



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

**Program Year 2010 / County Fiscal Year 2011
July 1, 2010 - June 30, 2011**

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Consolidated Annual Performance and Evaluation Report for Montgomery County, Maryland

Consolidated Plan

Background

The United States Department of Housing and Urban Development (HUD) has approved the Consolidated Plan for Montgomery County delivered May 13, 2011 and covering the period July 1, 2011 to June 30, 2012. This plan sets forth overall priority needs for community development, including affordable and supportive housing; it also identifies the needs of special populations, such as the homeless and persons with disabilities. The Consolidated Plan provides a comprehensive strategy for addressing identified needs that relies on both public and private resources and participation by and coordination with all interested parties, with an emphasis on citizen input. A federally-approved plan is required of all States and local jurisdictions entitled to receive federal funds under the following programs:

- Community Development Block Grant (CDBG)
- Emergency Shelter Grant (ESG)
- HOME Investment Partnership (HOME)
- Housing Opportunities for Persons with Aids (HOPWA)

Each year the County develops an annual action plan that provides specific information on activities to be funded during the fiscal year to address priority needs identified in the Consolidated Plan. Then, by September 30th of each year, the County reports to residents and to HUD on how federal funds were spent and what was accomplished during the previous fiscal year.

This report covers the fiscal year July 1, 2010 – June 30, 2011. During this period, Montgomery County was eligible for funds totaling approximately \$8,279,635 from CDBG, ESG and HOME. As for HOPWA, the program was established by HUD to address the specific housing and service needs of persons living with HIV/AIDS and their families. The City of Frederick has been designated as a formula grantee for HOPWA funds on behalf of the Bethesda-Frederick-Gaithersburg Metropolitan Division.

Summary of Resources and Distribution of Funds

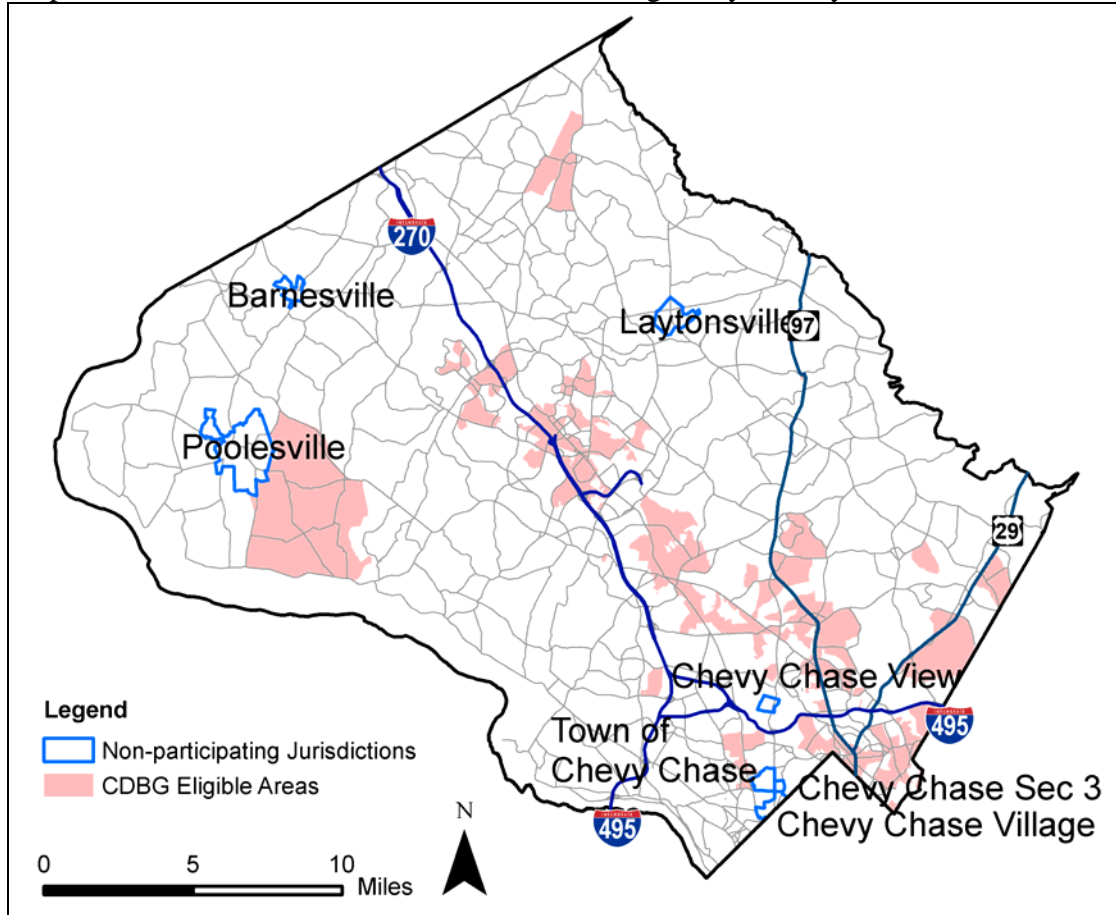
During the fiscal year the following funding was available to the County:

- Community Development Block Grant (CDBG) \$6,035,351 (including \$472,439 in program income)
- Emergency Shelter Grant (ESG) \$224,839
- HOME Investment Partnership (HOME) \$2,725,812 (including \$233,928 in program income)

During Program Year 2010 \$7,388,587 was committed and \$5,306,664 was expended.

