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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 2023  
July 1, 2022 to June 30, 2023

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.*

In accordance with Title I of the Housing and Community Development Act of 1974 as amended and the regulations found at 24 CFR part 91, et. seq., the Department of Housing and Community Affairs (DHCA) has drafted Montgomery County's proposed Annual Action Plan covering the period July 1, 2022 to June 30, 2023.

The Annual Action Plan describes projects proposed for funding in County Fiscal Year 2023 - July 1, 2022 to June 30, 2023 - with CDBG, HOME, and ESG funds. All interested parties are invited to submit comments on the Plan and on the community development performance of Montgomery County.

Written statements may be submitted via US mail or by email until **4:00 PM, May 12, 2022**, and should be addressed to:

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1401 Rockville Pike, 4th Floor  
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Telephone: 311; TTY number (for the hearing impaired) is 711

# 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 ultimately eliminate racial and other disparities experienced by residents of color. An Action Plan is required annually to provide specific information on how the funds awarded will be used to meet the priority needs identified in the Consolidated Plan, and annual evaluation and performance reports are prepared to track progress and measure accomplishments.

This Action Plan will cover the period July 1, 2022, through June 30, 2023, serving as Montgomery County's application for CDBG, HOME, and ESG funds for County Fiscal Year 2023 (July 1, 2022 – June 30, 2023). 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 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 through the use of CDBG and HOME awards as well as with local County funding. Montgomery County also prioritizes the preservation of affordable housing units through long-term affordability arrangements. Over the next five years, affordability controls will expire on approximately 400 rental inclusionary zoning Moderately Priced Dwelling Units (MPDUs).

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, such as the recent Virtual Fair Housing Summit. OHR coordinates the Montgomery County Committee on Hate/Violence, a citizen's advisory group created to work with the Office of Human Rights. Its function is to help to educate the residents of Montgomery 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. The Office of Human Rights also sponsors training to ensure fair housing opportunities and multicultural and interracial awareness. 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. The ORESJ was created in December of 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 Montgomery County. We do this by supporting 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.

For County FY23, nearly \$140 million has been recommended by the County Executive (though not yet approved by the County Council) to expand the preservation and production of housing that will be affordable to the most economically burdened residents. This would include \$57 million for the Montgomery Housing Initiative (MHI) operating budget, \$42.7 million for existing capital projects, \$40 million for a new Naturally Occurring Affordable Housing (NOAH) Fund capital project to preserve and create affordable housing properties in areas at risk of rent escalation to higher market rents, including the Purple Line Corridor and County transit corridors. , County resources will continue funding support of rental assistance, permanent supportive housing and homeless prevention, homeownership assistance, and the Building Neighborhoods to Call Home Program. and the Housing First program, and Additionally, DHCA will set aside \$2 million from existing resources to explore, subject to the County's collective bargaining laws, a pilot program for down payment assistance to full-time career employees of Montgomery County and Montgomery County Public Schools to help make first-time homebuying more affordable in the County.

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 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 shelters, in a place 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 units may be preserved for a longer period of time. DHCA works with for-sale MPDUs with expired controls and some will have income restrictions terminated due to foreclosure. 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

In spite of the challenges noted above, DHCA expects to extend expiring MPDUs and secure new MPDUs in FY23, including both sales and rentals.

### **3. Evaluation of past performance**

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

Montgomery County has produced or commissioned several detailed studies in the past five years that examine demographic trends as well as housing challenges past and present. The County continues to grow and diversify while its housing stocks age and struggles to keep up with demand, especially for low-income residents, resulting in overcrowding and cost burdensome rent levels.

The Maryland-National Capital Park and Planning Commission's (M-NCPPC's) 2016 Montgomery County Trends examines people, housing, and jobs: [https://montgomeryplanning.org/wp-content/uploads/2017/07/RHS\\_Strategy-Document.pdf](https://montgomeryplanning.org/wp-content/uploads/2017/07/RHS_Strategy-Document.pdf)

The June 2017 Rental Housing Study provides a comprehensive analysis: [https://montgomeryplanning.org/wp-content/uploads/2017/07/RHS\\_Strategy-Document.pdf](https://montgomeryplanning.org/wp-content/uploads/2017/07/RHS_Strategy-Document.pdf)

The Montgomery County Housing Needs Assessment by the M-NCPPC in July 2020 evaluates past, current and future housing needs <https://montgomeryplanning.org/wp-content/uploads/2020/07/MoCo-HNA-July-2020.pdf>

The Montgomery County Preservation Study by the M-NCPPC in November 2020 documents the current state of restricted and unrestricted affordable housing and recommends strategies and policies to

support the preservation of existing affordability. <https://montgomeryplanning.org/wp-content/uploads/2020/11/200914-Montgomery-County-Preservation-Study.pdf>

In addition, Montgomery County entered a regional collaboration through the Metropolitan Washington Council of Governments to complete the Analysis of Impediments to Fair Housing Choice for the 2021-2025 time period, as recommended under the County's 5-year Consolidated Action Plan. By working together, regional jurisdictions can produce a more effective analysis as the region is highly mobile and interconnected.

This effort will result in a set of concrete goals and strategies at the local and regional levels to address barriers to fair housing and create more equitable and inclusive communities. The process includes robust community participation, an assessment of past goals and actions, an analysis of data and issues that impact fair housing, and the establishment of measurable fair housing goals and priorities. Completion is expected by the end of 2022

#### **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.

In the development of the Action Plan, DHCA staff consulted with the two public housing authorities, and numerous County agencies, such as the Office of Human Rights, 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 provides an opportunity for community volunteers to serve on the Community Development Advisory Committee, which recommends funding for approximately 15 organizations each year. During this process a Public Hearing is held, giving an opportunity for the residents and local organizations to express their thoughts on affordable housing and community needs.

**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.

No public comments were received.

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

Not applicable.

**7. Summary**

Funding amounts included in this document are estimates based on the prior year's funding, final funding amounts will be published in May 2022 and the Action Plan will be updated accordingly. Any amount over or under the estimates will be adjusted under the Housing Acquisition and Preservation (CDBG) and/or Housing Production and Preservation (HOME).

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## 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

Aseem K. Nigam, Director  
Department of Housing & Community Affairs  
1401 Rockville Pike, Fourth Floor  
Rockville, Maryland 20852  
Aseem.Nigam@montgomerycountymd.gov



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

### **1. Introduction**

#### **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 provides assistance 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 20 percent (with specified exceptions) of their procurements for goods, services, and construction to registered and certified local, small businesses.

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.

