



**Consolidated Annual Performance and
Evaluation Report for
Montgomery County, Maryland**

Program Year 2024 / County Fiscal Year 2025

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

During Program Year 2024 (FY25), Montgomery County advanced a wide range of initiatives to address housing affordability, neighborhood revitalization, and services for vulnerable populations. Guided by the priorities in the Five-Year Consolidated Plan, the County used CDBG, HOME, and ESG funds to support high-impact projects that preserved and expanded affordable housing, improved community infrastructure, and delivered essential services to low- and moderate-income (LMI) residents.

A key highlight was the Group Home Loan Rehabilitation Program, which completed renovations on six group homes serving 19 individuals with special needs or disabilities. Two additional group home projects were initiated, and Community Support Services (CSS) hosted an open house to celebrate the improvements. These efforts reflect the County's ongoing commitment to preserving housing for special populations.

The Focused Neighborhood Assistance (FNA) Program continued to enhance the quality of life in targeted communities. In Montclair Manor, additional lighting and site improvements were implemented, benefiting 160 households. Facility planning is underway for two new FNA projects, with community engagement guiding the design and scope.

The County also made significant progress in affordable housing development and preservation. In FY25, ten (10) new affordable housing units were acquired with CDBG funds, six (6) units were acquired, and 125 were rehabbed using HOME funds. These included scattered-site acquisitions by Housing Unlimited, Inc. (HUI) to provide independent housing for special needs residents, many of whom are transitioning from homelessness.

Public service grants funded through CDBG supported a wide range of services, from legal aid for domestic violence survivors to breastfeeding education and college readiness preparation. On average, each project served 186 LMI residents, with a total of 7,980 beneficiaries across all public service activities.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual

outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Housing in an Inclusive Community	Affordable Housing	CDBG: \$0 / HOME: \$ / ESG: \$0	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	3675	0	0.00%			
Affordable Housing in an Inclusive Community	Affordable Housing	CDBG: \$0 / HOME: \$ / ESG: \$0	Rental units constructed	Household Housing Unit	0	4				
Affordable Housing in an Inclusive Community	Affordable Housing	CDBG: \$0 / HOME: \$ / ESG: \$0	Rental units rehabilitated	Household Housing Unit	800	10	1.25%	0	3	
Affordable Housing in an Inclusive Community	Affordable Housing	CDBG: \$0 / HOME: \$ / ESG: \$0	Homeowner Housing Added	Household Housing Unit	0	0				

Affordable Housing in an Inclusive Community	Affordable Housing	CDBG: \$0 / HOME: \$ / ESG: \$0	Homeowner Housing Rehabilitated	Household Housing Unit	390	0	0.00%	0	0	
Affordable Housing in an Inclusive Community	Affordable Housing	CDBG: \$0 / HOME: \$ / ESG: \$0	Housing for Homeless added	Household Housing Unit	0	0		0	0	
Affordable Housing in an Inclusive Community	Affordable Housing	CDBG: \$0 / HOME: \$ / ESG: \$0	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		0	0	
Affordable Housing in an Inclusive Community	Affordable Housing	CDBG: \$0 / HOME: \$ / ESG: \$0	Other	Other	0	0		148	0	0.00%
Prevent and End Homelessness	Homeless Non-Housing Community Development	CDBG: \$0 / HOME: \$0 / ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	175	0	0.00%	70	0	0.00%
Prevent and End Homelessness	Homeless Non-Housing Community Development	CDBG: \$0 / HOME: \$0 / ESG: \$	Homelessness Prevention	Persons Assisted	770	0	0.00%			

Promote Healthy and Sustainable Neighborhoods	Affordable Housing Non-Housing Community Development	CDBG: \$ / HOME: \$0 / ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	13095	151	1.15%	242	76	31.40%
Promote Healthy and Sustainable Neighborhoods	Affordable Housing Non-Housing Community Development	CDBG: \$ / HOME: \$0 / ESG: \$0	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
Promote Healthy and Sustainable Neighborhoods	Affordable Housing Non-Housing Community Development	CDBG: \$ / HOME: \$0 / ESG: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	41775	4131	9.89%	14354	2496	17.39%
Promote Healthy and Sustainable Neighborhoods	Affordable Housing Non-Housing Community Development	CDBG: \$ / HOME: \$0 / ESG: \$0	Rental units rehabilitated	Household Housing Unit	0	240				
Promote Healthy and Sustainable Neighborhoods	Affordable Housing Non-Housing Community Development	CDBG: \$ / HOME: \$0 / ESG: \$0	Homeowner Housing Rehabilitated	Household Housing Unit	0	38		3	0	0.00%
Promote Healthy and Sustainable Neighborhoods	Affordable Housing Non-Housing Community Development	CDBG: \$ / HOME: \$0 / ESG: \$0	Housing for Homeless added	Household Housing Unit	0	0				

Promote Healthy and Sustainable Neighborhoods	Affordable Housing Non-Housing Community Development	CDBG: \$ / HOME: \$0 / ESG: \$0	Housing for People with HIV/AIDS added	Household Housing Unit	0	0				
Promote Healthy and Sustainable Neighborhoods	Affordable Housing Non-Housing Community Development	CDBG: \$ / HOME: \$0 / ESG: \$0	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	3700	0	0.00%	830	0	0.00%
Promote Healthy and Sustainable Neighborhoods	Affordable Housing Non-Housing Community Development	CDBG: \$ / HOME: \$0 / ESG: \$0	Other	Other	0	0		281	0	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Montgomery County's use of federal funds in FY25 was closely aligned with the strategic goals outlined in the Consolidated Plan. The three overarching goals of affordable housing, public services for low-income residents, and homelessness prevention and housing stability were all designated as high priorities and received targeted investments.

CDBG funds were used to address a broad range of community needs. According to IDIS PR-23, the County disbursed \$5,625,100.56 in CDBG funds during the program year. Of this, 42% supported housing activities, 18% supported public facilities and infrastructure (including streetscape and park improvements in Takoma Park), and 6% supported public services. Code enforcement activities in CDBG-eligible areas also

remained a priority, with over 9,600 service requests addressed.

HOME funds were exclusively used for the creation and preservation of affordable housing, the County's highest priority. Projects included the acquisition of scattered-site homes for special needs residents and the rehabilitation of multifamily properties like Parkview Towers. No HOME funds were used for homebuyer programs.

ESG funds supported emergency shelter operations, rapid re-housing, and homelessness prevention. In FY25, ESG expenditures included \$149,229 for rental assistance, \$134,636 for housing relocation and stabilization services, and \$122,184 for shelter operations. These investments directly supported individuals and families experiencing or at risk of homelessness.