Funds were expended throughout the County. A map of the low and moderate income areas in the County is provided below. Note that County CDBG funds can't be used in the non-participating jurisdictions of Barnesville, Chevy Chase Sec 3., Chevy Chase View, Chevy Chase Village, Laytonsville, Martins Addition, and Poolesville.

Map 1: Low and Moderate Income Areas in Montgomery County



Action Plan

This report covers those activities funded through the CDBG, HOME, and ESG programs in Montgomery County for the period July 1, 2010 – June 30, 2011. More detailed information is available by activity and grant year through use of HUD's Integrated Disbursement and Information System. If you would like more detail about any activity reported here, please contact Matt Greene, Senior Planner on the Grants Administration and Special Projects Section staff at 240-777-3631.

For the Fiscal Year July 1, 2010 – June 30, 2011, there was funding for the following activities. Please note a concerted effort was made to receive and process all invoices for activity through June 30, 2011. However, it may be necessary to make adjustments to the expenditures below to account for invoices not submitted in a timely manner.

**Community Development Block Grant (CDBG)
July 1, 2010 - June 30, 2011**

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) **\$6,035,351**

The county received \$5,562,912 in CDBG funds for Program Year 2010 / local Fiscal Year 2011 (July 1, 2010 – June 30, 2011) and program income of \$472,439, providing a total of \$6,035,351 in CDBG funds available for the following activities.

CAPITAL IMPROVEMENTS PROJECTS

Fenton Street Village Pedestrian Linkages **\$400,000**

This project provides pedestrian links in the commercial area located along the eastern edge of the Silver Spring Central Business District and is an extension of the streetscape program that is being implemented in the area.

<i>Performance Measurement Objective:</i>	Suitable Living Environment
<i>Amount Expended:</i>	\$190,011
<i>Outcome:</i>	Availability / Accessibility
<i>Outcome Statement:</i>	Project underway
<i>Total funding available:</i>	\$209,989
<i>Persons/households assisted:</i>	2,375

Long Branch Pedestrian Linkages **\$870,000**

This project will provide for a series of linkages in the Long Branch community that will connect the high-density residential areas with the Village Center and other key activity/service centers such as the Long Branch Library and the Long Branch Community Center. Significantly, a new ADA accessible bridge will provide a safe, pedestrian accessible link between the Community Center and the Library. It will also stabilize, protect, and enhance existing streamside areas and preserve the natural character of the stream valley and improve pedestrian and bike circulation and accessibility in the Long Branch Village Center by connecting single-family and multi-family housing to playgrounds, the library and the community center pool complex.

<i>Performance Measurement Objective:</i>	Suitable Living Environment
<i>Amount Expended:</i>	\$421,388
<i>Outcome:</i>	Availability / Accessibility
<i>Outcome Statement:</i>	Project underway
<i>Total funding available:</i>	\$448,612
<i>Persons/households assisted:</i>	8,117

Focused Neighborhood Assistance **\$470,000**

This project provides for focused neighborhood assistance in selected neighborhoods with a primary focus on residential areas. Project elements will comprehensively address community needs for neighborhood preservation and enhancement. Resources are currently focused in two neighborhoods, one in mid-county (Wheaton/Glenmont) and one in Upcounty (Germantown/Gunner's Lake).

<i>Performance Measurement Objective:</i>	Suitable Living Environment
<i>Amount Expended:</i>	\$122,994
<i>Outcome:</i>	Sustainability
<i>Outcome Statement:</i>	Project underway
<i>Total funding available:</i>	\$347,006
<i>Persons/households assisted:</i>	N/A

Facility Planning \$50,000

A total of \$50,000 will be used to conduct preliminary planning and design studies for a variety of projects dispersed throughout the County for possible inclusion in a future capital budget.

<i>Performance Measurement Objective:</i>	Suitable Living Environment
<i>Amount Expended:</i>	\$50,000
<i>Outcome:</i>	Sustainability
<i>Outcome Statement:</i>	Project Completed
<i>Total funding available:</i>	\$0
<i>Persons/households assisted:</i>	N/A

PROJECTS ADMINISTERED BY COUNTY GOVERNMENT

Department of Housing and Community Affairs (DHCA)

Project Analysis and Engineering \$130,000

A total of \$130,000 will be used for project analysis and engineering studies associated with projects in revitalization areas.

<i>Performance Measurement Objective:</i>	Suitable Living Environment
<i>Amount Expended:</i>	\$40,896
<i>Outcome:</i>	Availability / Accessibility
<i>Outcome Statement:</i>	Project underway
<i>Total funding available:</i>	\$89,104
<i>Persons/households assisted:</i>	N/A

Group Home Acquisition and Rehabilitation \$300,000

A total of \$300,000 will continue a program to provide loans to nonprofit organizations for the purchase and/or rehabilitation of properties for use as group homes.