#### **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 plays an integral role in the Montgomery County Continuum of Care (CoC) and its efforts to prevent and end homelessness. The CoC is a public-private partnership that includes state and local government agencies, non-profit service providers, landlords, and other stakeholders who have a role in preventing and ending homelessness. Montgomery County is committed to making homelessness for all residents rare, brief, and one-time-only by providing a full continuum of housing services including outreach and engagement, diversion and rapid exit, emergency and transitional shelter, rapid re-housing, permanent supportive housing, and permanent housing with supports. The continuum also utilizes a range of homelessness prevention initiatives including emergency financial assistance, shallow rent subsidies, and energy assistance designed to prevent the loss of permanent housing.

The Interagency Commission on Homelessness (ICH) serves as the CoC's governing board and oversees the community's strategic plan that focuses on six overarching goals and six key strategies:

#### Population Goals

- Sustaining "Functional Zero" for veteran homelessness.
- Sustaining an end to chronic homelessness.
- Prevent and end homelessness for families with children by 2020.
- Prevent and end homelessness for youth by 2021.
- End homelessness for seniors by 2022.
- Set a path to ending all types of homelessness.

#### Key Strategies

- Reduce Racial Disparities Across the System
- Build and Support Strong and Adaptable Programs
- Build and Support Affordable Housing Solutions
- Coordinate Effectively Across Other Systems of Care
- Increase and Diversify Funding
- Educate and Advocate for Change

Interagency Commission members include broad representation from the Department of Health and Human Services including Services to End and Prevent Homelessness Department of Housing and Community Affairs, Department of Corrections and Rehabilitation, Police Department, Office of the County Executive, Public Schools and Public Housing Authority. The ICH also includes members of the public and non-profits providing homeless services.

Montgomery County CoC achieved the goal of ending Veteran Homelessness by December 2015 per benchmarks established by two national efforts – the U.S. Mayors Challenge to End Homelessness and the Zero:2016 Campaign. Over the last four years, the Inside (not Outside) Initiative to end chronic homelessness has placed more than 430 people in permanent housing. To date, there are fewer than 7 individuals in the continuum who meet the federal definition of “chronically homeless”. During the fiscal year 2021, the top priority is ending and preventing homelessness among families with children. This effort has been named the “At Home Together” campaign. The CoC has implemented a homeless diversion program that helps families seeking shelter resolve their housing crisis through conflict mediation and problem-solving. In the last year, the number of families experiencing homelessness at any given time has decreased by 72%. In addition, the CoC is partnering with community youth providers to create a homeless youth drop-in and re-engagement center. This program will serve as an access point to the CoC Coordinated Entry System, provide on-site laundry and showers, as well as education and employment services.

**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**

Montgomery County is the only recipient of Emergency Solutions Grant (ESG) funds in the Montgomery County CoC geographic area. The Montgomery County Department of Health & Human Services (DHHS) is administering the ESG grant via a Memorandum of Agreement with the Department of Housing and Community Affairs. As the CoC Collaborative Applicant, DHHS can coordinate ESG activities with the activities of the CoC. In consultation with the CoC, DHHS identifies gaps and needs in the CoC to determine how to best use ESG funds to enhance the services already provided by the CoC.

The allocation of ESG funds and the program design for Rapid Re-housing activities were determined based on recommendations of the CoC and were approved by the CoC governing board. This was an effective mechanism for assuring ESG funds are integrated into the CoC. DHHS evaluates the performance of the ESG program and reports to the CoC Governing Board annually. Performance measures are aligned with the CoC's Strategic Plan to End Homelessness and HUD performance measures.

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

<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The group meets regularly to discuss homelessness and strategies and programs to serve the homeless and prevent homelessness. This group includes a representative from DHCA

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

**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 FY23 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, attending meetings of civic associations and business groups in areas where CDBG funds are proposed to be used, and reaching out through non-profit partners, through presentations to the Regional Services Centers’ Citizen Advisory Boards, and through participation at government-sponsored Town Hall meetings at locations throughout the County and through involvement with other boards, committees or commissions.

**Citizen Participation Outreach**

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)
1	Public Meeting	Non-targeted/broad community  Community Development Advisory Committee	Active members of the Community Development Advisory Committee and representatives from stakeholder organizations.		N/A	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

Funding amounts included in this document are estimates based on the prior year's funding, final funding amounts will be published in May 2022 and the Action Plan will be updated accordingly. Any amount over or under the estimates will be adjusted under the Housing Acquisition and Preservation (CDBG) and/or Housing Production and Preservation (HOME).

For County fiscal year 2023, nearly \$140 million has been recommended by the County Executive (though not yet approved by the County Council) to expand the preservation and production of housing that will be affordable to the most economically burdened residents. This would include \$57 million for the Montgomery Housing Initiative (MHI) operating budget, \$42.7 million for existing capital projects, \$40 million for a new Naturally Occurring Affordable Housing (NOAH) Fund capital project to preserve and create affordable housing properties in areas at risk of rent escalation to higher market rents, including the Purple Line Corridor and County transit corridors. County resources will continue funding support of rental assistance, permanent supportive housing and homeless prevention, homeownership assistance, and the Building Neighborhoods to Call Home Program. In addition, the County will set aside \$2 million from existing resources to explore, subject to the County's collective bargaining laws, a pilot program for down payment assistance to full-time career employees of Montgomery County and Montgomery County Public Schools to help make first time homebuying more affordable in the County

The County continues to protect lower-income residents of the Route 29/Castle Boulevard and Purple Line corridors from rent increases by working with nonprofits to identify and preserve at-risk naturally occurring affordable housing (NOAH) and actively engaging purchasers with Rental Agreements to preserve affordable rents.

In addition, DHCA continues to actively underwrite affordable housing loans to preserve and produce affordable housing. DHCA currently has approximately 724 affordable units in its development pipeline that are scheduled to close in FY23. The Montgomery County-owned property at 4010 Randolph Road, the former Department of Recreation Administrative Offices, is being redeveloped as affordable housing to include 166 rental units and 28 ownership units. To date, 96 units are anticipated for completion between FY23 and FY24. These projects will be funded by a

combination of HIF, CDBG, and/or HOME funds.  
 The annual allocations outlined are from FY23.

**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	5,126,150	1,000,000	1,351,910	7,478,060	24,504,600	FY23
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,017,203	1,000,000	2,900,084	5,917,287	12,068,812	FY23



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	428,409	0	0	428,409	1,713,636	FY23

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.