Together, these efforts demonstrate the County's strategic and effective use of federal resources to meet the most pressing needs of its residents, with a strong emphasis on equity, housing stability, and community well-being.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	539	23
Black or African American	520	59
Asian	734	2
American Indian or American Native	96	0
Native Hawaiian or Other Pacific Islander	54	0
Total	1,943	84
Hispanic	402	0
Not Hispanic	1,541	84

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	HESG
American Indian, Alaska Native, or Indigenous	0
Asian or Asian American	0
Black, African American, or African	0
Hispanic/Latina/e/o	0
Middle Eastern or North African	0
Native Hawaiian or Pacific Islander	0
White	0
Multiracial	0
Client doesn't know	0
Client prefers not to answer	0
Data not collected	0
Total	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

CDBG data from IDIS report PR23 shows that a total of 6,516 individuals were served through CDBG-funded activities during Program Year 2024. This includes 2,004 individuals (31%) who identified as Hispanic or Latino. The racial breakdown of beneficiaries is as follows:

- White: 2,738 (42%)
- Black or African American: 1,595 (24%)
- Asian: 935 (14%)
- American Indian or Alaskan Native: 105 (2%)
- Native Hawaiian or Other Pacific Islander: 56 (1%)
- Other Multi-Racial: 1,049 (16%)
- Additional multiracial categories (e.g., Asian & White, Black & White): 38 (combined)

For the HOME program, 49 HOME-assisted rental units were completed and occupied. The racial and ethnic composition of the households served is as follows:

- White: 17 households (0 Hispanic)
- Black or African American: 24 households (0 Hispanic)
- Other Multi-Racial: 8 households (2 Hispanic)

A total of 550 individuals were supported through ESG-funded activities, though detailed racial and ethnic data for ESG beneficiaries was not available at the time of reporting.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	748,362	6,380,645
HOME	public - federal	12,494,624	586,196
ESG	public - federal	430,074	401,942

Table 3 - Resources Made Available

Narrative

During Program Year 2024 (County FY25), Montgomery County utilized a federal resources to advance its housing and community development goals. The County's Annual Action Plan projected a total of \$20.86 million in federal resources across the CDBG, HOME, and ESG programs. Actual resources available during the program year totaled approximately \$20.41 million, reflecting modest adjustments in program income and prior year balances.

CDBG Program:

The County projected \$7,687,475 in CDBG resources, including entitlement funds, program income, and prior year resources. Actual resources totaled \$7,483,621, due to lower-than-anticipated program income (\$296,146 actual vs. \$500,000 projected). A total of \$6,380,644.95 in CDBG funds was expended during the program year to support housing rehabilitation, code enforcement, public services, and capital improvements in low- and moderate-income communities.

HOME Program:

The County anticipated \$12,556,879 in HOME resources, including entitlement, program income, and prior year funds. Actual resources totaled \$12,494,624, with program income slightly below projections (\$437,746 actual vs. \$500,000 projected). A total of \$586,195.54 in HOME funds was expended during the program year, supporting affordable rental housing development and preservation, including units targeted to households at or below 30% AMI.

ESG Program:

The County projected \$612,602 in ESG resources, including prior year funds. However, all prior year ESG funds were drawn down before the start of the new program year, resulting in \$430,074 in actual ESG resources available. A total of \$401,941.98 in ESG funds was expended during the program year to support emergency shelter operations, rapid rehousing, and homelessness prevention services.

It is important to note that some draws and program income receipts associated with Program Year 2024 activities were processed after the close of the fiscal year and are not fully reflected in IDIS expenditure and receipt reports for the reporting period. These timing differences are typical and do not reflect delays in program implementation.

Despite minor variances between projected and actual resources, the County effectively deployed its federal funds to address priority needs identified in the Consolidated Plan, with a focus on affordable housing, homelessness prevention, and community-based services.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG-eligible areas	94	0	self-explanatory
Countywide	0	100	self-explanatory
Rockville	4	0	City
Takoma Park	2	0	City

Table 4 – Identify the geographic distribution and location of investments

Narrative

There are no target areas for investment. Most activities are oriented to low-income clients Countywide. Code enforcement activities are conducted countywide; CDBG funds are used for code enforcement activities occurring only within CDBG-eligible areas, as determined by HUD.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Montgomery County effectively invested County resources to attract significant state, local, and private investment in affordable housing during Program Year 2024. A standout example is The Chimes at North Bethesda, a 163-unit affordable housing development located at 11901 Nebel Street, within walking distance of the North Bethesda Metro station.

This project exemplifies the County's ability to maximize impact through layered financing and strategic partnerships. The total development cost is approximately \$86 million, supported by a combination of:

- \$19.45 million in Montgomery County funding through the Department of Housing and Community Affairs (DHCA), focused on the 4% LIHTC portion
- Low-Income Housing Tax Credits (LIHTC) using a "twinning" structure that combines both 4% and 9% credits
- A \$2.2 million grant from the Amazon Housing Equity Fund
- Additional financing from Capital One, Enterprise, Freddie Mac, Truist, Grandbridge Real Estate Capital, NeighborWorks America, and the Maryland Department of Housing and Community Development

This financing structure allowed the County to meet HOME match requirements and significantly expand the reach of its local investment.

In addition to financial leveraging, the project repurposed a previously vacant and environmentally constrained parcel of publicly owned land, transforming it into a vibrant, transit-accessible community. Public enhancements include a pocket park, nature overlook, stream restoration, and pedestrian and bicycle infrastructure improvements, aligning with the County's goals for equitable and sustainable development.

Affordability Breakdown – The Chimes at North Bethesda

The 163 units are distributed across a range of affordability levels to serve households with varying income needs:

- 17 units at 30% AMI

- 15 units at 40% AMI
- 40 units at 50% AMI
- 74 units at 60% AMI
- 17 units at 80% AMI
- Total 163 units

Of these, 44% (72 units) are reserved for households earning at or below 50% of AMI, including 17 deeply affordable units at 30% AMI. The unit mix includes 10 studios, 57 one-bedroom, 72 two-bedroom, and 24 three-bedroom apartments, addressing a critical need for larger family-sized units in the County.

