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County Executive

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Montgomery County, Maryland

Consolidated Plan for Housing and
Community Development
Annual Action Plan, County Fiscal Year 2026
July 1, 2025 to June 30, 2026

Any Questions or Comments should be directed to:
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The TTY number (for the hearing impaired) is 711
Information is available in alternate formats upon request.



*Montgomery County is committed to foster the
letter and spirit of Equal Housing Opportunity.*

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The United States Department of Housing and Urban Development HUD requires that all jurisdictions entitled to receive funding under the Community Development Block Grant CDBG, HOME Investment Partnerships HOME, Emergency Solutions Grant ESG, and Housing Opportunities for Persons with Aids HOPWA programs develop an Annual Action Plan for community development every year. Developing the plan is a collaborative process that relies on community input and provides an opportunity for strategic planning to ensure that actions taken at the local level are coordinated and comprehensively address priority housing and community development needs. The County has developed its plan consistent with the principles identified by the Office of Racial Equity and Social Justice to reduce and eliminate racial disparities and inequities in Montgomery County.

This Action Plan will cover the period of July 1, 2025, through June 30, 2026, serving as Montgomery County's application for CDBG, HOME, and ESG funds for County Fiscal Year 2026. The Department of Housing and Community Affairs, DHCA is the lead agency responsible for the submission of the Annual Plan to HUD. The City of Gaithersburg is eligible to receive funds directly from HUD, so it prepares its own Action Plan. The cities of Rockville and Takoma Park receive funding through the County but determine locally how CDBG funds will be used in their jurisdictions. Montgomery County prioritizes the acquisition, preservation, and production of affordable housing units using CDBG and HOME awards as well as with local County funding.

The County also prioritizes the preservation of affordable housing units through long-term affordability arrangements. One of these arrangements is the County's Moderately Priced Dwelling Unit MPDU program which provides housing for moderate-income households. The MPDU program was the first successfully implemented inclusionary zoning program in the country in 1974. Inclusionary zoning requires that a percentage of housing units in new residential developments be made available for moderate-income households. In exchange for building affordable housing, a residential developer is eligible to receive benefits, such as a density bonus or additional height. The MPDU program has successfully produced more than 17,000 affordable units since the first MPDUs were built.

The County's Office of Human Rights OHR oversees the furthering of fair housing under the Fair Housing Act through investigation of complaints, outreach, and education. It is unlawful to discriminate on the grounds of race, color, gender, gender identity, religion, national origin, citizenship status, familial status, or source of income. OHR sponsors events, as well as informative sessions for renters, managers, and owners of rental property. OHR coordinates the Montgomery County Committee on Hate/Violence,

a citizen's advisory group created to work with OHR. Its function is to help educate the residents of the County about hate/violence, recommend policies, programs, legislation, or other initiatives needed to decrease and eliminate hate/violence in the county, and promote respect for social and cultural diversity. During the fiscal year, the County will pursue Fair Housing testing as necessary.

The County has established the Office of Racial Equity and Social Justice ORESJ as a county-wide office focused on advancing racial equity and dismantling structural racism within County Government. ORESJ was created in December 2019 by the Racial Equity and Social Justice Act to help reduce and ultimately eliminate racial and other disparities experienced by residents of color across the County. ORESJ supports County Departments in normalizing conversations on race and other equity issues, organizing staff to work together for transformational change, and operationalizing new practices, policies, and procedures that are equity-centered impact plans.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The proposed FY26 budget allocates over \$168.7 million to support Affordable Housing and other housing-related services across all departments and agencies. This includes \$59.8 million in Housing Initiative Fund (HIF) funds and \$108.9 million in funding for two CIP projects, including the Affordable Housing Acquisition and Preservation project with \$107 million and the Revitalization for Troubled and Distressed Common Ownership Communities project with \$1.9 million. This includes \$75 million in new capital funding for the Affordable Housing Acquisition and Preservation project. The \$59.8 million in HIF operating funds includes \$25.4 million for the Rental Assistance Program (RAP) to continue providing rental assistance and supportive services to help the County's most vulnerable residents. As well as \$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 the Building Neighborhoods to Call Home, and \$4.8 million for other expenses.

On July 23, 2024, the Montgomery County Council voted to approve Executive Regulation 2-24 for the County's Rent Stabilization law. DHCA will publish the allowable rent stabilization rent increase annually. The annual rent increase allowance is the lesser of the Consumer Price Index for All Urban Consumers for Washington-Arlington-Alexandria (CPI-U) plus 3% or 6%. Effective July 23, 2024, to June 30, 2025, the CPI-U is 3.3%, so the maximum rent increase allowance is 6%.

The County is also dedicated to addressing the issue of homelessness and has had success in reducing the number of individuals and families facing homelessness through Rapid Rehousing and Emergency Rental Assistance. Housing Stabilization and Relocation Services will be available to assist households experiencing homelessness in locating, obtaining, and retaining housing. Funds will be used for support services including linkages to mainstream services and employment, rent application fees, and security

deposits to assist approximately 35 households moving into permanent housing. Eligible singles and families include those living in temporary shelters, places not meant for human habitation, or other places described in Category I of the homeless definition issued by HUD.

Furthermore, Rental Assistance will be used to provide up to an average of 9 months but up to 24 months of rental assistance to help households rapidly exit homelessness and retain permanent housing. Assistance will be provided to households that meet the criteria for Category I of the homeless definition issued by HUD upon program admission. In addition, funds will be used to provide direct shelter services.

DHCA works with property owners to execute rental agreements with properties that have expiring MPDUs, so the affordability of a number of these for-sale units may be preserved for a longer period and with for-sale MPDUs with expired controls. Changes to the MPDU law in 2005 lengthened the control period for rental MPDUs from 20 to 99 years, and the control period for for-sale MPDUs from 10 to 30 years, renewing at each sale within the control period. As the program ages, several challenges have emerged. These include:

- Some rental and resale MPDUs becoming unaffordable to the program's target population over time
- Challenges in pricing MPDUs given rising construction costs
- Policies and procedures that need to be updated
- Lack of post-purchase support for buyers of MPDUs
- High condo fees that make MPDUs in high-rise condominiums unaffordable

Despite the challenges noted above, DHCA expects to extend expiring MPDUs and secure new MPDUs in FY26, including both sales and rentals.



Affordable Housing Initiatives

- **In total: \$312.8 million in the FY26 operating budget to support Affordable Housing and other housing-related services across all departments and agencies**
- **Housing Initiative Fund (HIF) budget: \$59.8 million**
 - \$25.4 million for Rental Assistance Program
 - \$12.4 million for multifamily housing production and preservation
 - \$9.7 million for Housing First
 - \$5.5 million for Homeowner Downpayment Assistance
 - \$2.0 million for Building Neighborhoods to Call Home
 - \$4.8 million other expenses
- **Capital Funding (\$108.9 million):**
 - \$107 million for Affordable Housing Acquisition and Preservation Project - including \$75 million in new funding
 - \$1.9 million for Troubled and Distressed Common Ownership Communities

FY26 Recommended Operating Budget and FY26-31 Public Services Program

FY26 Proposed Housing Investments

3. Evaluation of past performance

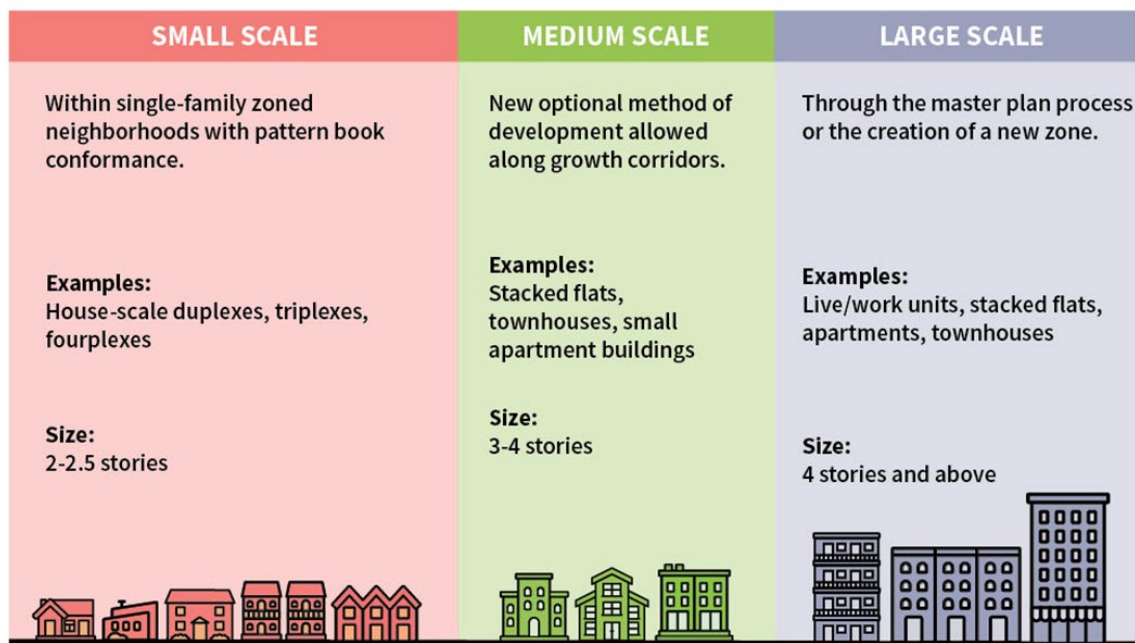
This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The 2022-2025 Montgomery County Community Needs Assessment by Montgomery County Community Action Agency, the Office of Community Affairs, and the Department of Health and Human Services assessed the community needs and priorities in the County. The assessment focused on County demographics, education, security, environment, housing, food security, health, and programs for vulnerable populations. The analysis indicates that the housing needs in the County include more affordable housing options, less cost-burdened households, improved housing conditions, assistance with rental payments, support for individuals experiencing homelessness, eviction prevention, housing for people with disabilities, and preventing displacement of vulnerable populations.

The Needs Assessment also reviewed the County's performance related to housing, and the results were mixed. Some participants expressed satisfaction with the housing assistance they received, while others highlighted challenges and gaps in the system. Key findings from interviews include the lack of affordable housing, frustration with high rent costs, the importance of eviction prevention programs, and the need for more resources to address homelessness. The County's rental assistance and eviction prevention programs are appreciated, but there is a need for additional resources and affordable housing options to meet the housing needs of the community.

Montgomery County’s Planning also developed an Attainable Housing Strategies Report in response to the County’s housing shortage. The project started in 2021 with the goal of developing recommendations to increase options for property owners to build more housing types in the County. Following a few years of engagement with the community, stakeholders, and other county agencies, the planners recommended a set of zoning modifications that allow for structures such as duplexes, triplexes, townhouses, small apartment buildings, and other types of Middle housing to be built within single-family zoned areas in the County. The Planning Board voted on the approval of the recommendations on June 13, 2024, and conducted a briefing to the County Council later in the month.

The report's findings concluded that the County is facing a housing affordability crisis due to significant housing price increases and exclusionary zoning. Limited housing options exist in single-family residential zones, accounting for 75% of residential land. The recommendations are broken down into three scales: Small-Scale Attainable Housing Recommendations, Medium-Scale Attainable Housing Recommendations, large-scale Attainable Housing Recommendations, and Additional Recommendations. One of the main suggested approaches is zoning reforms to allow single-family house conversions to duplexes, triplexes, and quadplexes in zones predominantly consisting of single-family detached houses. The report includes additional and more comprehensive recommendations.