For County fiscal year 2023 (July 1, 2022 – June 30, 2023), the County Executive’s recommended Operating Budget invests \$57 million dollars in the Montgomery Housing Initiative (MHI) fund. This dedicated funding provides for the renovation of distressed housing, the acquisition, and preservation of affordable housing units, the creation of housing units for special needs residents, services to the "Building Neighborhoods to Call Home" and "Housing First", rental assistance and homeless prevention, and the creation of mixed-income housing. The MHI will be the source of the HOME fund match. ESG fund match will be provided by general county revenue funds that will fund projects through the

Department of Health and Human Services (DHHS). DHHS provides core services that protect the community's health, protect the health and safety of at-risk children and vulnerable adults, and address basic human needs including food, shelter, clothing, and personal care. The Department also provides a number of other services to assist families to be healthy, safe, and strong. Housing-related funding is also recommended in the County fiscal year 2023 budget for the Rental & Energy Assistance Program, Shelter Services, Permanent Supportive Housing Services, and Housing Stabilization Services.

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.

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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 and has a couple of projects recently completed that reflect this commitment:

The Montgomery County-owned property at 4010 Randolph Road, the former Department of Recreation Administrative Offices, will be redeveloped as affordable housing to include 166 rental units and 28 ownership units. Of the affordable units redeveloped in this project, 26% will be designated as Moderately Priced Dwelling Units. This allotment surpasses the minimum 12.5% requirement.

**Discussion**

The units and single-family homes developed through the 4010 Randolph Road project will provide a wide range of housing affordable housing options for Montgomery County residents. Approximately 42% of the multifamily units will have 3+ bedrooms, addressing the need for larger-sized properties to accommodate larger households. In addition, there will be three single-family homes and 24 condominiums built extending affordable homeownership options.

DHCA currently has approximately 700 units in its development pipeline scheduled to close in FY23. The projects comprised of all family projects with approximately 725 of the units being affordable.

To date, 96 units are scheduled for completion in FY23.

## 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	HOME: \$3,017,203	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 735 Households Assisted Rental units rehabilitated: 236 Household Housing Unit Homeowner Housing Rehabilitated: 83 Household Housing Unit
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: \$6,126,150	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2619 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 8355 Persons Assisted Housing Code Enforcement/Foreclosed Property Care: 740 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Prevent and End Homelessness	2021	2025	Homeless Non-Housing Community Development	Countywide CDBG-eligible areas Rockville Takoma Park	Affordable Housing Healthy and Sustainable Neighborhoods Prevent and End Homelessness	ESG: \$428,409	Tenant-based rental assistance / Rapid Rehousing: 35 Households Assisted Homeless Person Overnight Shelter: 100 Persons Assisted

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Affordable Housing in an Inclusive Community
	<b>Goal Description</b>	<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) (one-year outcome – 143 units using both HOME and CDBG funds). 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 (one-year outcome – 17 units).</p> <p>3. Address community needs for neighborhood preservation and enhancement (one-year outcome – 78 households will benefit from home improvements and 735 households will benefit from neighborhood improvements).</p>

<b>2</b>	<b>Goal Name</b>	Promote Healthy and Sustainable Neighborhoods
	<b>Goal Description</b>	<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. Activities will be administered by the Office of Human Rights.</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, after-school STEAM and academic enrichment programming, college and career planning services, support for a medical clinic, emergency financial assistance and eviction prevention, mental health education, and programming, IT-focused job training, family planning services, and homeless food service. 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>
<b>3</b>	<b>Goal Name</b>	Prevent and End Homelessness
	<b>Goal Description</b>	<p>1. Assist approximately 35 homeless households to locate, obtain and retain permanent housing through the provision of case management services and security deposits. Provide medium-term rental assistance to these households to help them retain permanent housing.</p> <p>2. Provide funding for the repair and maintenance of a multi-family facility providing permanent supportive housing for 100 persons.</p> <p>3. Place 35 homeless persons in housing that is not an emergency shelter</p>

## 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
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3	Focused Neighborhood Assistance
4	Code Enforcement
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6	Administration (capped)
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8	Contingency
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10	Bethesda Cares, Inc. - Volunteer Coordinator
11	Community Bridges, Inc. - College Access Success Program
12	Community Reach of Montgomery County, Inc.: Rockville Emergency Assistance Program
13	Community Reach of Montgomery County, Inc.: Kaseman Diabetes Center
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16	EveryMind - Stabilizing Adults through Situational Support
17	Hispanic Business Foundation of Maryland, Inc. - Partnership Youth Initiative
18	Horizons Greater Washington Inc. - Summer Program
19	Interfaith Works, Inc. - Empowerment Center
20	Latin American Youth Center, Inc. - Mental Health
21	Lead4Life, Inc. - Disconnected Youth Intervention
22	Montgomery Housing Partnership - Homework Club Afterschool Enrichment Program
23	Mobile Medical Care Inc.- Diabetic Eye Health
24	Montgomery County Coalition for the Homeless, Inc. - Rapid Exit Specialist
25	City of Takoma Park
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#	Project Name
28	Housing Unlimited, Inc. - City of Rockville
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**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.

Soon Montgomery County is slated to receive a new allotment of \$7.3 million in HOME funds from the American Rescue Plan, which, after public outreach and participation, will address still unmet housing needs. Qualifying populations include persons who are homeless or at risk of homelessness and persons attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking.

Despite our best efforts, County low-income residents have been hit hard by the pandemic, and community development needs remain significant. 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 \$82,300 or less meets this 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	<b>Project Name</b>	Housing Acquisition and Preservation
	<b>Target Area</b>	Countywide CDBG-eligible areas
	<b>Goals Supported</b>	Affordable Housing in an Inclusive Community
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$2,177,150
	<b>Description</b>	Funds will be used for affordable housing activities. Eligible activities include loans to assist in the purchase of existing properties for use as housing affordable to low- and moderate-income residents and funds for housing rehabilitation to enable low and moderate-income owners of single-family homes and 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. Assistance may also be provided for group home acquisition.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 85 units will be created, preserved, or improved.
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Purchase of existing properties for use as housing affordable to low- and moderate-income residents and funds for housing rehabilitation to enable low and moderate-income owners of single-family homes and 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.
2	<b>Project Name</b>	Group Home Rehabilitation
	<b>Target Area</b>	Countywide CDBG-eligible areas
	<b>Goals Supported</b>	Promote Healthy and Sustainable Neighborhoods
	<b>Needs Addressed</b>	Healthy and Sustainable Neighborhoods
	<b>Funding</b>	CDBG: \$600,000