The Chimes at North Bethesda demonstrates how combined investments can deliver deeply affordable, high-quality housing in high-opportunity areas. It serves as a model for future development and a key step toward achieving Montgomery County's long-term housing goals.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	302,932,557
2. Match contributed during current Federal fiscal year	5,541,602
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	308,474,159
4. Match liability for current Federal fiscal year	33,844
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	308,440,315

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
NON MHP Nebel Street	08/27/2024	5,541,602	0	0	0	0	0	5,541,602

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
276,724	437,741	938,908	0	437,746

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	1,342	1,306
Number of Special-Needs households to be provided affordable housing units	12	19
Total	1,354	1,325

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	1,300	1,165
Number of households supported through The Production of New Units	18	0
Number of households supported through Rehab of Existing Units	14	125
Number of households supported through Acquisition of Existing Units	10	16
Total	1,342	1,306

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Montgomery County's affordable housing goals for Program Year 2024 (County Fiscal Year 2025) focused on the production and preservation of affordable rental and ownership units for households earning between 30% and 80% of Area Median Income (AMI). In total, the County closed 25 projects during the year, resulting in the creation or preservation of 1,776 affordable units through different funding sources, exceeding the County's typical annual production. Key programs such as the

Moderately Priced Dwelling Unit (MPDU) program and the Housing Initiative Fund (HIF) played a central role in achieving these outcomes.

While the goals set a clear direction, the outcomes as reflected in PR22 and PR23 demonstrate both progress and challenges. Many activities advanced as planned or were completed successfully. However, some projects experienced delays due to external factors. These included labor shortages, extended permitting timelines, rising construction costs, and longer development cycles for large-scale projects such as Falkland Chase North and Parkview Towers.

Despite these obstacles, the County exceeded its unit production targets in several categories, particularly through scattered-site acquisitions, preservation efforts, and new construction. Notably, 51 HOME-assisted rental units were completed, with additional units in the pipeline. Community Development Block Grant (CDBG)-funded rehabilitation and code enforcement activities also surpassed expectations in terms of household impact.

Discuss how these outcomes will impact future annual action plans.

The outcomes from Program Year 2024 (PY24) will inform future planning efforts in several key ways. Particularly, the County will incorporate more realistic timelines into project planning for new construction activities, based on recent implementation experiences. There has also been a strategic shift toward acquisition and rehabilitation approaches, which have proven to be more efficient and cost-effective than new construction in many cases.

Continued investment in the preservation of Moderately Priced Dwelling Units (MPDUs) and scattered-site acquisitions remains a priority. These strategies offer faster delivery timelines and greater flexibility in meeting housing needs across diverse neighborhoods. The County has also strengthened its monitoring and technical assistance efforts for Community Housing Development Organizations (CHDOs) and other subrecipients to improve project outcomes and compliance.

Looking ahead, the County will likely continue to prioritize scattered-site acquisition and preservation, as well as the development of senior housing, such as Arbor Crest and 1910 University Boulevard. Large-scale redevelopment efforts, including the planned 479 affordable units at Falkland Chase North, will also play a critical role. Additionally, the County is deepening its affordability targets, with a growing number of units reserved for households earning at or below 50% of the Area Median Income (AMI).

Future Action Plans will remain aligned with the Con Plan goals, Thrive Montgomery 2050, and the Attainable Housing Strategies Report. Lessons learned from PY24 will inform these plans, including the need for more flexible financing tools, streamlined permitting processes, and enhanced coordination with both nonprofit and for-profit development partners.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	6
Moderate-income	10	43
Total	10	49

Table 13 – Number of Households Served

Narrative Information

The outcomes from Program Year 2024 (PY24) will directly inform Montgomery County’s future affordable housing strategies. Key lessons learned include the need to incorporate more realistic timelines into project planning, particularly for new construction, and to continue emphasizing acquisition and rehabilitation strategies, which have proven to be more efficient and cost-effective. The County also remains committed to preserving Moderately Priced Dwelling Units (MPDUs), expanding scattered-site acquisitions, and enhancing monitoring and technical assistance for Community Housing Development Organizations (CHDOs) and subrecipients.

In alignment with *Thrive Montgomery 2050* and the *Attainable Housing Strategies Report*, the County invested over \$109.7 million in FY25 to support the production and preservation of 1,776 affordable housing units. These investments reflect a strong commitment to equitable development, long-term affordability, and support for vulnerable populations, including seniors and individuals in mental health recovery. Noteworthy projects include:

- **Parkview Towers (MHP):** \$3 million in HOME funds to preserve 125 units, including 5 at 30% AMI and 93 at 60% AMI.
- **Falkland Chase North (True Ground):** \$29.7 million HIF loan to support 479 affordable units at 60% AMI.
- **1910 University Boulevard (Mission First):** \$4 million HIF loan for 90 senior units, including 6 deeply affordable units at 30% AMI.
- **Arbor Crest:** A PILOT agreement preserving 80 senior units, including 5 at 45% AMI.
- **Habitat for Humanity:** Acquisition of 10 scattered-site homeownership units using \$950,000 in CDBG funds, serving households up to 80% AMI.

These outcomes underscore the County’s continued focus on delivering impactful and sustainable housing solutions. Future Action Plans will build on these efforts by exploring more flexible financing tools, streamlining permitting processes, and strengthening partnerships with nonprofit and for-profit developers.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Continuum of Care (CoC) has four outreach provider teams that proactively canvass the County looking for people who are unsheltered and working to engage them. ESG funds are used to support the operations of the 24/7 Homeless Information Line (240-907-2688). The Information Line provides the caller access to diversion services, emergency shelter, and outreach services, if needed. The CoC's standard outreach procedures focus on engaging unsheltered individuals and families to provide a "warm" transfer to diversion services, emergency shelter and Coordinated Entry System to assess the needs of persons experiencing homelessness. The CoC has developed an outreach protocol between local police and outreach providers to promote person-centered collaboration. A CoC Outreach Coordinator works with outreach providers in the CoC to centralize and coordinate efforts. DHHS continues to conduct biannual "census counts" to collect and monitor the number of unsheltered people in the County and identify trends in the data. The CoC has increased the outreach capacity by more than 50% in recent years, recognizing the need to engage and serve unsheltered individuals. During the 2025 Point-in-Time enumeration, there was a 4% percent increase in unsheltered households. Anecdotally, community members report an increase in encampment sites and "hot spots" where 2 or more homeless persons are located. CoC services are advertised via the County's 311-phone line, the Department of Health and Human Services (DHHS) website, community events, and via a homeless services guide available at public libraries, recreation centers, and public schools.