Attainable Housing Scales and Typologies from Attainable Housing Strategies Report by Planning
2022-2025 Montgomery County Community Needs Assessment Link

The entire assessment can be reviewed here: www.montgomerycountymd.gov/HHS-Program/Resources/Files/CNA%20Report%202023_April%2027.pdf

Attainable Housing Strategies Planning Board Recommendations 2024

To review the full Final Report, visit: [2024-AHS-Final-Report.pdf](#)

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Montgomery County is committed to making local government open, accessible, and responsive to its residents. Montgomery County's formal Citizen Participation Plan (Appendix A of this Plan), which ensures that the U.S. Department of Housing and Urban Development's (HUD) requirements for the Action Plan are being met, is only one component of Montgomery County's extensive and ongoing efforts to provide meaningful opportunities for all county residents to fully participate in their government. The Citizen Participation Plan is reviewed and updated by DHCA staff as needed to reflect changes that enhance outreach and participation. A revised version of the Citizen Participation Plan is included with this Action Plan submission and is available for public comments.

In the development of the Action Plan, DHCA staff consulted with the County's public housing authorities, and numerous County agencies, such as the Department of Health and Human Services, and received input from sub-recipients, the Cities of Rockville and Takoma Park. The State of Maryland and surrounding area jurisdictions are formally notified of the availability of the draft and are provided access to it electronically. Additionally, throughout the year there are ongoing planning processes involving the Interagency Commission on Homelessness, which serves as the governing body for the Continuum of Care, and hearings and town hall meetings conducted by the County Executive and County Council, all of which inform the development of the Consolidated Plan.

The annual selection process for CDBG public services grants allows community volunteers to serve on the Community Development Advisory Committee, which recommends funding for approximately 15 to 20 nonprofit organizations each year. During this process, a Public Hearing is held, allowing the residents and local organizations to express their thoughts on affordable housing and community needs. The Community Needs Public Hearing for the County FY26 plan was held on October 1, 2024, and in addition, four public budget hearings were held on April 7th and April 8th (two sessions per day).

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Following the Citizen Participation plan guidelines, the plan is available for review and public comment on the department's website and upon in-person request. Notice of this was published in the Washington Times newspaper, allowing 30 days for public review and comment submissions. The notice was published on April 11, 2025, and the public has until May 15, 2025, to submit their recommendations and feedback.

6. Summary of comments or views not accepted and the reasons for not accepting them

All relevant comments will be accepted and considered for the plan.

7. Summary

Montgomery County prioritizes the acquisition, preservation, and production of affordable housing units using CDBG and HOME awards as well as local County funding. Montgomery County also prioritizes the preservation of affordable housing units through long-term affordability arrangements.

For County FY26, the County Executive has recommended to the County Council that DHCA's budget reflect expanded preservation and production of housing that will be affordable to the most economically burdened residents. In total \$312.8 million has been proposed in the FY26 operating budget to support Affordable Housing and other housing-related services across all departments and agencies.

The County is also dedicated to addressing the issue of homelessness and has had success in reducing the number of individuals and families facing homelessness through Rapid Rehousing and Emergency Rental Assistance.

The FY26 Recommended Operating Budget also provides funding for the new Rent Stabilization program, which establishes maximum allowable rent increases to stabilize rents in the County while ensuring landlords can earn a fair return on their investment. Rent stabilization is important because it helps to ensure that rental housing remains affordable and accessible for residents. By establishing maximum allowable rent increases, rent stabilization policies prevent landlords from significantly raising rents and potentially displacing tenants who may not be able to afford the higher costs. This is particularly important in areas with high housing costs and limited affordable housing options, as it helps to protect vulnerable populations from being priced out of their homes and communities. Rent stabilization also provides stability and predictability for tenants, allowing them to plan their finances and remain in their homes without the fear of sudden and drastic rent increases. Additionally, rent stabilization can help to mitigate the negative impacts of gentrification and promote more equitable and inclusive communities.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	MONTGOMERY COUNTY	Housing and Community Affairs
HOME Administrator	MONTGOMERY COUNTY	Housing and Community Affairs
ESG Administrator	MONTGOMERY COUNTY	Health and Human Services

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

Agencies, groups, organizations, and others who participated in the plan's development have many programs and activities that address community needs. The Housing Opportunities Commission works in Affordable Housing Development, Public Housing Management, Assisted Housing Resident Services, and Housing Resources services. The organizations selected by the Community Development Advisory Committee will provide various public services such as health, college readiness, education, homelessness prevention, and food insecurity. The Montgomery County Continuum of Care (CoC) is a partnership of public and private groups working to prevent and end homelessness in Montgomery County, Maryland. The Montgomery County Office of Broadband Programs provides various resources to narrow the digital divide, such as low-cost internet and computers for income-eligible households. The Montgomery County Office of Emergency Management & Homeland Security oversees the County's emergency response planning, including the management of flood-prone areas, public land, water resources, and emergency management agencies.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

Montgomery County's DHCA regularly works with the Housing Opportunities Commission, Rockville Housing Enterprises (local Housing Authorities), multiple non-profit developers, and many organizations that provide services to residents. HHS coordinates the County's Continuum of Care process and provides funding to programs throughout the County for homelessness-related needs. HHS also maintains extensive contact with other health, mental health, and service agencies. The Montgomery County Economic Development Corporation (MCEDC), funded by Montgomery County, is the official public-private corporation organized as a 501(c)(3) and charged with accelerating business growth and retaining existing businesses in the County. MCEDC aids with business needs such as starting or expanding a business, finding a site, or connecting with other City services. Additionally, the Local Small Business Reserve Program (LSBRP) ensures that County departments award 25 percent (with specified exceptions) of their procurements for goods, services, and construction to registered and certified local, small businesses. As of January 2025, the County started the Veteran-Owned Business Preference Program (VBPP) expanding the LSBRP regulations to expand opportunities for Veteran-Owned Businesses located in the County.

The County funds dozens of organizations each year with County Executive and County Council grants that provide education, youth development, job training, mental health, and other services. These grants are targeted at low-income residents, seniors, and those with language, disability, or other special needs. Montgomery County regularly coordinates with the non-profit community.

On July 13, 2021, Montgomery County Council unanimously approved Bill 36-19 creating the County's Office of Grants Management as a non-principal office in the County's executive branch. The mission of the Office of Grants Management is to develop and support best practices for grants management throughout Montgomery County Government that are consistent with racial equity and social justice goals. In addition, the Office serves as a central point of contact regarding grants that the County receives or awards; provides technical assistance regarding grants management to Executive Branch departments and principal offices; and searches out and identifies Federal and State grant opportunities to Executive Branch departments and principal offices. It comprises two teams: Incoming Grants and Outgoing Grants.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Montgomery County government, specifically the County's Department of Health & Human Services (DHHS), also serves as the Continuum of Care lead, and therefore all efforts to address the needs of homeless persons and persons at risk of homelessness is directly coordinated by DHHS.

Montgomery County continues to work closely with Rockville Housing Enterprises (RHE) to assist low- and moderate-income individuals and families across the City of Rockville. The RHE and the City of Rockville are supportive of the CoC. RHE partnered with the CoC to apply for Stability Housing vouchers and is working to improve data collection on housing status of applicants. The Stability Voucher initiative is an evolution of the Housing Choice Voucher (HCV) program and represents a powerful collaborative effort with Rockville Housing Enterprises, Continuums of Care, and Victim Services Providers. Its primary goal is to extend a helping hand to households experiencing or at risk of homelessness. This initiative goes beyond the traditional scope of housing assistance; it's a lifeline for those fleeing or attempting to escape domestic violence, dating violence, sexual assault, stalking, human trafficking, and even veterans and families that include a veteran family member facing such challenges. The Stability Voucher initiative was designed with a deep understanding of these challenges and recognizing that a holistic approach is needed. Additionally, the City of Rockville has a representative that serves on the ICH.

Montgomery County continuously works with the Housing Opportunities Commission (HOC), the primary PHA to expand the homeless preference in the County which aims to increase access to available housing units. In April 2023 HUD awarded HOC with twenty-five (25) stability vouchers. These vouchers provided rental assistance to people experiencing or at-risk of homelessness, including survivors of domestic violence, dating violence, sexual assault, stalking, or human trafficking. HOC accepted these vouchers in partnership with Montgomery County's Continuum of Care, which helped implement a coordinated approach to connect homeless outreach, permanent housing, health and supportive services to address homelessness among people in unsheltered settings. In the state of Maryland, HUD awarded stability vouchers to HOC (25 vouchers) and Rockville Housing Enterprises (5 vouchers), with a total value of \$4,870,352.

HOC supports the McKinney Vento Permanent Supportive Housing Programs. The McKinneys are Housing First programs for Montgomery County residents who are homeless and at least one household member has a long-term disability. Referrals come from the office of Services to End and Prevent Homelessness, Department of Health and Human Services (DHHS) in Montgomery County. Program funding comes from HUD and Montgomery County DHHS. Program participants receive case management services with the goal of maintaining housing. Each household is unique and needs assessments are provided with linkages to services, treatment, furniture, transportation, medication assistance, childcare and a variety of other household supports. The Program partners with a variety of community service providers in attempts to provide a holistic approach to housing stability. McKinney PSH participants can utilize housing in Montgomery County which meets the HUD assigned Fair Market Rent, passes inspection and a rent reasonableness comparison. Participants pay 30% of total gross household income towards rent. The McKinney Programs are operated in collaboration with the Department of Health & Human Services Continuum of Care (CoC) under the Housing First Initiative to eliminate homelessness in Montgomery County.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The Montgomery County Government is the sole recipient of ESG funds in the MD-601 geographic area. As the CoC Lead, Collaborative Applicant, and the administering entity for ESG funds, DHHS assures CoC input in the planning and allocation of funds. The Interagency Commission on Homelessness (ICH), which is the CoC governing board, identifies needs based on a review of the CoC's strategic plan and gaps analysis. In addition, the Point-in-Time Count, Housing Inventory Chart, and other local data are factored into decisions about funding allocation. The CoC then recommends how to best use local ESG funds. The same process was followed to allocate the ESG funds. DHHS in partnership with the ICH and full CoC, determined the majority of ESG funds would be used to increase Rapid Rehousing to mitigate the impact of the increasing number of people seeking emergency shelter. In addition, DHHS is also a member of the Maryland Interagency Council on Homelessness (MD ICH). The MD ICH identifies gaps and needs for the State of Maryland and provides input as to how Maryland ESG funds should be allocated.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Housing Opportunities Commission of Montgomery County
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization had direct input in the Plan development process.
2	Agency/Group/Organization	Community Development Advisory Committee
	Agency/Group/Organization Type	Appointed Advisory Body
	What section of the Plan was addressed by Consultation?	Public Service Grants, overall priorities
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization had direct input in the Plan development process.
3	Agency/Group/Organization	Montgomery County CoC
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Services-Health Services-Education Services-Employment Publicly Funded Institution/System of Care Civic Leaders

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The group meets regularly to discuss homelessness and strategies and programs to serve the homeless and prevent homelessness.
4	Agency/Group/Organization	Montgomery County Office of Broadband Programs
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Grantee Department
	What section of the Plan was addressed by Consultation?	Digital access
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization had direct input in the Plan development process.
5	Agency/Group/Organization	Montgomery County Office of Emergency Management & Homeland Security
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Emergency Management Grantee Department
	What section of the Plan was addressed by Consultation?	Hazard Mitigation
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Montgomery County Office of Emergency Management & Homeland Security developed an updated Hazard Mitigation Plan for coordinating and implementing necessary hazard mitigation policies, programs, and projects.

6	Agency/Group/Organization	Rockville Housing Enterprises
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization had direct input in the Plan development process.