<i>Performance Measurement Objective:</i>	Decent Housing
<i>Amount Expended:</i>	\$0
<i>Outcome:</i>	affordability
<i>Outcome Statement:</i>	Project underway
<i>Total funding available:</i>	\$300,000
<i>Persons/households assisted:</i>	0

Housing Production and Preservation \$719,557

A total of \$719,557 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.

<i>Performance Measurement Objective:</i>	Decent Housing
<i>Amount Expended:</i>	\$55,860
<i>Outcome:</i>	Sustainability
<i>Outcome Statement:</i>	Project underway
<i>Total funding available:</i>	\$163,700
<i>Persons/households assisted:</i>	10

Façade, Sign and Canopy Program \$160,000

A total of \$160,000 will be used to improve commercial building facades through loans to owners of older commercial properties in areas targeted for revitalization.

<i>Performance Measurement Objective:</i>	Suitable Living Environment
<i>Amount Expended:</i>	\$80,000
<i>Outcome:</i>	Sustainability
<i>Outcome Statement:</i>	Project underway
<i>Total funding available:</i>	\$80,000
<i>Persons/households assisted:</i>	8,117

Code Enforcement \$547,690

Funds will be used to partially cover costs incurred for code enforcement efforts in low- and moderate income areas in conjunction with other public or private improvements and services.

<i>Performance Measurement Objective:</i>	Suitable Living Environment
<i>Amount Expended:</i>	\$452,082
<i>Outcome:</i>	Availability / Accessibility
<i>Outcome Statement:</i>	Project Underway
<i>Total funding available:</i>	\$95,608
<i>Persons/households assisted:</i>	5,254 persons, 50 households

Comprehensive Neighborhood Assistance \$180,000

A total of \$180,000 will be used to address community needs in neighborhoods not receiving focused neighborhood assistance and may also be used for eligible services in focused neighborhoods to complement capital improvement efforts.

<i>Performance Measurement Objective:</i>	Suitable Living Environment
<i>Amount Expended:</i>	\$17,975
<i>Outcome:</i>	Sustainability
<i>Outcome Statement:</i>	Project Underway
<i>Total funding available:</i>	\$162,025
<i>Persons/households assisted:</i>	2,375

NONPROFIT PROVIDERS

A Wider Circle **\$41,900**
“Neighbor-to-Neighbor”

A total of \$41,900 in second year funding to be used to collect donations of furniture and basic home goods and distribute these items to needy families in Montgomery County. The Countywide program will benefit an estimated 5,000 people.

<i>Performance Measurement Objective:</i>	Suitable Living Environment
<i>Amount Expended:</i>	\$41,900
<i>Outcome:</i>	Availability / Accessibility
<i>Outcome Statement:</i>	Project Completed
<i>Total funding available:</i>	\$0
<i>Persons/households assisted:</i>	785

Artpreneurs, Inc., dba Arts on the Block **\$26,030**
“Quebec Terrace – Crime Prevention”

A total of \$26,030 in first year funding to be used to support a plan to develop and implement improvements to the Quebec Terrace community using best practices of integrated public and community art and crime prevention through environmental design. The Countywide program will benefit an estimated 100 people.

<i>Performance Measurement Objective:</i>	Suitable Living Environment
<i>Amount Expended:</i>	\$15,465
<i>Outcome:</i>	Availability / Accessibility
<i>Outcome Statement:</i>	Project Underway
<i>Total funding available:</i>	\$10,565
<i>Persons/households assisted:</i>	412

Boat People SOS **\$29,800**
“Educational and Recreational Activities for Youth”

A total of \$29,800 in second year funding will be used to support a youth enrichment program to improve the quality of life for 35 youth and their parents. Targeted youth will come from low income households where parents struggle with culture, language, and resources to help their children achieve academic and social success. The Countywide program will benefit an estimated 50 people.

<i>Performance Measurement Objective:</i>	Suitable Living Environment
<i>Amount Expended:</i>	\$19,329
<i>Outcome:</i>	Availability / Accessibility
<i>Outcome Statement:</i>	Project Underway
<i>Total funding available:</i>	\$10,471
<i>Persons/households assisted:</i>	40

College Tracks, Inc. **\$33,500**
“College Tracks Program at Wheaton High School”

A total of \$33,500 in second year funding will be used to cover a portion of the salary for the Program Director at the College Tracks Program operating at Wheaton High School. An estimated 300 people will benefit.

<i>Performance Measurement Objective:</i>	Suitable Living Environment
<i>Amount Expended:</i>	\$31,667
<i>Outcome:</i>	Availability / Accessibility
<i>Outcome Statement:</i>	Project Underway
<i>Total funding available:</i>	\$1,833
<i>Persons/households assisted:</i>	381

Community Bridges, Inc. \$26,500
“LUNA (Luchando Unidas con Nuestras Amigas)”

A total of \$26,500 in first year funding to be used to support the LUNA program at 5 middle schools in the Silver Spring area. LUNA focuses on assisting immigrant girls successfully transition into their new communities, celebrate their unique identity, preserve their cultural traditions, and embrace their bilingualism. An estimated 65 people will benefit.