The CoC uses the Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT) and a locally created acuity tool that assesses the level of severity of needs for individuals and families. The tools are used to match the level of need to the appropriate housing intervention. Staff generates a by-name list with each household's vulnerability score via the Homeless Management Information System (HMIS) database. The CES, which consists of the network of CoC service providers, holds a bi-weekly meeting to match households to housing vacancies. Case conferencing is also used with the by-name list to ensure the community is tracking, engaging, and connecting all households experiencing homelessness, specifically the households that are considered "long stayers" to potential service interventions and housing options.

Addressing the emergency shelter and transitional housing needs of homeless persons

The CoC provides emergency shelter to individuals and families experiencing homelessness throughout the jurisdiction. After the pandemic began to subside, the year-round shelter capacity, specifically emergency shelter capacity for adults without children, was increased to 346 year-round beds, including 10 designated for victims of domestic violence and 12 medical needs-based beds. On the day of the

2025 Point in Time (PIT) Count, there were a total of 1,510 literally homeless persons. Families with minor children are served by three family shelters with the capacity to serve 27 families with additional 16 families able to be served through the County's domestic violence shelter. In addition, DHHS provides overflow shelters via motels to supplement when family shelters are full. During the 2025 Point in Time Count, a total of 103 families were residing in emergency, overflow shelters, or Domestic Violence shelters.

In addition to providing emergency shelter and transitional housing, the CoC has implemented homeless diversion for both families and singles. Diversion uses empowerment and mediation techniques to assist households with identifying alternative housing solutions outside of an emergency shelter. Diversion may include both case management and temporary financial assistance.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Montgomery County DHHS provides a broad range of resources and services from income supports to housing stabilization services, which includes emergency financial assistance, case management to help households retain housing or relocated if needed to prevent homelessness. Households with repeated eviction filings receive ongoing case management to address barriers contributing to housing instability. As mentioned above, diversion efforts include mediating family disputes, one-time grants to offset costs to family/friends with whom they can stay, and linkages to mainstream benefits, employment and behavioral health/health resources to reduce risk. DHHS also provides energy assistance to help low-income residents pay their utility costs and operates the County Rental Assistance Program, a shallow rent subsidy program for low-income households that include a member that is 55+ or has a documented disability.

During the pandemic, the CoC initiated the Short-term Housing and Resolution Program (SHaRP) using Covid funding to assist households to exit homelessness. SHaRP continues to be a highly successful tool in the rapid rehousing of households, specifically those with minor children. In 2023, the CoC added support services to this program through case management "navigators". These navigators provide light touch case management, resources and referrals to households in the program. Since its inception, SHaRP has helped 479 households move into permanent housing. The CoC partners with the Montgomery County DHHS, public schools, local hospitals, and the County's Emergency Assistance Coalition all help to identify those at-risk of homelessness.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to

permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The CoC utilizes a low-barrier, “no wrong door” approach to ensure any individual or family experiencing homelessness can access the services they need to make their experience of homelessness as short in duration as possible. The Coordinated Entry System (CES) for both individual adults and families was established to minimize the length of time homeless, prioritize households based on vulnerability and length of homelessness, and make housing matches based on the assessed need of households. The CoC works with non-traditional partners, including those located where people experiencing homelessness congregate, such as libraries, hospitals, and jails. The enhanced CES includes uniform community-wide standards that prioritize persons for housing, including those with the longest time homeless and highest service needs. CES prioritizes households with the greatest vulnerabilities for permanent supportive housing. The Montgomery County CoC has made it a priority to focus on certain subpopulations (Youth, Veterans, Families, and those with extreme vulnerability who tend to have significant needs). Additional strategies to reduce the length of homelessness are a significant increase in the number of Rapid Rehousing units and permanent supportive housing (PSH).

After there was a 98% increase in families counted in the 2025 PIT Count, the Continuum of Care (CoC) secured supplemental County funding for the SHaRP program, enabling it to provide dedicated services to families experiencing homelessness. Between January and June of 2025, the program successfully housed 126 individuals. In Fiscal Year 2026, SHaRP received ongoing County funding, officially establishing it as a permanent fully funded program. Additionally, this funding provided an increase of three navigators to the system to provide resources, referrals, and light-touch case management to households enrolled in SHaRP. The navigators have monthly interactions with households to stabilize and prevent returns to homelessness.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Montgomery County no longer operates traditional public housing, as the Housing Opportunities Commission (HOC) has fully converted its public housing portfolio through HUD's Rental Assistance Demonstration (RAD) program. This conversion preserved affordability, avoided displacement, and enabled long-term reinvestment through Project-Based Rental Assistance (PBRA) and Project-Based Vouchers (PBV). All former public housing units are now part of HOC's mixed-income portfolio, supported by sustainable financing tools such as Low-Income Housing Tax Credits (LIHTC).

To further address housing needs, HOC and the County have implemented several innovative initiatives:

- **Housing Production Fund (HPF):** A \$100 million revolving loan fund, seeded by County-issued bonds, provides short-term construction financing for mixed-income developments. At least 30% of units in HPF-supported projects are affordable, including 20% at 50% AMI and 10% at MPDU levels (65–70% AMI). The fund is expected to support the creation of 6,000 new units over 20 years.
- **Nonprofit Preservation Fund:** Launched in 2023 with \$20 million (and an additional \$30 million proposed for FY25/PY24), this fund provides 7–10 year loans to nonprofit and public housing providers to acquire and preserve naturally occurring affordable housing, particularly near transit.
- **HOC Bridge (Pilot):** A new direct rental assistance program for higher-income voucher holders, HOC Bridge provides flexible cash assistance to promote self-sufficiency. Participants lease licensed units in the County and receive wraparound services such as financial literacy, adult education, and workforce development. The program is expected to launch in FY26/PY25 with an initial cohort of 10 households.

HOC also continues to develop and renovate affordable housing across the County. Notable projects include:

- **Hillandale Gateway (Silver Spring):** 463 units, including 248 affordable units, with green building certifications.
- **Garnkirk Farms (Clarksburg):** 184 multifamily units, 128 of which are LIHTC-supported.
- **Springvale Terrace (Silver Spring):** Redevelopment of a senior property with 230 affordable units, including 48 PBRA units via HUD's Faircloth-to-RAD tool.
- **Metropointe (Wheaton):** Renovation of 173 units with LIHTC and HIF support, including energy efficiency upgrades.

These efforts reflect a long-term commitment to preserving affordability, expanding housing supply, and

promoting inclusive, sustainable communities.