Identify any Agency Types not consulted and provide rationale for not consulting

All relevant Agency Types were consulted for the purpose of the Plan development.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Montgomery County Department of Health and Human Services	Montgomery County's FY26 Annual Action Plan goals are aligned with the Ten-Year Plan to End Homelessness and the goals of the Continuum of Care

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

DHCA is continuously exploring alternative public involvement techniques, through meetings of civic associations and business groups in areas where CDBG funds are proposed to be used and reaching out through non-profit partners, the Regional Services Centers' Citizen Advisory Boards, government-sponsored Town Hall meetings at locations throughout the County and by involvement with other boards, committees, or commissions. Staff is available for presentations, upon request.

The CDAC Public Hearing held on October 1, 2024, was advertised in the Washington Times newspaper. The outreach disseminated to the public also encouraged them to provide public comments during the public hearing. Comments and remarks were collected during the hearing and following the hearing. Following the CDAC public hearing, the CDAC subcommittees met weekly during October for CDBG public service grant applicant interviews and to develop recommendations for CDBG fund recipients during CFY26. The Youth Subcommittee met on October 8th, 15th, and 22nd, the Health Subcommittee met on October 9th, 16th, and November 1st, and the Housing Subcommittee met on October 9th, 16th, and 23rd, 2024.

A personalized virtual invitation to the four FY26 Public Budget Hearings was also sent out to groups that the CDAC did not recommend for funding so that they could attend and sign up to testify.

The Action Plan draft is available for public review and comment from April 11, 2025, through May 15, 2025.

Citizen Participation Outreach

DRAFT

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
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DRAFT

1	Public Hearing	<p>Non-targeted/broad community</p> <p>Community Development Advisory Committee</p>	<p>Active members of the Community Development Advisory Committee and representatives from stakeholder organizations. This Public Hearing included participation by members of the CDAC, the Department of Housing and Community Affairs staff, as well as testimony from 7 participants.</p>	<p>During the public hearing on October 1, 2024, the Community Development Advisory Committee (CDAC) heard testimony from representatives of homelessness prevention and from those addressing the health, housing, education, and senior needs of low-income residents. The information shared by industry experts was used to make decisions by the CDAC on Community Development</p>	<p>All comments were accepted.</p>	
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				<p>Block Grant (CDBG) public services grants to serve low to moderate-income Montgomery County residents. The following groups provided testimony: the Division of Aging and Disability Services from the Department of Health and Human Services (DHHS), the Division of Services to End and Prevent Homelessness from DHHS, the Latino Economic Development</p>		
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				Center, Montgomery Housing Partnership, Inc., Mobile Medical Care, Inc., Housing Unlimited and Montgomery County Coalition for the Homeless.		
2	Newspaper Ad	Non-targeted/broad community	Notice of the public hearing and transcript following the hearing was posted in the Washington Times with the attendee link to join and link to the transcript.	No comments were received in response to the newspaper ad.	Not applicable	

3	Public Meeting	<p>Non-English Speaking - Specify other language: Spanish and Chinese</p> <p>Non-targeted/broad community</p> <p>Seniors</p>	<p>The County Executive hosted eleven Community Conversations (Operating Budget Forums) in different languages and platforms to target different populations throughout the County's Regional Services Centers, with the support of community partners to collect and share information for the development of the CFY26 Budget. Nine of the eleven conversations were conducted in English, including one focusing on</p>	<p>Those that participated expressed their concerns with the increased cost of housing with the County, as well as concerns related to health services and education.</p>	<p>All relevant comments were accepted.</p>	<p>https://www.youtube.com/watch?v=oN-WWzIAtP0&t=12s</p>
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			<p>issues for older adults and another focusing on issues of importance to Parent-Teacher Association (PTA) members. Two non-English language forums were held, one in Spanish and another in Chinese. Each of the 11 forums was held online, so the public had the option to participate remotely. To expand resident participation and accessibility, sessions were livestreamed on YouTube and televised on local channels.</p> <p>Accommodations</p>			
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			were made available to provide sign language interpretation and other auxiliary aids or services. The sessions were held on September 9th, 16th, 18th, 23rd, 30th, October 16th, 21st, 23rd (Chinese), 28th, 30th, and November 7th (Spanish).			
4	Public Hearing	Non-targeted/broad community	Four Council's public hearings on the operating budget were held on April 7th and April 8th at 1:30 p.m. and 7 p.m. each day.			

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The FY26 proposed budget provides \$121 million in funding to produce and preserve affordable housing units in Montgomery County. This funding commitment includes allocating \$12 million to the Montgomery Housing Initiative (MHI) Fund, \$102 million to the Affordable Housing Acquisition and Preservation CIP projects, \$5 million to the Affordable Housing Opportunity Fund, and \$2 million to the Revitalization for Troubled and Distressed Common Ownership Communities CIP projects.

In addition, the budget proposes an investment of \$60 million in resources for the Montgomery Housing Initiative Fund to continue various programs and projects dedicated to creating and preserving affordable housing and related services. The funding will provide for the renovation of distressed housing, creation of housing units for special needs residents, rental assistance and rapid rehousing, homeless prevention and relocation assistance, homeowner downpayment assistance, home accessibility rehabilitation, services to the Building Neighborhoods to Call

Home, and Housing First programs, and the creation of mixed-income housing.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	5,066,291.00	500,000.00	1,979,372.14	7,545,663.14	4,900,920.00	There are prior year CDBG resources available for CDBG-funded projects during the plan year. During recent years, Focused Neighborhood projects have taken longer for completion. The delays in project finalization have caused an accumulation of CDBG prior year resources; during the last couple of years, increasing costs have contributed to the majority of the accrual of CDBG funds.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,916,853.00	500,000.00	13,229,077.31	15,645,930.31	2,413,762.40	There are prior year HOME resources available for HOME funded projects during the plan year. The HOME prior year resources have accumulated due to delays in project completions. Some HOME projects have encountered unforeseen challenges that have caused delays, mainly due to constraints as a result of ongoing cost increases. The PR-01 HUD Grants and Program Income report also shows \$6,214,331.30 in HOME ARP funds available for commitment, but not included in the prior year resources line.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	430,074.00	0.00	133,927.00	564,001.00	342,727.20	The entirety of the ESG source of funds are typically used during each plan year. There may be no uncommitted ESG funds remaining in prior year resources by the time the plan is submitted to HUD.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The County uses local funds, as well as federal and state resources, to create and preserve affordable housing by partnering with housing providers to provide flexible financing designed to leverage other sources of funds and to be responsive to unique project requirements. Montgomery County has used a number of strategies to address affordable housing priorities, developing a range of tools and incentives, including a locally funded housing trust fund and an award-winning inclusionary zoning program.

HOME's 25% matching requirements will be satisfied primarily through the use of Montgomery County's Housing Initiative Fund. Similarly, ESG's matching requirements will be satisfied through local Government funding. Montgomery County does not receive or distribute Section 8 funding. Any LIHTC funding is distributed to developers directly through the State of Maryland and does not involve Montgomery County in the process. McKinney-Vento Homeless Assistance Act funds are distributed directly to Montgomery County Public Schools. DHCA is not involved in this process.

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If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Montgomery County is committed to the integration of affordable housing on publicly owned land. The recommendations in the FY26 budget address the need for affordable housing by allocating funds for the expansion of affordable housing, providing rental assistance programs, supporting the acquisition and preservation of affordable housing units, partnering with organizations for redevelopment projects, underwriting affordable housing loans, increasing capacity in programs serving vulnerable populations, increasing licensing fees, adding positions to manage and administer affordable housing programs, and creating a new division to enhance collaboration and service delivery. These measures aim to produce and preserve affordable housing units, address the needs of distressed communities, and ensure accessibility to affordable housing options for low-income residents in Montgomery County.

The Office of Planning and Development implements and manages the County's redevelopment projects by creating opportunities for public-private partnerships that leverage County assets and facilitate Executive initiatives. The County is currently exploring the option to co-locate new County and MCPS zero-emissions bus depots, as well as private mixed-used development on Jeremiah Park a County-owned site located at 16651 Crabbs Branch Way, Derwood, 20855.

The County kicked off a community engagement and land planning initiative which took place April through September 2024 to explore opportunities for the redevelopment of Jeremiah Park. The Shady Grove Sector Plan envisions the property as an inclusive, walkable community with a mix of uses. The County is exploring replacing the bus depot currently on-site with a new, modern co-located bus depot that will support both Montgomery County Public Schools and the Montgomery County Department of Transportation as they transition to zero emissions vehicles, along with mixed-use development highlighted by amenities and open space.

Discussion

The divisions within DHCA work together to serve Montgomery County residents with their housing and community development needs.

Asset Management actively monitors the Department's \$300 million in housing loans from local and federal funding sources, leveraging \$1.5 billion in affordable real estate. Assets also ensure compliance guidelines are followed for all affordable housing units supported by federal funds under the Community Development Block Grant Program (CDBG) and the HOME Investment Partnerships Program (HOME) as well as under local Housing Initiative Fund (HIF) loans, rental agreements, and Payments in Lieu of Taxes (PILOT).

Grants Administration handles over \$7 million in annual federal grants received by the County from the Community Development Block Grant Program (CDBG), the HOME Investment Partnerships Program (HOME), and the Emergency Solutions Grant Program (ESG). These annual allocations, along with any

special federal appropriations, are earmarked to provide housing assistance and public services for low- and moderate-income residents. In addition, Grants administers almost \$3 million in County-funded grants to non-profit organizations serving Montgomery County.

The Code Enforcement section is responsible for the preservation and improvement of housing and property standards through the enforcement of Chapter 26, Housing and Building Standards, Chapter 48, Solid Waste and Chapter 58, Weeds, of the Montgomery County Code.

The Affordable Housing section coordinates and enforces the County's moderate-income housing programs including the Moderately Priced Dwelling Unit (MPDU) Program and the Workforce Housing (WFH) program. The Section also oversees both the Montgomery County Energy Efficiency Program (MCEEP) to provide weatherization assistance to single-family housing and previous Single-Family Home Improvement loans and grants.

The Office of Landlord-Tenant Affairs (OLTA) enforces Chapter 29 - Landlord-Tenant Relations of the Montgomery County Code, along with parts of Title 8 - Landlord-Tenant of the Real Property Article, Annotated Code of Maryland. OLTA strives to educate the public of the general rights and responsibilities of landlords and tenants by providing relevant and accurate information to help the parties avoid problems and make the landlord-tenant relationship work as efficiently as possible. When necessary, through our formal complaint process, and as our authority permits, we offer free support to the named parties to assist them in amicably resolving disputes.

Multifamily Housing works to preserve and produce affordable rental housing for Montgomery County residents. Primarily using resources from the Montgomery County Housing Initiative Fund and the federal HOME program Multifamily Housing provides flexible financing resources to assist in the preservation and production of affordable housing.

The Office of Rent Stabilization (Rent Stabilization or ORS) is responsible for the implementation and compliance of all aspects of the rent stabilization law and regulations through actions such as enforcing rent increase compliance for rent-stabilized properties, landlord reporting requirements and remedies for noncompliance, managing applications for exemptions and increases above annual limits, troubleshooting issues related to compliance, and educating tenants and landlords about rent stabilization laws and regulations through community outreach.