<i>Performance Measurement Objective:</i>	Suitable Living Environment
<i>Amount Expended:</i>	\$18,142
<i>Outcome:</i>	Availability / Accessibility
<i>Outcome Statement:</i>	Project Underway
<i>Total funding available:</i>	\$8,358
<i>Persons/households assisted:</i>	32

Eastern Montgomery Emergency Assistance Network \$23,700
“Networking Rx Assistance in Eastern Montgomery County”

A total of \$23,700 in second year funding will be used to provide prescription medication to eligible low-income individuals who lack insurance coverage in Eastern Montgomery County. An estimated 90 households will benefit.

<i>Performance Measurement Objective:</i>	Suitable Living Environment
<i>Amount Expended:</i>	\$13,135
<i>Outcome:</i>	Availability / Accessibility
<i>Outcome Statement:</i>	Project Underway
<i>Total funding available:</i>	\$10,565
<i>Persons/households assisted:</i>	136

GapBuster Learning Center \$41,900
“Cross-Tutorial Mentoring Program”

A total of \$41,900 in third year funding will be used to purchase supplies and educational material for each student, pay staff, provide incentives, and other operating costs associated with providing the Cross-Tutorial Mentoring Program. The Countywide program will benefit an estimated 45 people.

<i>Performance Measurement Objective:</i>	Suitable Living Environment
<i>Amount Expended:</i>	\$20,914
<i>Outcome:</i>	Availability / Accessibility
<i>Outcome Statement:</i>	Project Completed
<i>Total funding available:</i>	\$20,986
<i>Persons/households assisted:</i>	21

Housing Initiative Partnership, Inc. \$39,050
“Foreclosure Intervention Program”

A total of \$39,050 in first year funding will be used to provide organizational support and to hire a bilingual intake specialist to handle phone calls, greet walk-ins, coordinate workshops, schedule appointments and perform data entry. An estimated 1,000 people will benefit.

<i>Performance Measurement Objective:</i>	Suitable Living Environment
<i>Amount Expended:</i>	\$8,789
<i>Outcome:</i>	Availability / Accessibility
<i>Outcome Statement:</i>	Project Underway
<i>Total funding available:</i>	\$30,261
<i>Persons/households assisted:</i>	420

IMPACT Silver Spring \$33,500
“Economic Empowerment Initiative”

A total of \$33,500 in first year funding will be used to provide workforce skills in education, employment support, financial education and asset development. The program will benefit an estimated 200 people.

<i>Performance Measurement Objective:</i>	Suitable Living Environment
<i>Amount Expended:</i>	\$25,815
<i>Outcome:</i>	Availability / Accessibility
<i>Outcome Statement:</i>	Project Underway
<i>Total funding available:</i>	\$7,685
<i>Persons/households assisted:</i>	17

Interfaith Works, Inc. \$41,900
“Project LEAD”

A total of \$41,900 in first year funding will be used to provide supported employment services at Interfaith Works’ Clothing Centers to low-wage earners, moving them through a structured process of assessment, job readiness and training, job placement, and continuing support. The Countywide program will benefit an estimated 60 people.

<i>Performance Measurement Objective:</i>	Economic Opportunity
<i>Amount Expended:</i>	\$20,804
<i>Outcome:</i>	Sustainability
<i>Outcome Statement:</i>	Project Underway
<i>Total funding available:</i>	\$21,096
<i>Persons/households assisted:</i>	46

Liberty’s Promise, Inc. \$21,000
“Enriching the Immigrant Youth of Wheaton/Glenmont”

A total of \$21,000 will be used to support civic education and professional internship programs for low-income immigrant youth living in the designated mid-County focused neighborhood assistance area. The program will benefit an estimated 50 people.

<i>Performance Measurement Objective:</i>	Suitable Living Environment
<i>Amount Expended:</i>	\$21,000

<i>Outcome:</i>	Availability / Accessibility
<i>Outcome Statement:</i>	Project Completed
<i>Total funding available:</i>	\$0
<i>Persons/households assisted:</i>	97

Manna Food Center, Inc. \$41,900
“Smart Sacks”

A total of \$41,900 in funding to expand the Smart Sacks program, with \$5,000 provided through the City of Rockville to assist city residents and \$40,000 provided as second year funding by the county to assist residents county-wide. Smart Sacks provides a backpack of kid-friendly nutritious food every Friday to elementary school students who do not have food to eat on the weekends. The program will benefit an estimated 1,300 people

<i>Performance Measurement Objective:</i>	Suitable Living Environment
<i>Amount Expended:</i>	\$39,715
<i>Outcome:</i>	Availability / Accessibility
<i>Outcome Statement:</i>	Project Underway
<i>Total funding available:</i>	\$2,185
<i>Persons/households assisted:</i>	1,783

Montgomery County Coalition for the Homeless \$28,100
“Creative Housing Initiative pilot Project (CHIPP)”

A total of \$28,100 in first year funding will be used to support a case manager position for the CHIPP permanent supportive housing program. The Countywide program will benefit an estimated 16 people.