Hillandale Gateway Project Overview YouTube Video

https://youtu.be/mFo_V4lKBws?si=qFyQgclVvqMrTWwZ Video developed by HOCMC

Garnkirk Farms Apartments Overview

<https://www.hocmc.org/portfolio/garnkirk-apartments-new-construction/> Project overview from HOC's website.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

Although HOC no longer operates a traditional public housing program, it continues to engage residents through the **Resident Advisory Board (RAB)**, composed of HOC-assisted individuals. The RAB plays a key role in shaping the Public Housing Agency Plan and other policy decisions.

In FY25/PY24, HOC conducted a comprehensive stakeholder engagement process to inform its strategic planning. This included:

- Interviews with policymakers and housing experts
- Five focus groups (e.g., seniors, immigrants, Black and Hispanic communities)
- Two town halls (in-person and virtual)
- Surveys of the public (350), HOC customers (1,725), and staff (130)

In total, nearly 2,400 voices were heard. Spanish and sign language interpretation were provided to ensure accessibility. Key themes included the need for more senior housing, alternative housing models, and flexible rental assistance.

HOC also promotes homeownership through several programs:

- **Mortgage Purchase Program (MPP):** Over \$947 million in below-market loans for first-time buyers.
- **Purchase Assistance Program (PAP):** 660 loans totaling \$4.8 million for down payment and closing costs.
- **Revolving Closing Cost Assistance Program (RCCAP):** 953 loans totaling \$9.5 million.
- **House Keys 4 Employees (HK4E):** Down payment assistance for County employees.
- **Montgomery County Homeownership Assistance Fund (MCHAF):** \$7.4 million in assistance since 2019, supporting 316 loans.
- **HOC/HOP Program:** Since 1987, this program has helped HOC residents transition to homeownership. In FY25/PY24, 14 families purchased homes, and 456 residents are currently

enrolled.

These programs, combined with financial education and community engagement, empower residents to build wealth and achieve long-term housing stability.

Actions taken to provide assistance to troubled PHAs

At this time, there are no Public Housing Agencies (PHAs) operating within Montgomery County that are designated as "troubled" by the U.S. Department of Housing and Urban Development (HUD). As such, no specific actions were required or taken by the County to provide assistance to troubled PHAs during the reporting period.

Montgomery County maintains ongoing communication and coordination with local PHAs, including the Housing Opportunities Commission (HOC) and Rockville Housing Enterprises (RHE), to support the effective administration of public housing and Housing Choice Voucher programs. Should any PHA within the County be designated as troubled in the future, the County is prepared to collaborate with HUD and local partners to provide technical assistance and support corrective actions as needed.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

Montgomery County continued to address the needs of underserved populations by leveraging a combination of federal, state, and local resources. A persistent challenge remains the limited availability of funding relative to the scale of need, particularly in the areas of affordable housing, homelessness prevention, and supportive services.

To address this, the County allocated over \$168.7 million in FY25 for FY26 to support affordable housing and housing-related services across departments and agencies. This included:

- \$59.8 million in Housing Initiative Fund (HIF) operating funds, including: \$25.4 million for the Rental Assistance Program (RAP) \$12.4 million for multifamily housing production and preservation \$9.7 million for the Housing First program \$5.5 million for Homeowner Downpayment Assistance \$2.0 million for Building Neighborhoods to Call Home \$4.8 million for other housing-related expenses

Additionally, \$75 million in new capital funding was committed to the Affordable Housing Acquisition and Preservation project. These investments helped mitigate the impact of rising construction costs and delays in project completions, which have historically contributed to the accumulation of prior year resources.

Montgomery County continued to prioritize the acquisition, preservation, and production of affordable housing through a variety of programs and initiatives. CDBG and HOME funds supported the rehabilitation of single- and multi-family units, group homes, and neighborhood revitalization projects. The County also worked with property owners to extend affordability controls on expiring Moderately Priced Dwelling Units (MPDUs), preserving long-term affordability for both rental and for-sale units.

The County's Rent Stabilization law, effective July 23, 2024, established a maximum allowable rent increase of 6% for FY25, helping to prevent displacement and maintain housing stability for low- and moderate-income renters. Additionally, the County continued to implement zoning reforms and land use strategies aligned with the Thrive Montgomery 2050 plan to expand housing options in traditionally single-family zones and promote equitable access to affordable housing.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Montgomery County continued to address obstacles to meeting underserved needs by leveraging a combination of federal, state, and local resources, while strengthening partnerships with nonprofit

organizations and community stakeholders. A persistent challenge remains the limited availability of affordable housing and supportive services relative to the scale of need, particularly for extremely low-income households, seniors, youth, and individuals with disabilities.

To help close this gap, the County allocated over \$212 million in FY25 to support affordable housing development and preservation. This included:

- \$170.6 million in Capital Improvements Program (CIP) funds
- \$34.2 million in Housing Initiative Fund (HIF) operating funds
- \$13.9 million in federal grants (HOME and CDBG)

These investments supported a range of activities, including rental assistance, multifamily housing production and preservation, downpayment assistance, and rapid rehousing. Notably, the County also committed \$75 million in new capital funding for the Affordable Housing Acquisition and Preservation project and \$59.8 million in HIF operating funds for FY26, reinforcing its long-term commitment to housing affordability.

In addition to housing investments, the County expanded its public service grant portfolio to fund nonprofit organizations delivering critical services such as food security, mental health support, youth development, and eviction prevention. These grants were awarded through a competitive process led by the Community Development Advisory Committee (CDAC), informed by public hearings and community needs assessments to ensure alignment with local priorities.

To further address housing instability, the County implemented a new Rent Stabilization law, capping rent increases at 6% for FY25. This policy aims to prevent displacement and promote housing stability among low- and moderate-income renters.

Together, these actions reflect a comprehensive approach to addressing the complex and evolving needs of underserved populations in Montgomery County.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Montgomery County continued its efforts to reduce lead-based paint hazards through a combination of direct services, regulatory enforcement, and public education. The County's Childhood Lead Poisoning Prevention and Environmental Case Management Program provided home-based services to families with children exposed to lead or living with asthma. These services included environmental assessments, education on lead safety, and referrals for lead abatement, supported by funding from the Maryland Department of Housing and Community Development.

The Department of Housing and Community Affairs (DHCA) enforced compliance with Maryland's lead safety regulations for all rental units constructed before 1978. This included ensuring that landlords met inspection and certification requirements to maintain safe living environments.

In addition, the Housing Opportunities Commission (HOC) and Rockville Housing Enterprises (RHE) continued to secure lead-free or limited-lead-free certifications at unit turnover. Both agencies also provided tenants with educational materials to raise awareness about lead hazards and promote safe housing practices.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Montgomery County implemented a range of anti-poverty strategies aimed at stabilizing households, promoting self-sufficiency, and reducing the risk of homelessness. These included rental assistance, eviction prevention, and targeted public service grants. Programs such as the Rockville Emergency Assistance Program (REAP) and the Homeless Youth Specialist initiative provided direct support to vulnerable households.