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing in an Inclusive Community	2021	2025	Affordable Housing	Countywide CDBG-eligible areas Rockville Takoma Park	Affordable Housing Healthy and Sustainable Neighborhoods Prevent and End Homelessness	CDBG: \$3,592,291.00 HOME: \$2,416,853.00 ESG: \$.00	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 108 Households Assisted Direct Financial Assistance to Homebuyers: 4 Households Assisted Other: 28 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Promote Healthy and Sustainable Neighborhoods	2021	2025	Affordable Housing Non-Housing Community Development	Countywide CDBG-eligible areas Rockville Takoma Park	Affordable Housing Healthy and Sustainable Neighborhoods Prevent and End Homelessness	CDBG: \$5,566,291.00 HOME: \$636,685.00 ESG: \$.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2005 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 226 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 15484 Persons Assisted Homeowner Housing Rehabilitated: 4 Household Housing Unit Direct Financial Assistance to Homebuyers: 2 Households Assisted Housing Code Enforcement/Foreclosed Property Care: 845 Household Housing Unit Other: 214 Other
3	Prevent and End Homelessness	2021	2025	Homeless Non-Housing Community Development	Countywide CDBG-eligible areas Rockville Takoma Park	Healthy and Sustainable Neighborhoods Prevent and End Homelessness	CDBG: \$8,546.00 HOME: \$.00 ESG: \$430,074.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5 Persons Assisted Homelessness Prevention: 70 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing in an Inclusive Community
	Goal Description	<p>1. Provide affordable housing opportunities for low and moderate-income households through housing rehabilitation activities that eliminate code violations and make other necessary improvements, including accessibility and energy conservation improvements, and through the construction, acquisition, and/or rehabilitation of housing for low and moderate-income households, in cooperation with CHDOs, the private sector, non-profits and/or the Montgomery County Housing Opportunities Commission (HOC). The County uses no HOME funds for homebuyer programs.</p> <p>2. Assist non-profit providers in rehabilitating group homes occupied by lower-income, special needs persons.</p> <p>3. Address community needs for neighborhood preservation and enhancement.</p>
2	Goal Name	Promote Healthy and Sustainable Neighborhoods
	Goal Description	<p>1. Conduct activities that serve to affirmatively further fair housing choice. Activities may include sales, rental and lending testing, education/outreach, training, and research.</p> <p>2. Provide Code Enforcement service in CDBG-eligible areas. Consistent enforcement of the County Codes will help to: improve the quality of life for Montgomery County citizens; stabilize neighborhoods; provide safe, decent, and clean dwelling units; maintain and enhance property values; and prevent blight.</p> <p>3. Provide funding for Public Service grants providing services to low-income residents, such as workforce readiness training, college and career planning services, support for a medical clinic, emergency financial assistance and eviction prevention, mental health education, and programming, and food services. Eligible applicants for CDBG Public Service grants apply annually for funding through a competitive process involving the Community Development Advisory Committee, whose role is to make funding recommendations.</p>

3	Goal Name	Prevent and End Homelessness
	Goal Description	<ol style="list-style-type: none"> 1. Assist households experiencing homelessness to locate, obtain, and retain housing assisting approximately 35 households move into permanent housing. 2. Provide rental assistance to help households rapidly exit homelessness and retain permanent housing serving approximately 35 households. 3. Provide shelter services.

Projects

AP-35 Projects – 91.220(d)

Introduction

The Action Plan provides details on projects using CDBG, HOME, and ESG funds that address a wide range of community needs, including housing assistance, public services for low-income residents, homelessness prevention, Rapid Re-housing, and emergency shelter services.

Projects

#	Project Name
1	Housing Acquisition and Preservation
2	Group Home Rehabilitation
3	Focused Neighborhood Assistance
4	Code Enforcement
5	Facility Planning
6	Administration - CDBG
7	Fair Housing Activities
8	Contingency
9	Afrithrive, Inc - Nourishing Stability: Food Assistance for Housing Security
10	African Communities Together, Inc. - Culturally Sensitive Food Security Program
11	Arts for the Aging, Inc. - Arts Interventions for Health Equity & Sustainability in Aging Services
12	Boys & Girls Clubs of Greater Washington, Inc. - After-School Programming in Germantown Elementary S
13	CASA, Inc. - Climate Education Project
14	Collegiate Directions, Inc. - Career Mentoring Initiative
15	Community Bridges, Inc. - Community Bridges Access and Success Program
16	Community FarmShare LLC - Mobile Farmer's Market - Expanding nutrition access points
17	Community Reach of Montgomery County, Inc. - Rockville Emergency Assistance Program (REAP)
18	Comunibuild Foundation, Inc. - ComuniBuilld's Out-of-School Time Intergenerational Project
19	Germantown Cultural Arts Center, Inc. - Beyond BlackRock: Positive Youth Development Arts Outreach P
20	Homes Not Borders, Inc. - Home Set-Ups for Refugees and Migrants
21	Horizons Greater Washington, Inc. - HGW Summer Program
22	Korean Community Service Center of Greater Washington, Inc. - SAFES
23	Latin American Youth Center, Inc. - Latin American Youth Center/Maryland Multicultural Youth Centers

#	Project Name
24	Liberty's Promise, Inc. - Helping the Immigrant Youth of Montgomery County Succeed
25	Mobile Medical Care, Inc. - Improved Women's Health Through Expanded GYN Care & Cancer Diagnostics
26	Montgomery County Coalition for the Homeless, Inc. - Homeless Youth Specialist
27	Montgomery Housing Partnership, Inc. - Community Life Program: Homework Club
28	City of Takoma Park
29	City of Rockville - Community Reach of Montgomery County
30	City of Rockville - Habitat for Humanity
31	City of Rockville - Rockville Housing Enterprises
32	City of Rockville - Single Family Rehabilitation Program
33	Housing Production and Preservation - HOME
34	Community Housing Development Organizations Housing Production
35	CHDO Operating Assistance
36	Administration - HOME
37	ESG - Montgomery County

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The CDBG fund allocations for Public Service Grants are prioritized based on the needs of the community as determined by the Community Development Advisory Committee. The committee is composed of 15 to 20 members of the public who volunteer their time for this purpose and are appointed by the County Executive. The Committee participates in a public hearing where they learn about the needs of the County from subject-matter experts and community advocates, such as Health and Human Services Representatives, for example. The information obtained from the public hearing and funding guidelines is referred to when interviewing CDBG grantee candidates advocating to get funding to provide public services to County Residents.

Our federal funds provide an important contribution to meeting these needs. Federal funds are being used currently to revitalize older residential neighborhoods, help low- and moderate-income residents through the creation and preservation of affordable housing, and support the activities of non-profit organizations providing a wide array of services benefiting lower-income residents. All annual federal HOME and CDBG funds are used to assist lower-income residents of the county, and each has its own set of regulatory requirements that must be met. For example, HUD requires that County CDBG funds be spent in low-income areas or on activities that directly benefit people with low and moderate incomes. In Montgomery County, a family of four that earns \$97,800 or less meets the 80% AMI threshold.

Providing affordable housing and supportive services for vulnerable populations continues to be a high priority. Key challenges include creating affordable housing sufficient to meet the demand, delivering linguistically and culturally appropriate services to our diverse County residents, and providing special

services to seniors, youth, veterans, the homeless, and persons with disabilities.

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AP-38 Project Summary
Project Summary Information

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1	Project Name	Housing Acquisition and Preservation
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$1,632,291.00
	Description	Affordable housing activities
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 8 units will be created, preserved, or improved. Neighborhood revitalization activities in low-and moderate-income areas are estimated to benefit approximately 100 households.
	Location Description	Countywide
2	Planned Activities	Funds will be used for affordable housing activities. Eligible activities to benefit low-and moderate-income residents include rental and homeownership opportunities such as acquisition, rehabilitation, and homebuyer assistance. CDBG funds may be used for single-family homes, multi-family properties, and group homes that are occupied by low to moderate-income tenants. Eligible rehabilitation activities include those to eliminate code violations and make other necessary improvements, including accessibility, energy conservation, and neighborhood revitalization. Assistance may also be provided for group home acquisition.
	Project Name	Group Home Rehabilitation
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$1,000,000.00
	Description	Assist nonprofit providers in rehabilitating group homes.

	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 8 to 10 homes will be improved, serving approximately 25 clients.
	Location Description	Countywide.
	Planned Activities	Assist nonprofit providers in rehabilitating group homes occupied by lower-income, special needs persons to eliminate code violations and make other necessary improvements, including accessibility and energy conservation improvements.
3	Project Name	Focused Neighborhood Assistance
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$600,000.00
	Description	Financial and technical assistance, design, and planning for select affordable neighborhoods, to improve the quality of life, safety, and welfare of residents.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 8 to 10 homes will be improved, serving approximately 25 clients.
	Location Description	Countywide
	Planned Activities	
4	Project Name	Code Enforcement
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$250,000.00

	Description	Partially cover costs incurred for code enforcement efforts in low-and moderate-income areas.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 845 cases/households will be processed.
	Location Description	Countywide
	Planned Activities	Funds will be used to partially cover costs incurred for code enforcement efforts in low-and moderate-income areas.
5	Project Name	Facility Planning
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$100,000.00
	Description	Preliminary planning and design for a variety of projects in eligible areas.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Projects in eligible areas.
	Location Description	Countywide
	Planned Activities	The funds will be used for preliminary planning and design for a variety of projects in eligible areas for possible inclusion in a future budget.
6	Project Name	Administration - CDBG
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods

	Funding	CDBG: \$900,000.00
	Description	DHCA's staff in planning, administration, and monitoring of the CDBG program.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Countywide
	Planned Activities	This will fund DHCA's staff in planning, administration and monitoring of the CDBG program, including preparation of the Consolidated Plan, staff support for a citizens' advisory committee, environmental reviews, preparation of contracts, payment processing and auditing, federal reporting and loan servicing.
7	Project Name	Fair Housing Activities
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$20,000.00
	Description	Activities that serve to affirmatively further fair housing choice.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 200 people will benefit.
	Location Description	Countywide
	Planned Activities	Funds will be used for activities that serve to affirmatively further fair housing choice. Activities may include sales, rental and lending testing, education/outreach/awareness, training, and research. Activities will be administered by relevant County offices and departments.
	Project Name	Contingency

8	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$50,000.00
	Description	Cover unanticipated costs for other eligible activities.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Countywide
	Planned Activities	The fund will be used to cover unanticipated costs for other eligible activities.
9	Project Name	Afrithrive, Inc - Nourishing Stability: Food Assistance for Housing Security
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$33,200.00
	Description	Food distribution to low-income households.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to serve 300 households.
	Location Description	Countywide
10	Planned Activities	Expand food distribution to low-income households, strengthen partnerships with local organizations, and improve impact measurement, ultimately reducing food insecurity and promoting housing stability.
	Project Name	African Communities Together, Inc. - Culturally Sensitive Food Security Program

	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$33,333.00
	Description	Provide grocery cards.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 33 County residents.
	Location Description	Countywide
	Planned Activities	Serve low-and-moderate-income African immigrants in Montgomery County by providing them with grocery cards. Address insecurity while increasing accessibility to culturally sensitive.
11	Project Name	Arts for the Aging, Inc. - Arts Interventions for Health Equity & Sustainability in Aging Services
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$40,000.00
	Description	Improve health equity for low to moderate-income seniors.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 140 older adults.
	Location Description	Countywide

	Planned Activities	Combat isolation and improve health equity for low to moderate-income seniors by facilitating science-backed arts experiences that can improve health through regularity of practice. Funds will also employ in-person and virtual arts engagements, caregiver training, respite workshops, resource development, and evaluation techniques to improve sustainability.
12	Project Name	Boys & Girls Clubs of Greater Washington, Inc. - After-School Programming in Germantown Elementary S
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$45,000.00
	Description	After school time programming.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to serve 60 students.
	Location Description	Germantown Elementary School
	Planned Activities	Ensure low to moderate-income underserved and underestimated children at Germantown Elementary School have access to quality out-of-school time programming. The program will focus on reading and math learning interventions. The funds will support program supplies, outreach materials, and staffing costs to deliver an evidence-based and research-driven initiative to bridge the achievement gap, especially for youth of color.
13	Project Name	CASA, Inc. - Climate Education Project
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$28,500.00
	Description	Support CASA's Climate Education Project