	<b>Description</b>	Funds will be used to 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.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 15 homes will be improved, serving approximately 100 clients.
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	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.
<b>3</b>	<b>Project Name</b>	Focused Neighborhood Assistance
	<b>Target Area</b>	Countywide CDBG-eligible areas
	<b>Goals Supported</b>	Promote Healthy and Sustainable Neighborhoods
	<b>Needs Addressed</b>	Healthy and Sustainable Neighborhoods
	<b>Funding</b>	CDBG: \$945,000
	<b>Description</b>	
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 627 households will benefit from common area improvements.
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	
<b>4</b>	<b>Project Name</b>	Code Enforcement
	<b>Target Area</b>	Countywide CDBG-eligible areas
	<b>Goals Supported</b>	Promote Healthy and Sustainable Neighborhoods
	<b>Needs Addressed</b>	Healthy and Sustainable Neighborhoods
	<b>Funding</b>	CDBG: \$300,000

	<b>Description</b>	Code enforcement efforts in low-and moderate-income areas
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 740 cases/households will be processed.
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Code enforcement efforts
<b>5</b>	<b>Project Name</b>	Facility Planning
	<b>Target Area</b>	Countywide CDBG-eligible areas
	<b>Goals Supported</b>	Promote Healthy and Sustainable Neighborhoods
	<b>Needs Addressed</b>	Healthy and Sustainable Neighborhoods
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Preliminary planning and design for a variety of projects in eligible areas for possible inclusion in a future budget.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Preliminary planning and design for a variety of projects in eligible areas for possible inclusion in a future budget.
<b>6</b>	<b>Project Name</b>	Administration (capped)
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	<b>Needs Addressed</b>	Affordable Housing Healthy and Sustainable Neighborhoods
	<b>Funding</b>	CDBG: \$950,000
	<b>Description</b>	DHCA staff in planning, administration, and monitoring of the CDBG program.

	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	n/a
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	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.
<b>7</b>	<b>Project Name</b>	Fair Housing Activities
	<b>Target Area</b>	Countywide CDBG-eligible areas
	<b>Goals Supported</b>	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	<b>Needs Addressed</b>	Affordable Housing Healthy and Sustainable Neighborhoods
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Activities that serve to affirmatively further fair housing choice
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 140 people will benefit.
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Activities that serve to affirmatively further fair housing choice. Activities may include sales, rental and lending testing, education/outreach, training, and research. Activities will be administered by the Office of Human Rights.
<b>8</b>	<b>Project Name</b>	Contingency
	<b>Target Area</b>	Countywide CDBG-eligible areas

	<b>Goals Supported</b>	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods Prevent and End Homelessness
	<b>Needs Addressed</b>	Affordable Housing Healthy and Sustainable Neighborhoods Prevent and End Homelessness
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Cover unanticipated costs for other eligible activities.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Cover unanticipated costs for other eligible activities.
9	<b>Project Name</b>	Arts for the Aging - Reconnecting Via de Arts
	<b>Target Area</b>	Countywide CDBG-eligible areas
	<b>Goals Supported</b>	Promote Healthy and Sustainable Neighborhoods
	<b>Needs Addressed</b>	Healthy and Sustainable Neighborhoods
	<b>Funding</b>	CDBG: \$26,685
	<b>Description</b>	Reconnecting Via de Arts
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated to benefit 100 seniors.
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Combat loneliness, isolation, and boost wellness and connection through the arts. Provide improved community services that are inclusive, accessible, multisensory, and based on participants' needs and desires.
	<b>Project Name</b>	Bethesda Cares, Inc. - Volunteer Coordinator

10	<b>Target Area</b>	Countywide CDBG-eligible areas
	<b>Goals Supported</b>	Prevent and End Homelessness
	<b>Needs Addressed</b>	Prevent and End Homelessness
	<b>Funding</b>	CDBG: \$45,000
	<b>Description</b>	Volunteer Coordinator Position
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated to benefit 650 people.
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Provides support for a fulltime volunteer coordinator to manage 150 volunteers serving individuals and families experiencing homelessness. Volunteers support operate the meal program, organize donations, conduct street outreach with staff, and maintain other administrative functions.
11	<b>Project Name</b>	Community Bridges, Inc. - College Access Success Program
	<b>Target Area</b>	Countywide CDBG-eligible areas
	<b>Goals Supported</b>	Promote Healthy and Sustainable Neighborhoods
	<b>Needs Addressed</b>	Healthy and Sustainable Neighborhoods
	<b>Funding</b>	CDBG: \$35,000
	<b>Description</b>	College Access Success Program
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated to benefit 335 young women.
	<b>Location Description</b>	Countywide
<b>Planned Activities</b>	Increase scholarship, internship, job, and shadowing opportunities for young women from low-income and/or minority backgrounds.	
12	<b>Project Name</b>	Community Reach of Montgomery County, Inc.: Rockville Emergency Assistance Program



	<b>Target Area</b>	Countywide CDBG-eligible areas
	<b>Goals Supported</b>	Prevent and End Homelessness
	<b>Needs Addressed</b>	Prevent and End Homelessness
	<b>Funding</b>	CDBG: \$43,500
	<b>Description</b>	Rockville Emergency Assistance Program
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated to benefit 120 people.
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Help avoid financial instability by providing case management services and financial assistance.
13	<b>Project Name</b>	Community Reach of Montgomery County, Inc.: Kaseman Diabetes Center
	<b>Target Area</b>	Countywide CDBG-eligible areas
	<b>Goals Supported</b>	Promote Healthy and Sustainable Neighborhoods
	<b>Needs Addressed</b>	Healthy and Sustainable Neighborhoods
	<b>Funding</b>	CDBG: \$45,000
	<b>Description</b>	Kaseman Health Clinic Diabetes Center
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated to benefit 300 clients.
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Provides support for the operations of a Diabetes Center, including podiatry services, ophthalmology services, and general care provided by a medical assistant.
	<b>Project Name</b>	Cornerstone Montgomery Inc. - Nursing Healthcare

14	<b>Target Area</b>	Countywide CDBG-eligible areas
	<b>Goals Supported</b>	Promote Healthy and Sustainable Neighborhoods
	<b>Needs Addressed</b>	Healthy and Sustainable Neighborhoods
	<b>Funding</b>	CDBG: \$40,500
	<b>Description</b>	Providing Nursing Healthcare in Mental Health Residential Facilities
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated to benefit 50 individuals.
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Promote health equity by reducing health disparities for persons with serious mental illness. Enhance integration of care for individuals with severe mental illness who are also experiencing complex and chronic medical conditions.
15	<b>Project Name</b>	ECDC Enterprise Development Group - LMI Small Business Loan Program
	<b>Target Area</b>	Countywide CDBG-eligible areas
	<b>Goals Supported</b>	Promote Healthy and Sustainable Neighborhoods
	<b>Needs Addressed</b>	Healthy and Sustainable Neighborhoods
	<b>Funding</b>	CDBG: \$35,400
	<b>Description</b>	Small Business Loan Program for Low to Moderate Income People
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated to benefit 95 clients.
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Increased access to capital, assistance, technical training, mentoring, and coaching to new and existing businesses.
	<b>Project Name</b>	EveryMind - Stabilizing Adults through Situational Support