Workforce development initiatives like HOC Works and the HOC Academy helped residents build skills, access employment opportunities, and achieve greater economic stability. Additionally, CDBG-funded public service grants supported services such as food assistance, mental health support, youth development, and job readiness training.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The County strengthened its institutional capacity through interagency collaboration, strategic planning, and administrative enhancements. The Interagency Commission on Homelessness (ICH) continued to guide the Continuum of Care (CoC), ensuring coordinated service delivery and alignment with HUD priorities.

The Office of Grants Management supported best practices in grant administration and served as a central hub for federal and state funding opportunities. The County also expanded its Office of Rent Stabilization to implement and monitor compliance with the new rent stabilization law, providing education and technical assistance to landlords and tenants.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Montgomery County maintained strong coordination among public agencies, housing authorities, and nonprofit service providers. The ICH and CoC facilitated cross-sector collaboration to address homelessness and housing instability. The County also partnered with organizations addressing food insecurity, digital access, and emergency preparedness to ensure a holistic approach to community development.

Collaboration with the Housing Opportunities Commission (HOC), Rockville Housing Enterprises (RHE), and nonprofit developers expanded access to affordable housing and supportive services. These partnerships were instrumental in implementing initiatives such as the Stability Voucher program, which

provided rental assistance to individuals and families experiencing or at risk of homelessness, including survivors of domestic violence and human trafficking.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Montgomery County continued to implement strategies identified in its Regional Analysis of Impediments to Fair Housing Choice, developed in partnership with neighboring jurisdictions in the Washington, DC region. Key actions included:

- Zoning and Land Use Reform: Advancing recommendations from the *Attainable Housing Strategies Report*, including zoning changes to allow duplexes, triplexes, and other “middle housing” types in single-family zones to expand housing choice and reduce exclusionary practices.
- Preservation of Affordable Units: Extending affordability controls on expiring MPDUs and supporting nonprofit acquisitions of naturally occurring affordable housing using CDBG, HOME, and HIF funds.
- Fair Housing Education and Enforcement: The Office of Human Rights (OHR) continued to investigate complaints, conduct outreach, and coordinate with the Montgomery County Committee on Hate/Violence. Fair housing testing was conducted as needed.
- Public Land for Affordable Housing: The County identified publicly owned sites, such as Jeremiah Park, for redevelopment into mixed-use, mixed-income communities.
- Rent Stabilization Implementation: The newly established Office of Rent Stabilization enforced the County’s rent cap policy (6% for FY25), educated stakeholders, and ensured compliance with fair housing laws.

These efforts aimed to expand housing choice, reduce displacement, and promote equitable access to opportunity.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Montgomery County receives annual allocations from the federal CDBG, HOME, and ESG Programs. Monitoring standards and procedures for each program are described here. CDBG, CDBG-CV, ESG, and ESG-CV activities are monitored according to program requirements. Sub-recipients and contractors are required to submit periodic progress and financial reports and submit quarterly benefit data reports. DHCA staff maintains regular telephone and e-mail contact with sub-recipients and contractors. Staff provides technical assistance at the time contracts are drafted to ensure that all contractors are familiar with and understand program requirements. Topics discussed include income/beneficiary documentation, reporting, files and records management, invoicing for payment, and timely expenditure of funds. In addition, staff members attend events sponsored by the sub-recipients/grantees related to programs that receive funding.

Montgomery County is responsible for ensuring that all HOME program funds are used per the program requirements. The County executes written agreements and performs monitoring of its contractors. The County will monitor all activities assisted with HOME funds to assess compliance with ongoing program requirements. The County has an internal tracking system for HOME projects that generates requests for information, audits, and benefit data reports according to the schedule of required cyclical inspections. The County is also subject to review by outside auditors. The current contract calls for programmatic and financial audits to be conducted annually. Monitoring is conducted each year for all contracts. Additional monitoring may be conducted if there is some concern about a grantee's performance or ability to carry out its contractual duties effectively and efficiently. This monitoring usually takes place in the field at the offices of the grantee, although they are sometimes conducted at DHCA if the grantee is known to the monitor and has an excellent performance record. These sessions average one hour in length and include a review of files as well as current procedures/standards as required by HUD. Time is taken for any questions from the grantee, as well as for technical assistance as necessary. A monitoring form is completed for each visit and is included in each case file.

Randolph Village	Airpark	Churchill Senior Living I	Churchill Senior Living II	Essex House	The Sanctuary at Mt. Jezreel	Point View at Aspen Hill
no observed violations	no observed violations	no observed violations	no observed violations	no observed violations	no observed violations	no observed violations

no observed violations	repair toilet tank	no observed violations	no observed violations	install guard limiting device (window)	no observed violations	no observed violations
	no observed violations	no observed violations	no observed violations	repair/replace sink	no observed violations	no observed violations
	no observed violations	no observed violations	no observed violations	repair/replace exhaust fan	no observed violations	no observed violations
		no observed violations		install/provide shelf retaining bar (fridge)		
		no observed violations		no observed violations		
		no observed violations		repair/replace stove/burner		
		no observed violations		install/provide shelf retaining bar (fridge)		
		no observed violations				
		no observed violations				

Table 14 - 2024 Inspections - Part 1

Cordell Place	Seneca Heights	The Glen
no observed violations	install carbon monoxide alarm	inspector did not indicate specific unit issues
no observed violations	install carbon monoxide alarm	inspector did not indicate specific unit issues
no observed violations	install carbon monoxide alarm	inspector did not indicate specific unit issues
no observed violations	install carbon monoxide alarm	inspector did not indicate specific unit issues
no observed violations		inspector did not indicate specific unit issues
no observed violations		inspector did not indicate specific unit issues
no observed violations		inspector did not indicate specific unit issues
		inspector did not indicate specific unit issues
		inspector did not indicate specific unit issues
		inspector did not indicate specific unit issues
		inspector did not indicate specific unit issues
		inspector did not indicate specific unit issues