	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to serve 750 Montgomery County residents.
	Location Description	Countywide
	Planned Activities	Support CASA's Climate Education Project, which aims to improve the employability and earning power of workers in Montgomery County's underserved communities. This project enables them to access jobs in a new green economy and secure sustainable long-term employment, decreases the energy burden, and improves the resiliency of low-income households.
14	Project Name	Collegiate Directions, Inc. - Career Mentoring Initiative
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$45,000.00
	Description	Scholars Program
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 250 students.
	Location Description	Countywide
	Planned Activities	The Scholars Program will expose students to local companies and employment opportunities while ensuring they receive the professional guidance they need to start a successful career, thus creating a pathway out of poverty. College graduates will build a network of corporate support to help them become valuable employees resulting in a smooth path into the workforce.
15	Project Name	Community Bridges, Inc. - Community Bridges Access and Success Program

	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$45,000.00
	Description	Community Bridges Access and Success Program
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 111 students.
	Location Description	Countywide
	Planned Activities	Support girls in the Community Bridges Access and Success Program alumnae from low-income and/or minority backgrounds through costs associated with tailored one-on-one support, workshops, and staff support.
16	Project Name	Community FarmShare LLC - Mobile Farmer's Market - Expanding nutrition access points
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$25,000.00
	Description	Improve health outcomes and reduce food insecurity.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 6600 clients.
	Location Description	Countywide

	Planned Activities	Improve health outcomes and reduce food insecurity for low-income Montgomery County residents, reduce food waste, and expand SNAP purchases of farm produce.
17	Project Name	Community Reach of Montgomery County, Inc. - Rockville Emergency Assistance Program (REAP)
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$32,000.00
	Description	Rockville Emergency Assistance Program (REAP)
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 550 County Residents.
	Location Description	Countywide
18	Planned Activities	Support the Rockville Emergency Assistance Program (REAP) in providing case management, follow-up, and navigational services to help clients apply for and access support programs such as SNAP benefits and energy/childcare subsidies. Funds will also provide emergency assistance for families facing mortgage foreclosure or other housing crises when there is no County or City Government assistance available.
	Project Name	Comunibuild Foundation, Inc. - ComuniBuilld's Out-of-School Time Intergenerational Project
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$30,000.00
	Description	Out-of-School Time Intergenerational Project
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	Estimated to serve 180 students.
	Location Description	Countywide
	Planned Activities	The ComuniBuild Foundation will aim to foster improved decision-making, enhanced self-esteem, and leadership readiness among low to moderate-income East County students in Montgomery County. By focusing on holistic development, including literacy, mathematics, STEM, music, agriculture, and career readiness, students will be positively impacted academically, in their overall confidence and community involvement, empowering them to break cycles of disadvantage and realize their full potential.
19	Project Name	Germantown Cultural Arts Center, Inc. - Beyond BlackRock: Positive Youth Development Arts Outreach P
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$26,800.00
	Description	After-school youth development programming.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated to benefit 80 youth.
	Location Description	Countywide
	Planned Activities	Provide after-school positive youth development programming to lower income youth, aged Kindergarten through 5th grade, at two local Title One elementary schools located in upper Montgomery County. The Beyond BlackRock program is an integrated literacy and visual arts education program aimed at underserved youth, which also focuses on youth emotional and social well-being.
	Project Name	Homes Not Borders, Inc. - Home Set-Ups for Refugees and Migrants

20	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$33,334.00
	Description	Home set-ups for refugees and migrants.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 2100 clients.
	Location Description	Countywide
	Planned Activities	Facilitate successful integration of new refugees into Montgomery County by providing furniture, housewares, and personal care items.
21	Project Name	Horizons Greater Washington, Inc. - HGW Summer Program
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$28,000.00
	Description	Horizons' summer program
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	The program is estimated to benefit 130 students.
	Location Description	Countywide
	Planned Activities	Support Horizons' summer program, which provides long-term intervention to the opportunity gaps students experience and accelerates their achievement, social-emotional development, and attachment to school. The funds will be used for daily transportation and meals for participants, ensuring student participation and access.

22	Project Name	Korean Community Service Center of Greater Washington, Inc. - SAFES
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$33,333.00
	Description	Strengthening Asian Families through Empowerment and Service (SAFES)
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 1,240 clients.
	Location Description	Countywide
23	Planned Activities	Assist low-income Asian families to become self-sufficient community members by increasing service accessibility and knowledge on social issues, providing comprehensive case management services, and promoting health and wellbeing.
	Project Name	Latin American Youth Center, Inc. - Latin American Youth Center/Maryland Multicultural Youth Centers
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$39,250.00
	Description	Latin American Youth Center/Maryland Multicultural Youth Centers
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to serve 25 youth.
	Location Description	Countywide

	Planned Activities	Provide trauma-informed psychoeducational group sessions, conflict resolution classes, case management, and referrals to other mental health providers for low to moderate-income Montgomery County youth ages 16-24 and their families. The mental health services will improve youth mental health and well-being, addressing anxiety, depression, social isolation, stress from economic instability, academic pressure, and safety concerns.
24	Project Name	Liberty's Promise, Inc. - Helping the Immigrant Youth of Montgomery County Succeed
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$40,000.00
	Description	Job skills workshops
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 300 youth.
	Location Description	Countywide.
	Planned Activities	Support low-income immigrant youth through intensive job skills workshops to help them prepare their resumes and cover letters, practice interviewing, and gain employment placement.
25	Project Name	Mobile Medical Care, Inc. - Improved Women's Health Through Expanded GYN Care & Cancer Diagnostics
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$25,000.00
	Description	Expanded GYN services
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 2,500 patients.
	Location Description	Countywide
	Planned Activities	Improve women's health through expanded GYN services including increased access to a colposcopy, a procedure that examines abnormal cells to detect precancerous conditions and cancer. Funds will be used to purchase two colposcopes and associated surgical instruments, allowing services to be provided at three clinics in Montgomery County.
26	Project Name	Montgomery County Coalition for the Homeless, Inc. - Homeless Youth Specialist
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$37,250.00
	Description	Homeless Youth Specialist Case Manager
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to serve 47 homeless youth.
	Location Description	Nebel Street Emergency Shelter (NSES)
	Planned Activities	Hire a Homeless Youth Specialist Case Manager to support youth aged 18-24 at the Nebel Street Emergency Shelter (NSES). The Case Manager will ensure that the youth's experience of homelessness is as brief as possible and that they have resources to continue developing their growth and independence.
27	Project Name	Montgomery Housing Partnership, Inc. - Community Life Program: Homework Club
	Target Area	Countywide CDBG-eligible areas

	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$40,000.00
	Description	Homework Club
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	The program is estimated to benefit 88 youth.
	Location Description	MHP's affordable housing properties across Silver Spring and Takoma Park, MD.
	Planned Activities	Improve academic readiness and overall well-being for low-income K-5 children living in MHP's affordable housing properties across Silver Spring and Takoma Park, MD. MHP will provide Homework Club, an afterschool academic enrichment program including homework assistance, STEM activities, and access to computer lab resources.
28	Project Name	City of Takoma Park
	Target Area	CDBG-eligible areas Takoma Park
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$91,000.00
	Description	Neighborhood improvements
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	This project will serve an estimated 2,000.
	Location Description	City of Takoma Park
	Planned Activities	Neighborhood improvements ranging from sidewalks, roadway, and stormwater treatment infrastructure to façade and streetscape improvement in CDBG-eligible areas of the City of Takoma Park.

29	Project Name	City of Rockville - Community Reach of Montgomery County
	Target Area	CDBG-eligible areas Rockville
	Goals Supported	Promote Healthy and Sustainable Neighborhoods Prevent and End Homelessness
	Needs Addressed	Healthy and Sustainable Neighborhoods Prevent and End Homelessness
	Funding	CDBG: \$8,546.00
	Description	Repair and Improvement of the Rockland House
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to serve 5 residents.
	Location Description	Rockland House located at 2004 Rockland Avenue
30	Planned Activities	Maintenance and improvement projects to the interior and exterior of the Rockland House located at 2004 Rockland Avenue, which serves homeless women.
	Project Name	City of Rockville - Habitat for Humanity
	Target Area	CDBG-eligible areas Rockville
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$60,000.00
	Description	Down payment/gap funding.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to serve 2 households.

	Location Description	City of Rockville - 107 Fleet Street
	Planned Activities	The \$60,000 will be provided to two homebuyers as a second mortgage, making the mortgage more affordable for the buyers. The \$30,000 mortgages will be 0% interest and without payments; however, they will be repayable if the homes are sold within the first 30 years. The funds will provide down payment/gap funding for homebuyers below 65% AMI.
31	Project Name	City of Rockville - Rockville Housing Enterprises
	Target Area	CDBG-eligible areas Rockville
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$94,454.00
	Description	Replace Roofs for 56 Units at the David Scull Courts Community
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to serve 110 residents.
	Location Description	City of Rockville - David Scull Courts community located at 1232 – 1327 First Street
32	Planned Activities	Roof replacement on seventeen (17) multi-family public housing units of David Scull Courts community located at 1232 – 1327 First Street.
	Project Name	City of Rockville - Single Family Rehabilitation Program
	Target Area	CDBG-eligible areas Rockville
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$100,000.00
	Description	Assist CDBG-eligible single-family homeowners with home repairs.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	Estimated to assist 4 to 6 households, depending on the level and cost of the work.
	Location Description	The City of Rockville.
	Planned Activities	Assist CDBG-eligible single-family homeowners with home repairs.
33	Project Name	Housing Production and Preservation - HOME
	Target Area	Countywide
	Goals Supported	Affordable Housing in an Inclusive Community
	Needs Addressed	Affordable Housing
	Funding	HOME: \$1,780,168.00
	Description	Construction, acquisition, and/or rehabilitation of rental and/or homeowner housing (both multi- and single-family units).
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	This is estimated to produce or preserve 14 units.
	Location Description	Countywide
34	Planned Activities	Funds may be used for the construction, acquisition, and/or rehabilitation of rental and/or homeowner housing (both multi- and single-family units). Funds may also be used for homebuyer assistance, such as for downpayment and mortgages. DHCA may work with the private sector, non-profits and/or the Montgomery County Housing Opportunities Commission (HOC) in implementing this program.
	Project Name	Community Housing Development Organizations Housing Production
	Target Area	Countywide
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	HOME: \$345,000.00

	Description	Housing development activities of CHDOs.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	This is estimated to produce or preserve 4 units.
	Location Description	Countywide
	Planned Activities	The project will fund the housing development activities of CHDOs. This represents the federally mandated fifteen percent of the HOME allocation. Up to 10 percent of this total (\$20,000) may be used for project-specific technical assistance, site control, and seed money loans. It is anticipated that one to three organizations will use these funds for the acquisition, construction, or renovation of rental housing for persons with low incomes.
35	Project Name	CHDO Operating Assistance
	Target Area	Countywide
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	HOME: \$100,000.00
	Description	Partially cover the administrative costs of qualified CHDOs.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	HOME funds to own, sponsor, or develop affordable housing are eligible for operating support.
	Location Description	Countywide

