon. It is accessible through http://www.montgomerycountymd.gov/apps/dhca/loan_monitor/default.asp.

For developers with new projects, please note that this system can be used to report your new tenants. Please contact me and I will send your User ID and Password.

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.



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