Table 15 - 2024 Inspections - Part 2

The Glen	Brooke Park	Pond Ridge
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inspector did not indicate specific unit issues	no observed violations	no observes violations
inspector did not indicate specific unit issues	investigate cause/repair light mold (window)	no observes violations
inspector did not indicate specific unit issues	provide access	repair countertop backsplash, paint wall/ceilings, investigate water/heavy mold
inspector did not indicate specific unit issues	no observed violations	
inspector did not indicate specific unit issues	no observed violations	
inspector did not indicate specific unit issues	secure/mount toilet seat, hot water	
inspector did not indicate specific unit issues	no observed violations	
inspector did not indicate specific unit issues		
inspector did not indicate specific unit issues		
inspector did not indicate specific unit issues		

Table 16 - 2024 Inspections - Part 3

MHLP X
repair/replace window pane, floor covering, reffridgerator light, fridge shelf; replace HVAC filter; investigate/repair light mold (window)
install carbon monoxide alarm; replace HVAC filter; caulk bathtub; repair/replace operating hardware (door); repair/replace exhaust fan
no observes violations
no observes violations
no observes violations
repair window screen,door; paint walls; caulk bathtub; secure/mount vanity; install electrical fixture cover; clean porch; maintain shrubbery
secure.mount electrical fixture; install/proivde exhaust fan; repair/replace window screen; caulk bathtub
repair/replace curtain rod; caulk bathtub; repair/replace electrical fixture
install carbon monoxide alarm; provide safe means of egress; repair/replace interior walls/ceiling (garage)

Table 17 - 2024 Inspections - Part 4

MHLP X	Pooks Hill	The Willow Apts
repair bathtub hardware, towel rack, bathtub, curtain rod, electrical outlet, basement windows, fridge gasket, wall panel; mount hatch; correct trip hazard on floor covering; caulk bathtub; egress	no observed violations	no observed violations

repair electrical outlet, cabinet/vanity, door, tissue/towel rack, kitchen countertop, window sill, install electrical switch, caulk sink,	repair electrical outlet, door, dishwasher	no observed violations
replace HVAC filter; repair/replace cabinet vanity; clean exhaust fan	repair toilet/tank, clean interior walls/ceiling, repair bathtub/shower, curtain rod, tissue/towel rack, replace door, trim baseboard	no observed violations
no observed violations	no observed violations	paint interior wall/ceiling
repair/replace smoke alarm, door screen, kitchen cabinet, toilet seat, electrical switch		

Table 18 - 2024 Inspections - Part 5

HUI Montgomery Village	HUI Derwood	Edinburgh	Halpine Hamlet Apts
paint interior stairs; repair/replace operating hardware (door); clean floor covering; housekeeping	condemnation (issued EFN)	no observed violations	no observed violations
no observed violations		no observed violations	no observed violations
repair/replace HVAC, windows, stove/oven, dishwasher, window screen, kitchen cabinet		no observed violations	no observed violations
		no observed violations	no observed violations
		no observed violations	
		exterminate bed bugs	
		exterminate bed bugs	
		repair burner	
		install tissue rack	

Table 19 - 2024 Inspections - Part 6

439 N Frederick Ave	Victory Oaks	Victory Crossing
no observed violations	request Apr 2025	provide safe means of egress
no observed violations	no observed violations	no observed violations
no observed violations	provide safe means of egress	caulk/seal countertop
	no observed violations	no observed violations
	no observed violations	no observed violations

	correct trip hazard covering (floor), provide safe means of egress	no observed violations
	no observed violations	no observed violations
	no observed violations	
	no observed violations	
	no observed violations	

Table 20 - 2024 Inspections - Part 7

Hampshire Village
paint wall/ceiling (interior)
no observed violations
no observed violations
no observed violations
no observed violations
no observed violations

Table 21 - 2024 Inspections - Part 8

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Montgomery County is committed to ensuring transparency and public engagement in the administration of its HUD-funded programs. In accordance with the County's Citizen Participation Plan and HUD regulations, the public is provided with reasonable notice and an opportunity to comment on the Consolidated Annual Performance and Evaluation Report (CAPER).

The availability of the draft CAPER is publicly advertised in a local newspaper of general circulation, and the report is made available for a 15-day public comment period. During this time, the draft CAPER is posted on the DHCA website, and hard copies are available upon request at the Department of Housing and Community Affairs (DHCA) office.

To ensure accessibility, the CAPER is also provided in alternative formats upon request, including large print and translated versions for individuals with limited English proficiency. The Office of Community Partnerships continues to lead a County-wide effort to expand access to information and services for residents who speak languages other than English.

All written comments received during the public comment period are reviewed and considered prior to finalizing the report. A summary of public comments and the County's responses is included in the final CAPER submission to HUD.

These efforts reflect Montgomery County's ongoing commitment to inclusive community engagement and transparent reporting of its progress in meeting community development objectives.

DRAFT

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

There were no significant changes to the jurisdiction's program objectives during the reporting period. The County continues to implement its CDBG-funded activities in alignment with the goals and priorities outlined in the Consolidated Plan and Annual Action Plan.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

DRAFT

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The County has an internal tracking system for HOME projects that generates requests for information, audits, and benefit data reports according to the schedule of required cyclical inspections. The County's HOME Regulatory Agreements with property owners/developers restrict the maximum income for low-income tenant households occupying HOME-assisted units to 60% of the area median income throughout the project's period of affordability. The HOME regulations specify the compliance monitoring activities that the County must undertake to ensure compliance with HOME requirements: reporting, property inspections, review of records, and record-keeping. These required monitoring activities provide the framework for the DHCA's monitoring procedures.

- **Reporting.** Per HOME regulations [24 CFR 92.252(f)(2)], DHCA requires property owners/managers of every HOME-assisted rental project to submit a rent and occupancy report on an annual basis to determine compliance with occupancy and rent requirements. The process is known as "Desk Reviews". In Federal Fiscal Year 2024, Desk Reviews of 75 projects were completed.
- **Property Inspections.** DHCA conducts on-site inspections of HOME-assisted properties and units to verify that projects are maintained in standard condition and meet applicable housing quality standards and ongoing maintenance requirements. The frequency of required on-site unit inspections must be done every one to three years, based on the size of the property, as specified by the HOME regulations [24 CFR 92.504(d)(1)]. During FY 2024 Asset Management staff conducted 144 inspections of HOME rental projects.
- **Review of Records and Record-Keeping.** In addition to the property inspections that are based on a one to three-year frequency, the County is required to schedule on-site audits of HOME-assisted rental properties throughout the property's affordability period. DHCA conducts a review of the records and files retained on-site that document the owner's compliance with all HOME requirements, including verification of the data the owner/manager, submits of the annual rent and occupancy report during the Desk Review process.