	Planned Activities	Funds will be used to partially cover the administrative costs of qualified CHDOs: Montgomery Housing Partnership (MHP) and Housing Unlimited, Inc. (HUI). MHP will receive \$50,000 and HUI will receive \$50,000. By regulation, only CHDOs using HOME funds to own, sponsor, or develop affordable housing are eligible for operating support. This operating support cannot exceed 50 percent of a CHDO's operating budget in any fiscal year or \$50,000 annually, whichever is greater.
36	Project Name	Administration - HOME
	Target Area	Countywide
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	HOME: \$191,685.00
	Description	The fund will be used to cover the county's expenses associated with operating the HOME Program.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	County's expenses associated with operating the HOME Program.
	Location Description	Countywide
37	Planned Activities	The fund will be used to cover the county's expenses associated with operating the HOME Program. Administrative expenses cannot exceed 10% of the entitlement amount.
	Project Name	ESG - Montgomery County
	Target Area	Countywide
	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Prevent and End Homelessness
	Funding	ESG: \$430,074.00
	Description	The ESG Program enables the county to assist persons who are homeless.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	Estimated to serve 70 households.
	Location Description	Countywide
	Planned Activities	<p>Housing Stabilization and Relocation Services – funds will be available to assist households experiencing homelessness locate, obtain, and retain housing. Funds will be used for support services including linkages to mainstream services and employment, rent application fees, and security deposits to assist approximately 35 households move into permanent housing. Eligible singles and families include those living in temporary shelter, in a place not meant for human habitation or other places described in Category I of the homeless definition issued by HUD.</p> <p>Rental Assistance - funds will be used to provide an average of 9 months but up to 24 months of rental assistance to help households rapidly exit homelessness and retain permanent housing. Assistance will be provided to households that meet the criteria for Category I of the homeless definition issued by HUD upon program admission. Approximately 35 households will be served.</p> <p>Shelter Services – funds will be used to provide shelter services.</p>

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The funds allocated to the County are generally available countywide, with no priority assigned to geographic regions. Some activities, such as Public Service Grants, will be targeted at neighborhoods with concentrations of low—and moderate-income populations. Most other programs will be available to income-eligible residents.

Some of the public service providers concentrate their outreach in specific parts of the County, particularly those with predominantly low-income and minority residents. For example, Montgomery Housing Partnership's Homework Club program will serve kids living in MHP's affordable housing properties across Silver Spring and Takoma Park. Similarly, the Beyond BlackRock Youth Development program will support two Title I elementary schools in upper Montgomery County. Even though some areas have a higher concentration of low-income and minorities, it is important to note that most of the communities are socio-economically diverse. According to Data USA, 7.08% of Montgomery County, Maryland's population lives below the poverty line, which is lower than the national average of 12.4%. The same data source indicates that the percentage of children living in poverty in Montgomery County grew to 11.4% by 3.1% between 2014 and 2023. According to the Census Bureau QuickFacts data as of 2023, the areas in Montgomery County with the highest percentages of people in poverty include White Oak with 17.1%, Montgomery Village with 11%, Takoma Park and Fairland both with 10.1% all exceeding the County's average. The areas with the least amount of people in poverty include Ashton-Sandy Spring with 1.7%, Damascus and Chevy Chase, both with 2.6%, all well below the County average.

Geographic Distribution

Target Area	Percentage of Funds
Countywide	0
CDBG-eligible areas	94
Rockville	5
Takoma Park	2

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

N/A

Discussion

To determine the Geographic Distribution of funds, DHCA assessed the economic breakdown of residents across the County. Most of the communities are multi-income with residents in poverty living alongside residents exceeding 80% AMI. According to the Census Quick Facts, many residents in poverty

reside in White Oak, Montgomery Village, Takoma Park, Fairland, and Silver Spring. Between 9.7% and 17.1% of residents in each of the areas listed were identified as being in poverty. Given the diverse income levels, it is important that the services through the Public Service grant providers be available Countywide. Some of the non-profit organizations concentrate their services in some of the areas listed above, but they are still able to extend to the rest of the County.

DHCA also consulted Montgomery County Public School FARMS data for this analysis. There are 136 elementary schools, 40 middle schools, and 27 high schools. Of these, 41 (30%) elementary schools and 6 (15%) middle schools have a Title I designation, meaning that at least 40% of the enrolled students come from low-income households and qualify for low or reduced lunch. These schools serve students residing in Silver Spring, Gaithersburg, Germantown, Rockville, Montgomery Village, Takoma Park, and Burtonsville. The schools that serve those in Silver Spring, specifically Hillandale and White Oak have the highest level of low-income students. Of the 41 Title I elementary schools, 46% (19) are in Silver Spring, 24% (10) in Gaithersburg, 12% (5) in Germantown, 10% (4) in Rockville, 5% (2) in Montgomery Village, and 2% (1) in Takoma Park. Of the 6 Title I middle schools, 50% (3) are in Silver Spring, while the remaining three (3) are in Gaithersburg, Montgomery Village, and Burtonsville.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

DHCA's Multifamily Housing team works to preserve and produce affordable rental housing for Montgomery County residents. Primarily using resources from the Montgomery County Housing Initiative Fund and the federal HOME program Multifamily Housing provides flexible financing resources to assist in the preservation and production of affordable housing. The Affordable Housing initiatives outlined below are through a combination of funding sources and strategies to maximize resources.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	1,322
Special-Needs	10
Total	1,332

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	1,300
The Production of New Units	8
Rehab of Existing Units	7
Acquisition of Existing Units	7
Total	1,322

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The FY26 one-year goals for the number of households supported through rental assistance is a result of a memorandum of understanding with the Housing Opportunities Commission, which is financed by tax recordation funds. Through a similar initiative, there are currently 1306 families assisted under rental agreements. Based on need and projected resources, DHCA projects 1300 households will be assisted through rental agreements in FY26.

DHCA's Multifamily Housing works to preserve and produce affordable rental housing for Montgomery County residents, and in FY6, they project the creation, preservation, or improvement of 8 units with CDBG funds and projects the production or preservation of 14 units using HOME funds, resulting in the support of 1322 non-homeless households.

Based on the escalating cost of construction materials, the Group Homes rehabilitation program is

projected to support 8 to 10 special-needs households in FY26.

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Opportunities Commission (“HOC”) no longer owns or operates Public Housing (“PH”) units. During Fiscal Years (“FY”) 2014-2020, HOC converted its PH subsidies to Section 8 Project-Based Rental Assistance (“PBRA”) and Project Based Vouchers (“PBV”) through the U.S. Department of Housing and Urban Development (“HUD”) Rental Assistance Demonstration (“RAD”) program. RAD allowed HOC to convert its PH portfolio to more efficient forms of subsidy and to leverage other resources to renovate, construct, and modernize its existing stock, including adding new affordable units. HOC’s PH subsidies have been converted to Section 8 PBRA or PBV. The final RAD construction project, the Leggett (formerly Elizabeth House III), reached substantial completion as of 2023.

HOC operates the federally funded Housing Choice Voucher (“HCV”) program for the jurisdiction of Montgomery County, Maryland. HOC currently administers 7,770 vouchers, including 860 PBVs. In addition to these PBV subsidies, HOC’s PBV portfolio includes 330 units granted through RAD and the Housing Opportunity Through Modernization Act (“HOTMA”). From 2021 to 2023, HUD awarded HOC 118 additional tenant-based vouchers for specific demographics, primarily to combat homelessness in Montgomery County. HOC takes advantage of every opportunity to provide additional Housing Choice Voucher subsidies to its portfolio.

Outside its Housing Choice Voucher program, HOC collaborates with Federal, State, Local, and private entities to provide Montgomery County residents with the greatest number of affordable housing opportunities. HOC can accomplish this by leveraging Federal, State, Local, Agency, and private funds to add to, and improve, Montgomery County’s affordable housing stock through the acquisition, production, and preservation of affordable housing units throughout the County.

Rockville Housing Enterprises (RHE), established in 1955 as the Housing Authority of the City of Rockville, MD is the Public Housing Authority (PHA) servicing the City of Rockville, MD. RHE assists low and moderate-income individuals and families to transform their lives by providing affordable rental and homeownership housing opportunities to its residents. As an independent agency that functions under state law, RHE was created by the Rockville Mayor and Council to investigate the need for building and administering such affordable housing in the City as is found to be necessary. Oversight is provided by the RHE Board of Commissioners who are appointed by the Mayor and City Council of the City of Rockville.

Actions planned during the next year to address the needs to public housing

HOC was an early adopter for the U.S. Department of Housing and Urban Development’s (HUD) Rental Assistance Demonstration program (RAD), which allows public housing authorities to convert Section 9 public housing units to Section 8 units receiving Project-Based Rental Assistance (PBRA) or Project Based Voucher (PBV) assistance. HOC has done this conversion without privatizing any of its former public

housing units or displacing residents. The RAD conversions allow these units to be repositioned as part of a mixed-income portfolio and combined with other subsidy sources, such as Low Income Housing Tax Credits (LIHTC). This ensures that properties are not wholly reliant on the Public Housing Capital and Operating subsidies for maintenance and renovation, as these funds have been chronically underfunded for decades. HOC has converted all of its public housing through RAD, ensuring that it has the ability to finance needed improvements throughout its portfolio.

More recently, the Montgomery County Council collaborated with HOC to develop a housing financing mechanism that is self-supporting and not reliant on limited pools of federal funding, such as LIHTC or volume capped Private Activity Bonds. The Montgomery County Housing Production Fund (HPF) was created in 2021 in partnership with Montgomery County leadership and seeded by a \$50 million bond issuance. A second \$50 million bond issuance was authorized in 2022. Debt payments for the HPF are made by the county and HOC uses the \$100 million to provide short-term construction financing for new mixed-income housing development.

After completion and lease-up of a property, the construction loan is converted into longer-term debt. The proceeds from this transaction are returned to the HPF to fund additional developments. HOC then owns the resulting building to ensure permanent affordability. The HPF is a national model for the creation of locally-financed, mixed-income housing and its success confirmed HOC's status as an innovator in the field of affordable housing. It also enhanced its credibility as it goes about developing new creative financing structures.

In 2023, HOC worked with the County Executive, County Council and the Department of Housing and Community Affairs (DHCA) to design a new Nonprofit Preservation Fund, which was approved by the Council and programmed with \$20 million, with an additional \$30 million proposed for FY25. This revolving fund will provide 7-10 year loans for nonprofit and public housing providers to purchase and preserve naturally occurring affordable housing that is at risk of becoming less affordable, with a focus on transit-oriented properties.

HOC continues to create affordable housing opportunities by renovating existing properties and developing new properties throughout Montgomery County by leveraging various sources of federal, state, and local funding, and by collaborating with public and private entities.

HOC continues to provide a platform for deconcentration of poverty and encourages income mixing by bringing higher-income families into lower-income developments and lower-income families into higher-income developments. This is a benchmark that needs to be met by all and any developments the Agency undertakes. They are also focused on making mandatory opportunities for Minority Business Enterprise, Minority Female Development, and Minority Women Business Enterprise, as well as employing residents of the community; specifically those residing in HOC Housing through the ongoing HOC Works Program. HOC Works is a similar concept to HUD's old Section 3 Program. By implementing such programs, HOC creates more stable and fair job opportunities within the communities and the

County.

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

While HOC no longer owns or operates a PH program, under Section 511 of the United States Housing Act and the regulations in 24 CFR Part 903, HOC is required to establish a Resident Advisory Board (RAB). The RAB is composed of HOC assisted individuals. Their role is to assist HOC in developing the agency's Public Housing Agency Plan, and other agency-related matters.

HOC has also administered the Family Self-Sufficiency program since 1993. HOC provides supportive services, case management, and an escrow account to participating families, to help families achieve economic independence and self-sufficiency. The FSS program is a voluntary program offered to all families participating in the Housing Choice Voucher program.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

This does not apply.