<i>Performance Measurement Objective:</i>	Suitable Living Environment
<i>Amount Expended:</i>	\$28,100
<i>Outcome:</i>	Availability / Accessibility
<i>Outcome Statement:</i>	Project complete
<i>Total funding available:</i>	\$0
<i>Persons/households assisted:</i>	17

Spanish Catholic Center, Inc. \$27,400
“English for Speakers of Other Languages Program (ESOL)”

A total of \$27,400 in second year funding will be used to provide ESOL services for low-income, limited English proficient residents of Montgomery County in the Germantown area. The program will benefit an estimated 75 people.

<i>Performance Measurement Objective:</i>	Suitable Living Environment
<i>Amount Expended:</i>	\$16,482
<i>Outcome:</i>	Availability / Accessibility
<i>Outcome Statement:</i>	Project Underway
<i>Total funding available:</i>	\$10,918
<i>Persons/households assisted:</i>	83

The Mental Health Association of Montgomery County, Inc. \$33,500
“Kensington/Wheaton Youth Services”

A total of \$33,500 in first year funding will be used to provide a 12-month youth development and family support program for low-income youth with emotional and behavioral problems. The program will benefit an estimated 50 people.

<i>Performance Measurement Objective:</i>	Suitable Living Environment
<i>Amount Expended:</i>	\$15,910
<i>Outcome:</i>	Availability / Accessibility
<i>Outcome Statement:</i>	Project Underway
<i>Total funding available:</i>	\$17,590
<i>Persons/households assisted:</i>	43

The Shepherd’s Table, Inc. \$21,000
“Shepherd’s Table Eye Clinic”

A total of \$21,000 in third year funding will be used to serve individuals who don’t have eye care insurance and are in need of eye exams and eye glasses. The funds will support staff salaries and operating expenses. The program will benefit an estimated 475 people.

<i>Performance Measurement Objective:</i>	Suitable Living Environment
<i>Amount Expended:</i>	\$13,076
<i>Outcome:</i>	Availability / Accessibility
<i>Outcome Statement:</i>	Project Underway
<i>Total funding available:</i>	\$7,924
<i>Persons/households assisted:</i>	202

Washington Youth Foundation \$40,500
“Professional Youth Initiative Program”

A total of \$40,500 in second year funding will be used to support staff salaries and program operating costs. The Countywide program will benefit an estimated 370 people.

<i>Performance Measurement Objective:</i>	Suitable Living Environment
<i>Amount Expended:</i>	\$36,197
<i>Outcome:</i>	Availability / Accessibility
<i>Outcome Statement:</i>	Project Underway
<i>Total funding available:</i>	\$4,303
<i>Persons/households assisted:</i>	199

YMCA of Metropolitan Washington, Youth & Family Services \$41,900
“Northwest Park Community Center”

A total of \$41,900 in third year funding will be used to provide essential operating support for the Northwest Park Community Center located within the Northwest Park apartment complex in Silver Spring. The program will benefit an estimated 120 people.

<i>Performance Measurement Objective:</i>	Suitable Living Environment
<i>Amount Expended:</i>	\$18,752
<i>Outcome:</i>	Availability / Accessibility
<i>Outcome Statement:</i>	Project Underway
<i>Total funding available:</i>	\$23,148
<i>Persons/households assisted:</i>	67

PROJECTS ADMINISTERED BY MUNICIPALITIES

CITY OF TAKOMA PARK

\$138,000

Crossroads Farmers Market

\$25,000

“Opportunity and Community in the Crossroads”

Bi-lingual marketing and educational initiative designed to improve access to fresh and locally grown foods, increase awareness of the nutritional benefits of fresh food, and to promote use of WIC and food stamps. An estimated total of 415 low and moderate income persons will benefit by the project.

<i>Performance Measurement Objective:</i>	Suitable Living Environment
<i>Amount Expended:</i>	\$0
<i>Outcome:</i>	Availability / Accessibility
<i>Outcome Statement:</i>	Project Underway
<i>Total funding available:</i>	\$25,000
<i>Persons/households assisted:</i>	2,299

City of Takoma Park

\$113,000

“Affordable Housing Initiative”

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. A total of 25 households are expected to benefit.

<i>Performance Measurement Objective:</i>	Decent Housing
<i>Amount Expended:</i>	\$0
<i>Outcome:</i>	Affordability
<i>Outcome Statement:</i>	Project underway
<i>Total funding available:</i>	\$113,000
<i>Persons/households assisted:</i>	0

CITY OF ROCKVILLE

\$294,000

Community Ministries of Rockville

\$16,000

“Latino Outreach Program”

Funds will be used to provide basic English classes, workplace instruction and assistance to become U.S. citizens for foreign born community members in Rockville. This service will assist approximately 150 individuals.