Throughout PY 2024 DHCA completed a total of 93 record and file reviews during on-site and virtual audits of HOME rental projects.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

Montgomery County requires all developers and property managers of HOME-assisted housing to adopt and implement an affirmative marketing plan in accordance with 24 CFR 92.351(a). These plans are designed to ensure that individuals of similar income levels in the housing market area, regardless of race, color, national origin, sex, religion, familial status, or disability, have equal access to available housing opportunities.

The County conducts ongoing compliance reviews throughout the year to ensure that each development is adhering to its approved affirmative marketing plan. As part of this process, DHCA staff:

- Review marketing materials to confirm the inclusion of required Fair Housing and Equal Opportunity (FHEO) logos and non-discrimination statements.
- Evaluate the content and placement of advertisements to ensure that outreach efforts are inclusive and targeted to populations least likely to apply, including racial and ethnic minorities, persons with disabilities, and limited English proficient (LEP) individuals.
- Provide technical assistance to developers and property managers to support compliance and improve outreach strategies.

These efforts are integrated into the County's broader commitment to fair housing and equitable access to affordable housing opportunities. Affirmative marketing actions are also coordinated with the County's Office of Human Rights and Office of Community Partnerships to ensure alignment with local language access and anti-discrimination initiatives.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

During Program Year 2024, Montgomery County strategically deployed HOME program income to support two impactful projects that advanced the County's goals of expanding and preserving affordable housing for vulnerable populations.

The first project involved the acquisition of a three-bedroom townhouse at 9451 Tall Oaks Court in Montgomery Village by Housing Unlimited, Inc. (HUI). This property will serve as permanent, affordable housing for individuals with psychiatric disabilities who are capable of independent living. Two of the three bedrooms are designated as HOME-assisted units and are restricted to households earning at or below 50% of the Area Median Income (AMI). The County provided \$271,592 in HOME funds sourced from program income to support the acquisition. The loan is structured as a 40-year, zero-interest agreement, with repayment based on 50% of net cash flow or a minimum annual payment of \$6,789.80. This project exemplifies the County's commitment to supportive housing and the use of flexible financing to meet the needs of residents with disabilities.

The second project supported with HOME program income was the rehabilitation of Parkview Towers, a 125-unit apartment building in Takoma Park owned by Montgomery Housing Partnership (MHP). The County provided a \$3 million subordinate HOME loan to assist with façade restoration and limited unit

rehabilitation. The loan carries a 2% interest rate and a 42-year term, with repayment based on surplus cash flow, consistent with the terms of the original 2013 financing structure. The project also received a \$2 million HOME loan from the Maryland Department of Housing and Community Development. Of the 125 units at Parkview Towers, 105 are affordable, including 5 units at 30% AMI, 7 at 50% AMI, and 93 at 60% AMI. The rehabilitation work is expected to be completed within 18 months and will help preserve long-term affordability and improve the quality of life for residents.

Together, these two projects demonstrate how Montgomery County uses HOME program income to support both acquisition and rehabilitation efforts, targeting deeply affordable units and special needs populations. These investments not only preserve the County's affordable housing stock but also ensure that residents with the greatest needs have access to safe, stable, and supportive housing.



HUI-9451 Tall Oaks Ct

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

Montgomery County continues to implement a comprehensive strategy to foster and maintain affordable housing, with a strong emphasis on leveraging various resources to support deeply affordable

housing development and preservation.

In FY25, the County used HOME funds strategically to support projects that serve the lowest-income households and address critical housing needs. These investments were central to the County's broader efforts to expand and preserve affordable housing across a range of income levels and household types.

Among the most impactful HOME-funded projects was Parkview Towers, where a \$3 million HOME investment supported the rehabilitation of 125 units, including 5 units at 30% AMI and 93 at 60% AMI. This project preserved long-term affordability in a high-demand area and ensured continued access to stable housing for low-income residents.

HOME funds also supported Housing Unlimited, Inc., which acquired two scattered-site townhomes to serve individuals in mental health recovery. These units, affordable at 50% AMI, reflect the County's commitment to supportive housing and integrated community living.

In addition, CDBG funds were used to support Habitat for Humanity of Metro Maryland, which acquired 10 vacant townhomes for rehabilitation and resale to income-eligible first-time homebuyers. These homes will serve households earning up to 80% of AMI, with at least 20% reserved for those at or below 50% AMI. This investment not only preserved affordable housing stock but also expanded access to homeownership.

These HOME-funded projects were part of a larger portfolio of County-supported developments. In total, Montgomery County invested over \$109.7 million in FY25 to support the production and preservation of 1,776 affordable units, with affordability levels ranging from 30% to 80% of AMI. Projects such as The Chimes at North Bethesda (163 units), Falkland Chase North (479 units), and 1910 University Boulevard (90 senior units) were supported through a mix of local and federal funds, including HOME.

The County's efforts are further supported by the Moderately Priced Dwelling Unit (MPDU) Program, which requires affordable units in all new developments of 20 or more units, and by the Office of Landlord-Tenant Affairs, which enforces rental licensing, provides dispute resolution, and ensures housing quality through code enforcement.

Together, these initiatives reflect a coordinated and sustained effort to address housing affordability from multiple angles production, preservation, protection, and partnership. The strategic use of HOME funds has been essential in achieving these goals, enabling the County to serve its most vulnerable residents and maintain a diverse and inclusive housing stock.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours	0	0	0		
Total Section 3 Worker Hours	0	0	0		
Total Targeted Section 3 Worker Hours	0	0	0		

Table 22 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0	0	0		
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0	0	0		
Direct, on-the job training (including apprenticeships).	0	0	0		
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0	0	0		
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0	0	0		
Outreach efforts to identify and secure bids from Section 3 business concerns.	0	0	0		
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0	0	0		
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0	0	0		
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0	0	0		
Held one or more job fairs.	0	0	0		
Provided or connected residents with supportive services that can provide direct services or referrals.	0	0	0		
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0	0	0		
Assisted residents with finding child care.	0	0	0		
Assisted residents to apply for, or attend community college or a four year educational institution.	0	0	0		
Assisted residents to apply for, or attend vocational/technical training.	0	0	0		
Assisted residents to obtain financial literacy training and/or coaching.	0	0	0		
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0	0	0		
Provided or connected residents with training on computer use or online technologies.	0	0	0		
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.		0	0		
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0	0	0		

Other.	0	0	0		
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Table 23 – Qualitative Efforts - Number of Activities by Program

Narrative

During the program year, there were zero activities subject to Section 3 at 24 CFR Part 75. None of the activities carried out during the program year involving rehabilitation or construction used \$200,000 or more in federal funds.

DRAFT