Discussion

HOC seeks to offer the greatest possible number of affordable housing opportunities using Federal, State, Local, private, and agency funds, as well as leveraging all possible financing tools. HOC works with Montgomery County Government to ensure the County's residents are receiving maximum benefit from these resources. HOC accomplishes this goal in the form of acquisition, renovation, creation, and preservation of affordable housing units across Montgomery County.

In addition to creating affordable housing, HOC also provides supportive services for its residents, including economic development programs.

HOC's economic development program, HOC Works, seeks to connect low-income individuals with economic opportunities and contract with businesses that share HOC's commitment to bettering the community. Vendors must meet compliance through new hires, training opportunities, and subcontracting to contractors who qualify as HOC Works Business Concerns.

HOC's HOC Academy is an adult education and workforce development program, which promotes self-empowerment, achievement, and upward mobility among residents by connecting them to career training educational services. Through partnerships with Montgomery College and other community organizations, the program offers: tuition assistance and scholarship opportunities; employment and internship opportunities; employment readiness workshops; referrals to English Speakers of Other Languages ("ESOL"), General Education Development ("GED"), and vocational training, referrals to

financial aid counseling and Free Application for Federal Student Aid (“FAFSA”) application assistance; and referrals for professional clothing.

HOC has administered the federally funded Fatherhood Initiative program since 2015. The program promotes family stability within our communities and is designed to improve families by improving fathers. It serves fathers who are interested in enhancing their skills as fathers and who have children in HOC’s affordable housing programs (including applicants on HOC’s waitlists). It is a three-week program, which includes parent/dad workshops, financial literacy, and career exploration. Since inception, HOC has enrolled 1,610 fathers and has since been able to meet its target enrollment numbers.

HOC promotes the deconcentration of poverty by encouraging income mixing by bringing higher-income families into lower-income developments and lower-income families into higher-income developments. HOC seeks to accomplish this in a uniform and non-discriminatory manner. HOC will affirmatively market its housing to all eligible income groups. HOC will not steer lower-income customers toward lower-income development or higher-income customers toward higher-income development.

HOC also seeks to promote diversity by maximizing the procurement of Minority/Female/Disabled businesses through primary contractors and subcontractors.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

Montgomery County Department of Health & Human Services (DHHS), Services to End and Prevent Homelessness (SEPH) is responsible for the implementation of the Continuum of Care (CoC) strategic plan to end homelessness. The Interagency Commission on Homelessness (ICH), as the governing body of the CoC, has committed to making homelessness rare, brief, and one-time only for all. This work is done by employing specific strategies for each subpopulation, including veterans, the chronically homeless, families with children, youth, seniors, and vulnerable adults. In November 2022 the ICH adopted the goal to end homelessness for all subpopulations in Montgomery County by December 31, 2025. In order to achieve that goal, Montgomery County has partnered with Built for Zero.

Montgomery County DHHS is working in partnership with the Collaboration Council for children, youth, and families to establish a plan to end youth homelessness in the County. The youth drop-in center includes access to basic services such as food, laundry, and showers as well as connection to educational and employment services. Recognizing that the needs of youth are unique, the CoC has committed to adopting youth-specific assessment tools, outreach and engagement, and housing interventions to ensure that youth experiencing homelessness are connected to permanent housing as quickly as possible and that interventions are developmentally appropriate. To reach this goal we have established a Youth Action Board to focus on these areas and develop a dedicated youth coordinated entry system.

Reducing unsheltered homelessness remains a top priority for the ICH. Street outreach teams have reported an increase in the number of people sleeping outside despite an expansion of shelter availability and street outreach capacity. In 2023, the CoC was awarded a new project through the annual Housing and Urban Development (HUD) Continuum of Care competitive Notice of Funding Opportunity (NOFO). This project, Street to Home, is a collaboration between Montgomery County CoC, community partners, Bethesda Cares, Mary's Center, and The Coordinating Center to identify those with current or recent unsheltered homelessness. This program provides assesses individual needs through its case management and medical supportive services. In collaboration with our local Public Housing Authorities, Rockville Housing Enterprises (RHE) and Housing Opportunity Commission (HOC), the project provides vouchers to house unsheltered individuals. Additionally, as a local match for this program, Montgomery County DHHS is providing 20 local housing subsidies to expand the project.

Finally, the CoC is one of the few communities nationwide that has committed to the Zero for All

Campaign to end homelessness for all populations. Montgomery County has set the goal of ending homelessness for all by December 31, 2025. We are using the Built for Zero model to reach functional zero for all subpopulations. Therefore, our goal by December 2025 is to have no more than 89 individuals experiencing homelessness at any given time. The CoC milestones every six months to work toward reaching that goal.

Addressing the emergency shelter and transitional housing needs of homeless persons

Montgomery County operates six emergency shelters for individual adults, three family shelters, one shelter for families fleeing domestic violence, and it also utilizes motels for overflow family sheltering. Access to shelters are provided 24/7 through the outreach and diversion providers, three regional Housing Stabilization Services offices, and the Montgomery County Crisis Center, including at night and during weekends.

The CoC utilizes a centralized shelter intake and diversion program for adult-only households and households with minor children with a goal of reducing inflow to homelessness. All households seeking emergency shelter are assessed for diversion as an attempt to resolve their housing crisis without having to enter the homeless continuum. Diversion training is offered to CoC staff to ensure that staff are able to attempt diversion prior to and upon entering the shelter system.

Additionally, the CoC regularly holds Coordinated Entry System meetings to identify vacancies, prioritize persons for housing, and facilitate referrals. DHHS will monitor outcomes to assure that persons are placed based on need. The system will be advertised via the County's 311 phone line, DHHS website, community events, and training for service providers.

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 Continuum of Care is continuing to work to reduce length of stay in homelessness. The CoC uses a coordinated housing referral process to refer, prioritize and match participants to CoC housing. Length of stay is one factor considered when prioritizing.

Individuals and families experiencing homelessness have access to case management services to help link them to services and housing resources. Housing Locators will work with adults and families in shelter and those unsheltered to identify housing options and help them move more quickly into permanent housing. In addition, MCDHHS has developed an intensive integrated team process that brings together participants with multiple service needs and serious housing barriers with service

providers.

Homeless providers assist participants to develop independent living skills, increase income and access services to reduce returns to homelessness. Those exiting homelessness who are unable to maintain housing on their own are linked to Permanent Supportive Housing, subsidized housing, or family/friends with whom they can live. Homelessness prevention assistance including financial assistance and case management is provided to those who are at risk of returning to homelessness. Program participants with multiple service needs and significant housing instability will be referred to MCDHHS to participate in an intensive integrated teaming that brings to together the participant with service providers to identify needed supports.

Returns to homelessness will be tracked at the client and the program level. At the client level, the common assessment tool documents housing history and will identify those with a prior spell of homelessness. In addition, the CoC's open HMIS system will be used to verify previous spells within the CoC.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

DHHS Services to End and Prevent Homelessness (SEPH) has a Housing Stabilization Services Division which provides case management and financial assistance to prevent households from losing their housing. In addition, SEPH coordinates a system of emergency assistance to prevent homelessness. Financial assistance is available from SEPH as well as from Emergency Assistance Coalition providers for rental/utility assistance. At-risk households with a history of housing instability receive solution-focused case management to address barriers and link to mainstream resources such as SNAP, TANF, SSI and mainstream rental assistance programs. SEPH provides energy assistance to help low-income residents pay their utility costs. It also operates the County Rental Assistance Program, a shallow rent subsidy program for households that are exiting homelessness or at imminent risk of becoming homeless and have a household member that is 55+ or disabled.

To ensure households with the greatest risk of homelessness are prioritized for assistance, the CoC developed a Homeless Prevention Index that uses local data on community-level predictors of homelessness to identify census tracts with the greatest need. As of December 2024, more than 19,600 households were provided emergency rental assistance, with over \$120 million distributed. Though the Covid-era resources have been spent, DHHS-SEPH has set aside local funds to ensure that eviction

prevention and relocation assistance continue to be available.

Montgomery County Child Welfare Services has implemented local discharge planning policies that prohibit the discharge of foster care youth into homelessness. To prepare for discharge, youth receive independent living skills training. Semi-independent living is available to youth aged 16-21 who are in school or working. As discharge nears, an individualized exit plan is developed for each youth.

Through the Health Care for the Homeless (HCH) program, Montgomery County developed discharge protocols in collaboration with local hospitals within the County (no state hospitals are located within the County) to prevent the routine discharge of patients into homelessness. Hospital staff will contact HCH nurses for each patient who reports he/she has nowhere to return and will identify an appropriate discharge option. CoC permanent supportive housing will also be considered for persons who were hospitalized for less than 90 days and were homeless prior to admission. Additionally, the CoC has opened a medical respite facility which can provide short term respite care for individuals being discharged from the hospital when placement in congregate shelter would inhibit their recovery.

Montgomery County DHHS develops and implements discharge policies through its Local Behavioral Health Agency (LBHA). Prior to discharge, the inpatient hospital social worker/treatment provider must complete an assessment and develop an aftercare plan to address all mental health, substance abuse, co-occurring disorder, housing, health, and vocational needs. LBHA ensures that clients are linked to community-based treatment and supportive services, as well as housing.

The Montgomery County Department of Corrections and Rehabilitation (DOCR) and Department of Health & Human Services (DHHS) have developed a comprehensive system that prepares returning citizens for release to reduce recidivism by helping to connect them to emergency shelter when needed. Work begins at the corrections facility where an outreach partner engages with returning citizens who do not have housing and connects them to diversion assistance, and if needed, emergency shelter.

Discussion

The six-month milestones developed by the CoC are divided among six working groups. The youth working group is working towards having a fully operational Coordinated Entry System for Youth. The families working group is working towards having an average length of time from identification to move-in of 45 days. The seniors working group will work towards decreasing the number of seniors entering homelessness each month by 50% (from 6 to 3). The vulnerable adults working group is working towards having an average length of time from assigned to housed of 45 days. The veterans working group will work towards having no more than 7 veterans experiencing homelessness (down from 10). The other adult-only households working group has housed 1,085 individuals since December 2022 when the milestones were developed.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The lack of land available for development can serve as a barrier to the creation of affordable housing. With approximately 85% percent of land in Montgomery County constrained for development, developers now face the challenges of assembling parcels, creating infill developments, and building higher-density projects.

Since the County's last Consolidated Plan (2015-2019), the County Council has adopted a new zoning code to modernize antiquated regulations of the past and to clarify and encourage infill and mixed-use development (Zoning Ordinance, Chapter 59 of the Montgomery County Code). This has removed a major barrier to new housing investment.

Likewise, the development review process has been streamlined and permitted more efficiency, both issues present in the previous Consolidated Plan

Actions it planned 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

Montgomery County continues to identify county-owned sites that can be redeveloped to include housing along with other public facilities and is promoting transit-oriented redevelopment, in conjunction with private developers. New master plan efforts and updated zoning regulations allow for more high-density and mixed-use developments near public transit and in other formally single-use non-residential areas, leading to an increase in future housing supply.

As the first update to the General Plan in nearly 60 years, Thrive Montgomery 2050 offers a clear path forward: to create places where we can increase accessible housing, improve transit, and strengthen businesses together in equitable, sustainable ways. The comprehensive 30-year plan for the entire county was approved by the Planning Board on April 8, 2021, and approved by the Montgomery County Council on October 25, 2022.