<i>Performance Measurement Objective:</i>	Economic Opportunity
<i>Amount Expended:</i>	\$0
<i>Outcome:</i>	Sustainability
<i>Outcome Statement:</i>	Project Underway
<i>Total funding available:</i>	\$16,000
<i>Persons/households assisted:</i>	523

Community Ministries of Rockville **\$12,500**
“Elderly Ministries Program”

Funds will provide funds to support administrative expenses associated with providing case management to senior citizens and frail elderly residents of the City of Rockville. This service will assist approximately 50 individuals.

<i>Performance Measurement Objective:</i>	Suitable Living Environment
<i>Amount Expended:</i>	\$0
<i>Outcome:</i>	Affordability
<i>Outcome Statement:</i>	Project underway
<i>Total funding available:</i>	\$12,500
<i>Persons/households assisted:</i>	65

Korean Community Service Center of Greater Washington, Inc. **\$5,000**
“Rockville Outreach and Services”

Funds will cover administrative expenses associated with providing case management, information and referral services, housing assistance and citizenship preparation and assistance to residents of the City of Rockville. This service will assist approximately 64 individuals.

<i>Performance Measurement Objective:</i>	Suitable Living Environment
<i>Amount Expended:</i>	\$0
<i>Outcome:</i>	Availability / Accessibility
<i>Outcome Statement:</i>	Project underway
<i>Total funding available:</i>	\$5,000
<i>Persons/households assisted:</i>	227

Rockville Housing Enterprises **\$70,000**

Funds will be used by Rockville Housing Enterprises for improvements to 29 single family scattered site units throughout the City. These improvements will benefit 29 families.

<i>Performance Measurement Objective:</i>	Decent Housing
<i>Amount Expended:</i>	\$0
<i>Outcome:</i>	Affordability
<i>Outcome Statement:</i>	Project Underway
<i>Total funding available:</i>	\$70,000
<i>Persons/households assisted:</i>	N/A

Single-Family Rehabilitation **\$178,000**

The project will be used to provide low-interest loans and grants to income eligible homeowners who need financial assistance in eliminating major code violations. An estimated 15 families will benefit.

<i>Performance Measurement Objective:</i>	Decent Housing
<i>Amount Expended:</i>	\$0
<i>Outcome:</i>	Affordability
<i>Outcome Statement:</i>	Project underway
<i>Total funding available:</i>	\$178,000
<i>Persons/households assisted:</i>	N/A

Stepping Stones Shelter **\$12,500**
“Central Air Conditioning”

The funds will be used to install a central air conditioning system at the shelter for adults and children. This shelter facility will assist approximately 200 households.

<i>Performance Measurement Objective:</i>	Suitable Living Environment
<i>Amount Expended:</i>	\$0
<i>Outcome:</i>	Availability / Accessibility
<i>Outcome Statement:</i>	Project underway
<i>Total funding available:</i>	\$12,500
<i>Persons/households assisted:</i>	1,736

CONTINGENCY **\$180,000**

A total of \$180,000 was available for both capital (\$100,000) and operating (\$80,000) expenditures to allow for emergency community development needs, including setting aside funds for ongoing CDBG projects which may require additional funding, and funding non-public service out-of-cycle requests.

ADMINISTRATION **\$1,030,590**

This funded DHCA’s staff in planning, administration and monitoring of the CDBG program, including application review and staff support for a citizen's advisory committee, environmental reviews, contract preparation, payment processing and auditing, federal reporting and loan servicing.

Amount Expended: \$893,381

HOME Investment Partnerships Program (HOME)
July 1, 2010 - June 30, 2011

HOME INVESTMENT PARTNERSHIP PROGRAM (HOME) **\$2,491,884**

The HOME grant is designed to increase housing choices for low-income households through rental and home ownership programs, in cooperation with public, private and nonprofit organizations. During Program Year 2010 / local Fiscal Year 2011 (July 1, 2010 – June 30, 2011), the County received \$2,491,884 in funding for HOME projects, and together with program income of \$233,928 (PR27) a total of \$2,725,812 in HOME funds was available. Funds were generally made available in the form of low-interest loans and other subsidies, and units assisted were both rental and owner-occupied.

PROJECTS ADMINISTERED BY COUNTY GOVERNMENT

Department of Housing and Community Affairs (DHCA)

Housing Production and Preservation **\$1,394,913**

Funds will be used to create home ownership opportunities, new rental housing, or to rehabilitate existing housing (both rental and single-family homes). This housing will principally serve low-income households. DHCA will work with the private sector, non-profits and the Montgomery County Housing Opportunities Commission (HOC) in implementing this program. Additionally, if the opportunity is available, HOME funds

will be used for group homes to serve special populations and for specialized housing programs.

<i>Performance Measurement Objective:</i>	Decent Housing
<i>Amount Expended:</i>	\$0
<i>Outcome:</i>	Sustainability
<i>Outcome Statement:</i>	Project underway
<i>Total funding available:</i>	\$1,394,913
<i>Persons/households assisted:</i>	N/A

Community Housing Development Organizations (CHDOs) \$373,783
Housing Production

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 (\$37,378) 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 acquisition, construction, or renovation of rental housing for persons with low-incomes.