16	<b>Target Area</b>	Countywide CDBG-eligible areas
	<b>Goals Supported</b>	Prevent and End Homelessness
	<b>Needs Addressed</b>	Prevent and End Homelessness
	<b>Funding</b>	CDBG: \$39,131
	<b>Description</b>	Stabilizing Adults through Situational Support
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated to benefit 140 clients.
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Prevent or mitigate the impact of crises that lead to evictions, homelessness, exacerbation of mental or physical health conditions, increased reliance on social services, and social marginalization.
17	<b>Project Name</b>	Hispanic Business Foundation of Maryland, Inc. - Partnership Youth Initiative
	<b>Target Area</b>	Countywide CDBG-eligible areas
	<b>Goals Supported</b>	Promote Healthy and Sustainable Neighborhoods
	<b>Needs Addressed</b>	Healthy and Sustainable Neighborhoods
	<b>Funding</b>	CDBG: \$45,000
	<b>Description</b>	Partnership Youth Initiative
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated to benefit 35 youth.
	<b>Location Description</b>	Countywide
<b>Planned Activities</b>	Create job opportunities for the youth and decrease dropout rates among low-income high school students through job readiness training, paid internships, and mentorship.	
	<b>Project Name</b>	Horizons Greater Washington Inc. - Summer Program

18	<b>Target Area</b>	Countywide CDBG-eligible areas
	<b>Goals Supported</b>	Promote Healthy and Sustainable Neighborhoods
	<b>Needs Addressed</b>	Healthy and Sustainable Neighborhoods
	<b>Funding</b>	CDBG: \$35,000
	<b>Description</b>	Summer Program
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated to benefit 141 students.
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Help students maintain or improve their proficiency in literacy, math, and increase their attendance rates.
19	<b>Project Name</b>	Interfaith Works, Inc. - Empowerment Center
	<b>Target Area</b>	Countywide CDBG-eligible areas
	<b>Goals Supported</b>	Prevent and End Homelessness
	<b>Needs Addressed</b>	Prevent and End Homelessness
	<b>Funding</b>	CDBG: \$41,100
	<b>Description</b>	Empowerment Center
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated to benefit 260 people.
	<b>Location Description</b>	Countywide
<b>Planned Activities</b>	Deliver a safe space for residents experiencing homelessness to receive clinical case management and essentials as well as connections to external resources to result in permanent housing placement.	
20	<b>Project Name</b>	Latin American Youth Center, Inc. - Mental Health
	<b>Target Area</b>	Countywide CDBG-eligible areas

	<b>Goals Supported</b>	Promote Healthy and Sustainable Neighborhoods
	<b>Needs Addressed</b>	Healthy and Sustainable Neighborhoods
	<b>Funding</b>	CDBG: \$34,619
	<b>Description</b>	Maryland Multicultural Youth Center Mental Health
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated to benefit 30 youth.
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Provide individual and family counseling, psychoeducational group sessions, and referrals through the Maryland Multicultural Youth Centers.
21	<b>Project Name</b>	Lead4Life, Inc. - Disconnected Youth Intervention
	<b>Target Area</b>	Countywide CDBG-eligible areas
	<b>Goals Supported</b>	Promote Healthy and Sustainable Neighborhoods
	<b>Needs Addressed</b>	Healthy and Sustainable Neighborhoods
	<b>Funding</b>	CDBG: \$45,000
	<b>Description</b>	Disconnected Youth Intervention
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated to benefit 120 youth.
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Reengage disconnected youth to community-based services and increase access to community services for families.
22	<b>Project Name</b>	Montgomery Housing Partnership - Homework Club Afterschool Enrichment Program
	<b>Target Area</b>	Countywide CDBG-eligible areas Takoma Park

	<b>Goals Supported</b>	Promote Healthy and Sustainable Neighborhoods
	<b>Needs Addressed</b>	Healthy and Sustainable Neighborhoods
	<b>Funding</b>	CDBG: \$45,000
	<b>Description</b>	Homework Club Afterschool Enrichment Program
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated to benefit 108 children.
	<b>Location Description</b>	MHP's affordable housing properties across Silver Spring and Takoma Park MD
	<b>Planned Activities</b>	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 through an afterschool academic enrichment program.
<b>23</b>	<b>Project Name</b>	Mobile Medical Care Inc.- Diabetic Eye Health
	<b>Target Area</b>	Countywide CDBG-eligible areas
	<b>Goals Supported</b>	Promote Healthy and Sustainable Neighborhoods
	<b>Needs Addressed</b>	Healthy and Sustainable Neighborhoods
	<b>Funding</b>	CDBG: \$24,065
	<b>Description</b>	Diabetic Eye Health
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated to benefit 660 people.
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Provide specialized retinal eye exams for low-income patients for routine monitoring and early detection diabetic retinopathy.
<b>24</b>	<b>Project Name</b>	Montgomery County Coalition for the Homeless, Inc. - Rapid Exit Specialist
	<b>Target Area</b>	Countywide CDBG-eligible areas

	<b>Goals Supported</b>	Prevent and End Homelessness
	<b>Needs Addressed</b>	Prevent and End Homelessness
	<b>Funding</b>	CDBG: \$45,000
	<b>Description</b>	Rapid Exit Specialist
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Estimated to benefit 120 men.
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Provides for the Rapid Exit Specialist position to quickly identify and access safe and appropriate alternatives to emergency shelter for men experiencing a housing crisis.
25	<b>Project Name</b>	City of Takoma Park
	<b>Target Area</b>	Takoma Park
	<b>Goals Supported</b>	Promote Healthy and Sustainable Neighborhoods
	<b>Needs Addressed</b>	Healthy and Sustainable Neighborhoods
	<b>Funding</b>	CDBG: \$91,000
	<b>Description</b>	Neighborhood Improvements as needed in the vicinity of Ward 5.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will serve an estimated 2,215 people.
	<b>Location Description</b>	Takoma Park
	<b>Planned Activities</b>	Funds will be used for planned ADA streetscape improvements in CDBG eligible areas. Specific projects sites, to be identified in partnership with the Public Works Department, will be approved by Montgomery County to ensure compliance with federal requirements.
26	<b>Project Name</b>	Christian Church Facilities for the Aging Incorporated - City of Rockville
	<b>Target Area</b>	CDBG-eligible areas Rockville
	<b>Goals Supported</b>	Promote Healthy and Sustainable Neighborhoods