Area plans underway include the Ashton Village Center Sector Plan, the Germantown Plan for the Town Sector Zone, and the Shady Grove Minor Master Plan Amendment. The Ashton Village Center Sector Plan established an advisory committee called the Implementation Advisory Committee. The advisory group is staffed by the Planning Department and composed of representatives from various constituencies interested in the successful implementation of the Plan. The group meets the third Tuesday of every month and when needed via Microsoft Teams since June 2022. Similarly, the 2021 Sector Plan Amendment to the Shady Grove Minor Master Plan recommended the continuation of the Implementation Advisory Committee. The Committee is responsible for advising the Planning Board on

development activities in the Sector Plan area. The committee meets quarterly since June 2022. In October 2021 the County Council approved Zoning Text Amendment and Sectional Map Amendment to amend the zoning map as recommended for the Germantown Plan for the Town Sector Zone.

Discussion:

The County participated in the development and outreach of the Regional Analysis of Impediments to Fair Housing Choice alongside neighboring areas in the Washington, DC region. Through research, data collection, as well as stakeholder and resident meetings, it was determined that most of the housing challenges faced locally overlap across the participating jurisdictions, and a combined study of the region's housing would produce the most useful and accurate evaluation.

The analysis assessed progress made toward past goals and identified the County's success in changing and strengthening the Moderately Priced Dwelling Unit program to address some of the challenges faced in accessing fair housing. The changes include:

- Increased incentives and requirements for developers of affordable residential units
- More permits for accessory dwelling units and high-density and mixed-use development near public transit
- Made it easier for businesses to get permits and work with the county's Department of Planning Services and the Planning Board during the development

The Analysis also identified goals and strategies to affirmatively further fair housing in Montgomery County. The current draft includes the following goals:

- Preserve and produce income-restricted units with Housing Initiative Fund, HOME, and CDBG loans
- Prioritize this development on county-owned land to ensure the availability of Moderately Priced Dwelling Units for first-time homebuyers with moderate household incomes
- Leverage Community Reinvestment Act loans
- Reform zoning and land use policies to expand fair housing choice
- Protect the housing rights of individuals in protected groups
- Expand access to public transportation

AP-85 Other Actions – 91.220(k)

Introduction:

Montgomery County has identified a number of actions that will address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

One of the primary obstacles to meeting the underserved needs of residents is the availability of funding. While the County actively seeks additional funding opportunities and will continue to do so, its ability to address underserved needs depends largely on the availability of additional resources.

Actions planned to foster and maintain affordable housing

- Support a portion of the development costs of nonprofit housing developers to acquire or construct affordable housing.
- Assist in the purchase of existing properties for use as housing affordable to low- and moderate-income residents.
- Provide funds for housing rehabilitation to enable owners of multi-family properties occupied by low- and moderate-income tenants to eliminate code violations and make other necessary improvements, including accessibility and energy conservation improvements.
- Preserve Special Needs group home housing through necessary modifications and updates on units.

Actions planned to reduce lead-based paint hazards

The Childhood Lead Poisoning Prevention and Environmental Case Management Program delivers home-based case management services to families of children with blood lead levels above 3.5mcg/dL and/or children with an established diagnosis of moderate to severe asthma. Program 1 (Healthy Homes for Healthy Kids) specifically addresses environmental hazards related to lead exposure in residential properties where eligible children are living or spending 10 or more hours each week. When lead is identified in the eligible property, Maryland Department of Housing and Community Development provides lead abatement services to the family. Program 2 (Childhood Lead Poisoning Prevention and Environmental Case Management) provides environmental case management and in-home education programs with the aim of reducing the impact and source of lead poisoning and asthma triggers.

Home Visits will include:

- Environmental Health education and support for lead poisoning and/or asthma management
- Help with identification and reduction of lead poisoning, asthma triggers, and other

environmental hazards

- Case management and coordination with care providers
- Referral for lead abatement (removal) services at NO COST to the family/property owner
- Cleaning supplies and pest management items throughout the duration of enrollment
- Referrals and linkage to other community resources

DHCA will continue to ensure that all rental dwelling units built prior to January 1, 1978, demonstrate full compliance with all of the requirements of the Maryland Department of the Environment (MDE) Lead Poisoning Prevention Program before it issues or renews a Rental Facility License.

The Housing Opportunities Commission (HOC) will continue to have every household sign a lead-based paint addendum to their housing lease, making them aware of the hazards of lead-based paint and providing them with additional resources on the subject. Also, for all properties constructed before 1978, HOC secures a limited-lead free certificate, from the County, at unit turnover (if the unit has not already been certified as lead-free).

Rockville Housing Enterprises (RHE) will continue to secure a limited-lead-free certificate, from the County, at unit turnover (if the unit has not been certified as lead-free), as well as provide residents with information on the hazards of lead-based paint. RHE will pursue lead-free certificates for all public housing units through abatement activities.

Actions planned to reduce the number of poverty-level families

All activities described in this Action Plan are designed with poverty reduction in mind. Programs to prevent and end homelessness help bring people and households out of poverty and into self-sufficiency. Rental assistance helps stabilize households and allows them to build savings, gain skills, and engage in other positive behaviors associated with a rise out of poverty. Public Service grants that provide households homelessness prevention services, such as the Rockville Emergency Assistance program provided by Community Reach of Montgomery County which promotes self-sufficiency, and the grant to Montgomery County Coalition for the Homeless to hire a Homeless Youth Specialist Case Manager to support youth aged 18-24 at the Nebel Street Emergency Shelter (NSES)

Actions planned to develop institutional structure

To overcome the gap of not finding housing for persons with high housing barriers, the County provides assistance through “housing locators,” who work with area landlords to identify ways to help persons gain acceptance into units and through working in partnership with homeless providers to create additional units.

To address the gap of lack of housing for persons living in nursing homes who could otherwise reside in the community, staff from the Housing Opportunities Commission, the Department of Housing &

Community Affairs, DHHS, the Interagency Commission on Homelessness and others, continue to work to identify additional funding sources to provide affordable housing for this special needs population.

To address the gap of insufficient supply of affordable units, the County is actively working to preserve the existing, regulated affordable housing stock. Additionally, the County has completed a Rental Housing Study (MNCPPC and DHCA) in 2017 that identifies the county's rental housing needs and offers a wide range of recommended approaches to meeting them, including changes to current policies and programs to help guarantee long-term affordability of rental housing. Policymakers and implementing agencies continue to use the results of this study to guide efforts to expand opportunities for affordable housing.

In March 2022, the Montgomery County Council unanimously enacted amendments to Prevailing Wage Requirements 35-21, Construction Contracts. The goal of the amendment is to expand the prevailing wage requirements to include additional construction-related jobs and construction projects financed by the County to match the State's lower prevailing wage threshold limit. The legislation passed with an amendment to apply prevailing wage rates to certain construction contracts that receive a payment in lieu of taxes (PILOTs), but it also provides an exemption for affordable housing projects owned by the Housing Opportunities Commission, nonprofit developers who provide reduced rental units or accept rental assistance. The Government Operations and Fiscal Policy (GO) Committee approved the following amendments:

- Lower the prevailing wage threshold limit from \$500,000 to \$250,000, or apply the State's prevailing wage threshold to construction contracts, or whichever dollar threshold is lower;
- Expand the scope of construction to include rehabbing, repaving, pavement milling, and mechanical systems service contract.
- Define the types of "mechanical systems service contract" that should receive prevailing wage rates, i.e. HVAC, refrigeration, electrical, plumbing, and elevator systems;
- Adopt the federal prevailing wage threshold of \$2,500 or more for mechanical systems service contracts

Actions planned to enhance coordination between public and private housing and social service agencies

In 2014 the Interagency Commission on Homelessness (ICH) was established by the County to act on behalf of County residents experiencing homelessness and to provide advice, counsel, and recommendations to the County Executive and County Council. The Commission's responsibilities involve matters influencing the provision of services, County government policies and procedures, development and implementation of State and Federal laws, and other issues affecting the lives, rights, and welfare of people experiencing homelessness in Montgomery County. The Montgomery Continuum of Care (CoC) is the U.S. Department of Housing and Urban Development (HUD) recognized body responsible for community planning to prevent and end homelessness in Montgomery County. It is a public-private partnership that includes County and other government agencies, non-profit service

providers, landlords, and others who have a role in the County's housing market. The CoC is required to have a formal governance structure to guide its activities, including the designation of a Governing Board. The CoC has designated the ICH as the Governing Board of the Montgomery County CoC. The ICH has a broad representation of public and private housing and social service agencies and it, and its several subcommittees, will meet regularly and also hold open public meetings to enhance coordination and public involvement.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Projects planned with CDBG, HOME, and ESG funds are all listed in section AP-35 Projects of the Annual Action Plan.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	500,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	500,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

DCHA effectively uses HOME investments alongside private and public resources including but not limited to the following: bank loans, tax-exempt and taxable bond debt from state and local governments, land contributions from local government and private resources, developer equity investments through private resources, and the sale of Low-Income Housing Tax Credits and Payments in Lieu of Taxes from the county and local governments. Other resources include The Montgomery County Housing Initiative Fund (HIF), developer investments, and state funds. Montgomery County HIF funds are used for HOME funds matching and usually exceed a 25% match.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The County uses no HOME funds for owner-housing programs. HOME funds are reserved and used for the construction, acquisition, and/or rehabilitation of both multi-family and single-family units.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

All DHCA projects that receive HOME financing and have HOME units are governed by a regulatory agreement that specifies the requirements of the HOME financing and the terms of compliance. The regulatory agreement remains in effect during any resale or re-capitalization of the property. If the requirements of the regulatory agreement are violated, the developer is in default and subject to the appropriate actions, including recapture/repayment of the HOME investment.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Montgomery County does not use HOME funds to refinance existing debt. After a rehabilitation project is completed, the property's value is assessed through the developer's appraisal resources.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

The action plan does not include a planned HOME TBRA activity.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will

narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

The action plan does not include a planned HOME TBRA activity.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

The rental housing projects will follow 24 CFR 92.253, CFR 91.220, and 24 CFR 5.105.

Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

See Appendix for the ESG written guidelines.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Emergency shelter is available 24/7 for homeless families and single adults at designated sites throughout the CoC and are assessed for diversion and shelter placement. Families and single adults at-risk of homelessness can also apply for assistance. At-risk households are assessed for emergency financial assistance and are linked to needed mainstream resources.

DHHS monitors emergency shelter availability and placement. The CoC adopted its Coordinated Entry Systems (CES) Policy and Procedures in January 2018. Through coordinated entry, any household is assessed utilizing standard assessment tools that indicate vulnerability and needs. All providers meet regularly to review the CES by name list for adult singles and families with minor children. Households are matched with the appropriate permanent housing option that best meets their needs. Households are prioritized based on vulnerability.

Standard assessment tools are used to screen, assess and refer households to all emergency, transitional and permanent housing programs. The tools cover housing history, financial/social supports, health status, service needs and barriers to housing. Providers enter the assessment into HMIS to promote coordination.

The system is advertised via the County's 311 phone line, DHHS/SEPH website, community events, and training for service providers.

3. Identify the process for making sub-awards and describe how the ESG allocation available to

private nonprofit organizations (including community and faith-based organizations).

Montgomery County administers ESG funds directly and does not make sub-awards.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The Interagency Commission on Homelessness (ICH), which is the CoC Governing board, is required to have at least one homeless or formerly homeless person as a board member. In addition, the ICH has a People's Committee comprised entirely of people with lived experience. This committee is involved in decisions related to CoC policies and program funding.

5. Describe performance standards for evaluating ESG.

Performance standards for Rapid Re-Housing are aligned with the CoC standards and include percent of participants increasing income while in permanent housing and percent of recipients maintained in permanent housing.

No ESG funds will be used for planning and administration expenses.