<i>Performance Measurement Objective:</i>	Decent Housing
<i>Amount Expended:</i>	\$341,327
<i>Outcome:</i>	Sustainability
<i>Outcome Statement:</i>	Project underway
<i>Total funding available:</i>	\$32,456
<i>Persons/households assisted:</i>	N/A

PROJECTS ADMINISTERED BY NONPROFITS AND OTHER PUBLIC AGENCIES

CHDO Operating Assistance \$112,000

Funds will be used to partially cover the administrative costs of qualified CHDOs: Montgomery Housing Partnership (MHP) and Housing Unlimited. MHP will receive \$84,000 and Housing Unlimited will receive \$28,000. 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.

<i>Performance Measurement Objective:</i>	Decent Housing
<i>Amount Expended:</i>	\$59,731
<i>Outcome:</i>	Sustainability
<i>Outcome Statement:</i>	Project underway
<i>Total funding available:</i>	\$52,269
<i>Persons/households assisted:</i>	N/A

Rental Assistance – Housing Opportunities Commission \$112,000

Up to a total of \$112,000 will fund rental assistance in partnership with the Housing Opportunities Commission (HOC). HOC administers the State of Maryland's Rental Allowance Program in the county, and HOME funds will leverage this state funding source to assist households who are homeless or at-risk of becoming homeless. HOC will administer these funds.

<i>Performance Measurement Objective:</i>	Decent Housing
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<i>Amount Expended:</i>	\$0
<i>Outcome:</i>	Sustainability
<i>Outcome Statement:</i>	Project underway
<i>Total funding available:</i>	\$112,000
<i>Persons/households assisted:</i>	N/A

Rental Assistance – Montgomery Coalition of the Homeless \$750,000

Up to a total of \$750,000 may be used for rental assistance in partnership with the Montgomery County Coalition for the Homeless (MCCH) in furtherance of the County’s “Housing First Program”. MCCH will operate this program.

<i>Performance Measurement Objective:</i>	Decent Housing
<i>Amount Expended:</i>	\$407,776
<i>Outcome:</i>	Sustainability
<i>Outcome Statement:</i>	Project underway
<i>Total funding available:</i>	\$312,224
<i>Persons/households assisted:</i>	N/A

Fair Housing Activities \$37,000

The fund will be used for fair housing activities, such as sales, rental and lending testing, education/outreach, training and research. Activities will be administered by the Office of Human Rights.

<i>Performance Measurement Objective:</i>	Decent Housing
<i>Amount Expended:</i>	\$25,719
<i>Outcome:</i>	Sustainability
<i>Outcome Statement:</i>	Project underway
<i>Total funding available:</i>	\$11,281
<i>Persons/households assisted:</i>	N/A

ADMINISTRATION \$212,188

The fund will be used to cover the county’s expenses associated with operating the HOME Program. Combined administrative expenses represent 10.0% of the entitlement amount.

Amount Expended: 104,654

Emergency Shelter Grant (ESG)

July 1, 2010 June 30, 2011

EMERGENCY SHELTER GRANT (ESG) \$224,839

The ESG Program enables the county to provide housing and other services to persons who are homeless or in danger of becoming homeless. Although smaller than the CDBG or HOME programs, the ESG program serves an essential role in providing services to our neediest population, the homeless. The County received \$224,839 in Program Year 2010 / County fiscal year 2011 for ESG projects.

PROJECTS ADMINISTERED BY DHCA

Homeless Prevention Assistance **\$67,450**

The fund will be used to provide homeless prevention assistance, including payments for rent and utility arrearages necessary to prevent eviction, as well as security deposits or first month's rent to enable persons who are homeless or at-risk of homelessness to secure housing. An estimated 80 people will benefit.

<i>Performance Measurement Objective:</i>	Suitable Living Environment
<i>Amount Expended:</i>	\$31,404
<i>Outcome:</i>	Availability / Accessibility
<i>Outcome Statement:</i>	Project underway
<i>Total funding available:</i>	\$36,016
<i>Persons/households assisted:</i>	N/A

Shelter Renovation/Maintenance **\$101,148**

The fund will be used to renovate and/or maintain shelters serving the homeless in Montgomery County. An estimated 150 people will benefit.

<i>Performance Measurement Objective:</i>	Suitable Living Environment
<i>Amount Expended:</i>	\$0
<i>Outcome:</i>	Availability / Accessibility
<i>Outcome Statement:</i>	Project underway
<i>Total funding available:</i>	\$101,148
<i>Persons/households assisted:</i>	N/A

NONPROFIT PROVIDERS

Bethesda Cares, Inc. **\$30,000**

“Mental Health Services for the Homeless”

A total of \$30,000 will provide medication and emergency prescription assistance to untreated mentally ill homeless individuals. An estimated 130 people will benefit.