	<b>Needs Addressed</b>	Healthy and Sustainable Neighborhoods
	<b>Funding</b>	CDBG: \$97,925
	<b>Description</b>	Christian Church Facilities for the Aging Inc. will replace the carpeting at Bethany House Senior Apartments.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Residents at Bethany House Senior Apartments.
	<b>Location Description</b>	City of Rockville
	<b>Planned Activities</b>	Christian Church Facilities for the Aging Inc. will replace the carpeting at Bethany House Senior Apartments. The replacement of the carpet will eliminate trip hazardous conditions related to aged carpeting at the property.
27	<b>Project Name</b>	City of Rockville Single Family Rehab
	<b>Target Area</b>	CDBG-eligible areas Rockville
	<b>Goals Supported</b>	Promote Healthy and Sustainable Neighborhoods
	<b>Needs Addressed</b>	Healthy and Sustainable Neighborhoods
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Home improvement forgivable loans to low-income residents.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Low-income residents, over half of whom are elderly.
	<b>Location Description</b>	City of Rockville
	<b>Planned Activities</b>	Rockville will provide home improvement forgivable loans to low-income residents, over half of whom are elderly, for remediation of critical code deficiencies, and repairs to/replacement of such items as furnaces, roofs, broken or inefficient appliances, plumbing fixtures, and dangerous tree removal.
	<b>Project Name</b>	Housing Unlimited, Inc. - City of Rockville



28	<b>Target Area</b>	CDBG-eligible areas Rockville
	<b>Goals Supported</b>	Promote Healthy and Sustainable Neighborhoods
	<b>Needs Addressed</b>	Healthy and Sustainable Neighborhoods
	<b>Funding</b>	CDBG: \$17,800
	<b>Description</b>	Repair and maintenance of one of its affordable homes for residents in mental health recovery.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Residents in mental health recovery at 108 Garcia Lane, Rockville, MD, 20851.
	<b>Location Description</b>	City of Rockville
	<b>Planned Activities</b>	Housing Unlimited will undertake the repair and maintenance of one of its affordable homes for residents in mental health recovery at 108 Garcia Lane, Rockville, MD, 20851. Specific proposed scope includes two-bathroom renovations, kitchen renovation, and painting work.
29	<b>Project Name</b>	Rockville Housing Enterprises (RHE) - City of Rockville
	<b>Target Area</b>	CDBG-eligible areas Rockville
	<b>Goals Supported</b>	Promote Healthy and Sustainable Neighborhoods
	<b>Needs Addressed</b>	Healthy and Sustainable Neighborhoods
	<b>Funding</b>	CDBG: \$47,275
	<b>Description</b>	Add submeters to 68 townhome units at its public housing sites.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	68 townhome units
	<b>Location Description</b>	City of Rockville
	<b>Planned Activities</b>	RHE will add submeters to 68 townhome units at its public housing sites of the David Scull Courts community. The installation of individual meters will enable RHE to closely monitor water usage and enhance its water conservation efforts.

<b>30</b>	<b>Project Name</b>	Housing Production and Preservation - HOME
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Affordable Housing in an Inclusive Community
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$2,412,203
	<b>Description</b>	Construction, acquisition, and/or rehabilitation of housing.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This is estimated to produce or preserve 48 units.
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Funds will be used for the construction, acquisition, and/or rehabilitation of housing (both multi- and single-family units). DHCA may work with the private sector, non-profits, and/or the Montgomery County Housing Opportunities Commission (HOC) in implementing this program.
<b>31</b>	<b>Project Name</b>	Community Housing Development Organizations (CHDOs)
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Affordable Housing in an Inclusive Community
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$305,000
	<b>Description</b>	Housing development activities of CHDOs.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This is estimated to produce or preserve 6 units.
	<b>Location Description</b>	Countywide

	<b>Planned Activities</b>	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.
<b>32</b>	<b>Project Name</b>	CHDO Operating Assistance
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Affordable Housing in an Inclusive Community
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$100,000
	<b>Description</b>	Partially cover the administrative costs of qualified CHDOs.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	n/a
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	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 \$60,000 and HUI will receive \$40,000. 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.
<b>33</b>	<b>Project Name</b>	HOME Administration
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Affordable Housing in an Inclusive Community
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$200,000
	<b>Description</b>	Expenses associated with operating the HOME Program
	<b>Target Date</b>	6/30/2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	n/a
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	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.
<b>34</b>	<b>Project Name</b>	ESG - Montgomery County
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Prevent and End Homelessness
	<b>Needs Addressed</b>	Prevent and End Homelessness
	<b>Funding</b>	ESG: \$428,409
	<b>Description</b>	Housing stabilization, relocation Services, rental assistance, and shelter services.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 70 households will be served.
	<b>Location Description</b>	Countywide

<p><b>Planned Activities</b></p>	<p>Housing Stabilization and Relocation Services – \$88,800 - 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 - \$237,600 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.</p> <p>Shelter Services - \$102,009 will be used to provide shelter services.</p>
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## **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 that are 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.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Countywide	
CDBG-eligible areas	94
Rockville	4
Takoma Park	2

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

N/A

### **Discussion**

N/A

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	724
Special-Needs	12
Total	736

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	280
The Production of New Units	533
Rehab of Existing Units	191
Acquisition of Existing Units	0
Total	1,004

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

#### Discussion

The FY23 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 funded by HIF funds. Through a similar initiative, there are currently 846 families assisted under rental agreements. Based on need and projected resources, DHCA projects 1000 households will be assisted through rental agreements in FY23.

DHCA's Multifamily Housing works to preserve and produce affordable rental housing for Montgomery County residents and in FY23 they project the production of 533 new units and the rehabilitation of 191 existing units, resulting in the support of 724 non-homeless households.

The Group Homes rehabilitation program is projected to support 12 special-needs households in FY23.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Rental Assistance Demonstration (RAD) conversions which began in FY 2014, as of February 2021, are completed with the exception of Elizabeth House III which is still under construction.

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

Elizabeth House III is the 11th and final public housing property to make the RAD conversion. Although not yet finalized, Elizabeth House will further contribute to the new way HOC provides affordable housing to its residents and the quality of service received.

