

Testimony on
Landmark Legislation for Distressed Community Associations
With Affordable Owned Housing
Montgomery County Council
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FOR all of those citizens of Montgomery County who
reached out for the American dream of home ownership
but are seeing their investment slip away – **we thank you!**

ON behalf of the distressed common ownership
communities who are dealing with the reality of high
delinquencies while struggling to provide basic services – **we
thank you!**

FROM the more affluent common ownership communities
who believe that we are all in this together and what
diminishes one diminishes us all – **we thank you.!**

Common ownership communities are the fastest growing segment of the housing market but inexplicably often overlooked by government entities when legislating public policy.

To quote the Homeowners' Association Task Force created by the Council in 1987

“ Members of common ownership communities are in effect citizens of Quasi-governments, which provide services in lieu of government services, levy taxes(assessments) and otherwise have significant impact on the lives of residents and their most significant financial investment – their homes. “

We trust that this legislation is a sign of a growing awareness on the part of Montgomery County government of the importance of these communities; of the necessity to assure that they not only survive but thrive; of a willingness to entertain a review of public policies that adversely impact their sustainability and to engage in a dialogue to send the message that you care.

In the next several weeks the Montgomery County Distressed Communities Task Force (“Task Force”) will be approaching the Council and County Executive to seek assistance in implementing the tiger team concept advanced by the Task Force to recruit subject matter specialists to study and propose legislative, regulatory and other changes to prevent common ownership communities in Montgomery County from becoming distressed; restoring communities which are distressed and unwinding those that cannot be saved. We need sustainable communities There is a lot the County can do and we believe the tiger teams concept

engages the best minds to look for ways to solve perennial problems of our common ownership communities.