As part of HOC's ongoing commitment as Housers, one of its goals is to enhance its community and provide stronger opportunities to its residents. HOC is currently building a new senior property, Residence on the Lane, formerly known as the Upton II, in downtown Rockville. The new structure will be the replacement property for the residents of Town Center Apartments under the Low Income Housing Tax Credit (LIHTC) program. The residents currently living at Town Center Apartments will have relocation priority. The proximity of Residence on the Lane to Rockville Housing Enterprises (RHE), makes them eligible for the Housing Choice Voucher Program. HOC and RHE executed a Memorandum of Understanding (MOU), allowing HOC to administer vouchers for residents relocating to Residence on the Lane. Unfortunately, the portability process can be timely, averaging 30 to 90 days to lease a unit. The goal is to simplify the transfer process for seniors that choose to relocate to Residence on the Lane. Once in, residents in the LIHTC program will recertify annually with HOC and property management staff support. Allowing HOC to administer these vouchers increases the continuity of HOC's voucher program participation and alleviates some of the administrative burdens on RHE.

HOC continues to provide a platform for the deconcentration of poverty and encourages income mixing by bringing higher-income families into lower-income developments and vice versa in higher-income developments. This should be the benchmark met by all and any development the Agency undertakes. Another priority is employment and contracts opportunities for Minority Business Enterprises, Minority Female Developments, and Minority Women Business Enterprises, as well as employable residents of the community, specifically those residing in HOC Housing through the HOC Works Program; a similar concept to HUD's Section 3 Program. By implementing such, HOC generates stable and fair job opportunities within the community and throughout the County.

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

The HOC Homeownership Program (HOC HOP) was established in 1987 and is designed to assist HOC residents to move from renting to homeownership. The HOC HOP is open to all residents in HOC-owned or affiliate developments with an income of \$40,000 or more. The program evaluates home buying



readiness, offers some credit counseling, and estimates buying power. Residents must apply, before admission into the Program. Once in the Program, affordably priced Moderately Priced Dwelling Units (MPDU) offered by Montgomery County are marketed and matched via lottery to HOC HOP participants. Once matched, the HOC/HOP participant purchases the MPDU directly from the builder. HOC monitors the accepted units through settlement if the borrower received financing through HOC's Single-Family Mortgage Purchase Program.

In addition to the benefits offered under the HOC HOP, the Housing Choice Voucher (HCV) HOC HOP allows current HOC voucher residents, who are also HOC Family Self Sufficiency (FSS) participants, to continue to use their vouchers to purchase a home. Federal rules permit this use, as the voucher is applied to a mortgage payment instead of a rent payment. Those within the HCV HOC HOP have participated in the FSS Program for two years and are selected from the FSS waiting list. Participation in the HCV HOC HOP Program is limited to 25 voucher residents at any time per HOC's PHA Administrative Annual Plan. Staff continually works with HOC's Housing Resources staff to expand participants in the HCV Homeownership Program.

HOC continues to provide numerous self-sufficiency and educational programs that are supported with public funds and administered through HOC. These programs provide many different opportunities for residents to speak out on issues affecting their families concerning their living conditions and other supportive services. The FSS program applies to the HCV program. Therefore, the same opportunities are available to the former PH residents now in the voucher program as they are available to all HCV participants. The Family Self Sufficiency program provides families with a five-year development goal towards economic self-sustainability through financial literacy, homeownership counseling, and job training to name a few. HOC establishes an interest-bearing escrow account on behalf of the FSS family. Deposits are made during the family's participation in the FSS program if and when a family's rent increases as a result of increased earned income above the contractual baseline of the FSS family. In the end, these funds could go towards a down payment for a home, tuition, or other means of self-sufficiency. For FY 20 there was only one family added to the program. The total number of families that are currently participating is 12. There are 13 open slots, our goal is to have more families qualify in 2022.

In response to the ongoing COVID crisis, President Biden signed the American Rescue Plan (ARP) into law on March 11, 2021. The ARP appropriated \$5 billion for new and renewal Emergency Housing Vouchers (EHVs), to facilitate expedited leasing for families at high risk of exposure to the coronavirus.

HOC was awarded 118 EHVs based on HUD's assessment of the number of homeless persons in Montgomery County and HOC's operational capacity to quickly lease the EHV families. We are currently working on administering these EHV accordingly to qualified persons or families identified from the current waitlist or application inquiries.

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

**provided or other assistance**

N/A

**Discussion**

## **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) 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 tactics for each subpopulation, including Veterans, chronic homelessness, families with children, youth, seniors, and single individuals. Over the next year, the CoC will be primarily focused on youth and unsheltered homelessness.

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. This will involve standing up a homeless drop-in center, establishing a youth-specific coordinated entry system, and creating innovative housing solutions for youth. The drop-in center will include 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 adapting 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.

The CoC continues to strengthen the street outreach network to address the needs of the unsheltered population. This past year, two street outreach workers were added to focus primarily on the more urban neighborhoods in the County. The new workers play a critical role in not only providing direct services to people sleeping outside, but act as a liaison between the clients, providers, and the community including local businesses. In addition, the Montgomery County Department of Health and Human Services has increased the capacity of the Mobile Crisis and Outreach Team. This team's role is to respond to people experiencing a psychiatric emergency and will partner with street outreach workers to provide ongoing services beyond the crisis response. Recognizing that a large portion of the unsheltered population suffers from serious mental illness, the additional behavioral health services will

assist the CoC in connecting the hardest to serve individuals with permanent housing and support.

Finally, the CoC is participating in a county-wide effort to reimagine public safety with the goal of reducing police brutality and the police response to non-police issues like homelessness. Police are often called by the community to respond to unsheltered homelessness which can result in charges for life-sustaining activities like sleeping in public, loitering, or public urination, and when criminalized, do little to address the underlying needs of those experiencing homelessness and compound their difficulties. The county is looking to implement a non-emergency call dispatch system that would deploy crisis and outreach workers to these situations instead of police. In turn, this will lessen the barriers to housing for people experiencing homelessness.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Montgomery County operates a coordinated entry system. Emergency shelter is provided 24 hours / 7 days for individuals & families. Access to services and shelters are provided through the outreach providers and Regional Housing Stabilization Services Offices and the Crisis Center on nights and weekends. Help is also provided to those at risk of homelessness to preserve housing.

A common assessment tool is used to screen, assess & refer households to all emergency, transitional & permanent housing programs. The tool screens for household vulnerability and acuity of needs to ensure those most in need are prioritized for housing.

In December 2020, the CoC implemented a centralized shelter intake and diversion program for single adults with the goal of reducing the inflow to homelessness. All individuals seeking emergency shelter will be assessed for diversion as an attempt to resolve their housing emergency without the need to enter the homeless continuum. Similar efforts for homeless families have resulted in more than 70% of families seeking shelter diverted from homelessness.

The CoC meets regularly to identify vacancies, prioritize persons for housing, & 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, & 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 the length of stay in homelessness. The CoC uses a coordinated housing referral process to refer, prioritize & 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 shelters 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 & serious housing barriers with service providers.

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

Returns to homelessness will be tracked at the client & 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.**

Montgomery County coordinates a system of emergency assistance to prevent homelessness. Financial assistance will be available from the Department of Health and Human Services as well as from Emergency Assistance Coalition providers for rental/utility assistance. At-risk households with a history of housing instability will receive case management to address barriers & link to mainstream resources such as SNAP, TANF, SSI, and mainstream rental assistance programs. Montgomery County provides energy assistance to help low-income residents pay their utility costs & operates the County Rental Assistance Program, a shallow rent subsidy program for low-income families, seniors & the disabled.

The CoC has received significant federal resources for eviction/ homeless prevention due to the pandemic. 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 February 2022, approximately 9,600

households have been provided rent relief, 83% of whom are people of color. This is particularly important since the homelessness and evictions disproportionately impact Black and Brown households.

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 will receive independent living skills training. Semi-independent living is open to youth aged 16-21 who are in school or working. As discharge nears, an individualized exit plan will be 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 CoC (no state hospitals are located within the CoC) 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.

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 will assure that clients are linked to community-based treatment and supportive services, as well as housing.

The Montgomery County Department of Criminal Justice and the Department of Health and Human Services (DHHS) has developed a comprehensive system that prepares inmates for release to reduce recidivism by assuring stable housing, and psychiatric stability. Work begins at the correction center where the Community Re-Entry program and Projects for Assistance to Transition from Homelessness program assess needs & make referrals to treatment and housing options. The Pre-Release Center will work with inmates prior to release.

## **Discussion**

## **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, in White Flint and Wheaton. 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. Plans in progress include Thrive 2050, a comprehensive 30-year plan for the entire county. 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.

Montgomery County recently consolidated construction inspections being done by the Department of Permitting Services (DPS) and Montgomery County Fire and Rescue Service (MCFRS), and the Montgomery County Planning Board (MCPB) has streamlined how it reviews DPS issued building permits. All three agencies, along with others, have committed to collaborate to make their customer service more business-friendly and make it easier to navigate the development process and obtain building permits. The Wheaton Redevelopment Program includes plans for the co-location of both a new headquarters for the Maryland National Park and Planning Commission (MNCPPC) and the Montgomery County Department of Permitting Services to facilitate this effort. Construction of the new headquarters building is now underway.

As part of Montgomery County's ongoing efforts to provide more paths to homeownership, the County has committed \$1.5 million in the Fiscal Year 2022 to the Montgomery County Homeownership Assistance Fund "MCHAF," a partnership between the Housing Opportunities Commission of

Montgomery County (“HOC”) Single Family Mortgage Purchase Program (“MPP”) and Montgomery County Department of Housing and Community Affairs (“DHCA”). This is the fourth allocation of \$3 million being provided by DHCA. The program will provide to eligible Maryland first-time homebuyers purchasing a home in Montgomery County a deferred Down Payment and Closing Cost Assistance loan granting up to 40% of the household’s qualifying income for a maximum of \$25,000.

Montgomery County’s Department of Permitting Services (DPS) has expanded and improved its online services. Site users now have fast access to permit processes accessible through ePermits and ePlans including the ability to schedule or cancel inspections, apply for permits, and submit plans. This will enable more efficient, and therefore, less expensive, additions to the housing supply. DPS continues to be in the best rating category for insurance rate credits for new construction. This higher rating can result in lower property insurance rates for those buildings in the County.

**Discussion:**

The County is one of the participants of the Regional Analysis of Impediments alongside neighboring jurisdictions. Through data collection, stakeholder, and resident meetings, it was determined that most of the challenges faced somehow overlap across the participating jurisdictions.



## **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 Montgomery County Department of Health and Human Services, through its Childhood Lead Poisoning Prevention Program, will continue to:

- Provide case management for children who have blood levels of at least 10 micrograms per deciliter
- Educate and provide outreach to schools, daycare centers, landlords, residents, and the medical community about lead poisoning
- Monitor the incidence of childhood and environmental lead poisoning and lead poisoning hazards
- Comply with the school mandate that all Pre-K, kindergarten, and 1st graders living in identified “at-risk” areas have documentation of lead screening on file at their school
- Promote lead-safe environments for children in Montgomery County, and
- Provide a High-Efficiency Particulate Air (HEPA) vacuum loaner service to County residents to help free homes and apartment of lead dust and hazards associated with lead-based paint.

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 providing 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 Stabilizing Adults through Situations Support program provided by EveryMind prevents the impact of crises that lead to evictions and the grant to Interfaith Works, Inc. to provide clinical case management and connections to external resources to result in permanent housing.

### **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) 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 October 2018, the Montgomery County Council unanimously enacted Zoning Text Amendment (ZTA) 18-07, Accessory Residential Use – Accessory Apartments. The goal of ZTA 18-07 is to streamline the process to create more affordable housing options. Accessory apartments and other accessory dwelling units can help provide new possibilities for young people entering the labor and housing markets, people who have difficulty finding housing options within commuting distance of their work and seniors who prefer to age in place, among others.

### **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	1,000,000
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
<b>Total Program Income:</b>	<b>1,000,000</b>

#### 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 leverages HOME investments with 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.

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 Multifamily Property acquisition, rehabilitation, and development.

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 which specifies the requirements of the HOME financing and the term 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.

**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 & single adults at designated sites throughout the CoC and are assessed for diversion and shelter placement. Families & 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 & placement. The CoC adopted its Coordinated Entry Systems (CES) Policy and Procedures in Jan. 2018. Through coordinated entry, any household is assessed utilizing standard screening tools that indicate vulnerability and needs. All providers meet regularly to review the CES homeless list for adult singles and families with minor children. Households are matched with the appropriate permanent housing option that best meet their needs. Prioritization of households are made for those most vulnerable.

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

The system is advertised via the County's 311 phone line, DHHS website, community events, & 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).

N/A. Montgomery County administers ESG funds directly and does not make subawards.

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, which is the CoC Governing board, is required to have at least one homeless or formerly homeless person as a board member.

5. Describe performance standards for evaluating ESG.

Performance standards for Rapid Re-housing are aligned with the Continuum of Care 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.