<i>Performance Measurement Objective:</i>	Suitable Living Environment
<i>Amount Expended:</i>	\$17,193
<i>Outcome:</i>	Availability / Accessibility
<i>Outcome Statement:</i>	Project underway
<i>Total funding available:</i>	\$12,807
<i>Persons/households assisted:</i>	130

Rockville Presbyterian Church **\$15,000**

“Rainbow Place”

A total of \$15,000 will assist in supporting the staff cost for a part-time, seasonal Case Manager to provide services to homeless women. Of the \$15,000, \$5,000 is allocated through the City of Rockville and \$10,000 through the county. A total of 75 people will benefit.

<i>Performance Measurement Objective:</i>	Decent Housing
<i>Amount Expended:</i>	\$11,738
<i>Outcome:</i>	Availability / Accessibility

<i>Outcome Statement:</i>	Project underway
<i>Total funding available:</i>	\$0
<i>Persons/households assisted:</i>	N/A

ADMINISTRATION \$11,241

The fund will be used to cover the county’s expenses associated with operating the ESG Program. Combined administrative expenses represent 5.0% of the entitlement amount.

Amount Expended: \$0

Matching requirements for the ESG program come from County funds.

CAPER Narratives

Assessment of Goals and Objectives. In each of the following sections covering Community Development Block Grant (CDBG), Home Investment Partnership Program (HOME) and Emergency Shelter Grant (ESG) there is an assessment of goals and objectives. Information on services delivered under Housing Opportunities for Persons With Aids (HOPWA) program was provided by the Montgomery County Department of Health and Human Services, which serves as the sub-recipient for funds in Montgomery County, which falls under the Bethesda-Frederick-Gaithersburg Metropolitan Division.

Affirmatively Furthering Fair Housing

Actions taken:

As a part of the Office of Human Rights, The Fair Housing Program has developed a far-reaching program of outreach and monitoring activities.

Educational activities include training for landlords, real estate professionals, property managers, lenders, and other housing professionals, as well as information to and training for the general public. A 10th grade fair housing curriculum has been developed and incorporated into all 10th grade social studies classrooms in each of the 23 Montgomery County high schools. A similar set of lessons is being developed for the elementary school curriculum. Each spring, a fair housing Poster Contest is conducted in selected elementary school classrooms throughout the County.

The Office of Human Rights has developed a comprehensive program of testing for discrimination in the rental or sale of housing, home mortgage financing and compliance with architectural guidelines. Enforcement actions are taken as warranted by the Office of Human Rights' [Compliance Section](#).

As part of determining the level of discrimination in the County, the Office of Human Rights periodically conducts studies. Studies include, for example, an evaluation of the practices of mortgage lenders in the County, and the frequency and patterns of FHA foreclosures.

An example of Fair Housing activities typically undertaken includes a Fair Housing educational forum held on April 7, 2011 jointly with the Maryland Department of Housing and Community Development and Montgomery County’s Office of Human Rights and Department of Housing and Community Affairs. The free forum featured several discussion topics including:

Foreclosure Education and Prevention; Understanding Your Housing Rights and Responsibilities; and Scams: Loan Modification and Housing.

Analysis of Impediments to Fair Housing Choice

The Montgomery County Department of Housing and Community Affairs (DHCA) issued an updated Analysis of Impediments to Fair Housing Choice (AI) in May 2011 and the complete report attachments can be viewed or download online here: http://www.montgomerycountymd.gov/content/dhca/community/Fair_Housing/home.asp. The document details progress made in addressing impediments to fair housing during the reporting period. The full text of the Analysis of Impediments (less attachments), is included as an Appendix to this report (Tab 1).

Affordable Housing

During the fiscal year the County had a goal of assisting 125 households. The actual number assisted was 1,392. These figures are supported by the Consolidated Plan Tables and IDIS report C04PR23 Summary of Accomplishments. The County continues to strive for maximum service while being faced with a decreasing amount of resources. By leveraging and partnerships with the nonprofit and private sectors resources an attempt is being made to increase the benefits to County residents.

Continuum of Care

The following chart shows actions taken to address the needs of homeless persons and those with special needs who are not homeless but require supportive housing:

Objectives to End Chronic Homelessness and Move Families and Individuals to Permanent Housing	Local Action Steps How are you going to do it? List action steps to be completed within the next 12 months.	Lead Person List name and title or organization of one person responsible for accomplishing each action step.	Current Progress	Baseline (Current Level)	Numeric Achievement in 12 months	Numeric Achievement in five years	Numeric Achievement in ten years
1. Create new PH beds for chronically homeless persons.	The CoC will take steps to create new chronically homeless beds, will evaluate progress quarterly, and will assign additional beds in the CoC if new beds cannot be developed	Montgomery County Department of Health & Human Services (DHHS) Special Needs Housing, CoC Housing Leadership Committee, which includes all partners and the community.	Montgomery County implemented the Housing Initiative Program which designed 25 beds/units for chronically homeless persons.				
	MCCCH applied for the Permanent Housing Bonus to create 8 chronically homeless beds in the Cordell project;	Montgomery County Coalition for the Homeless (MCCCH) and Dept. of Housing and Community Affairs will work together to renovate property.	MCCCH did receive funding from HUD and the project started housing individuals November 2010.	116	149 beds	229 beds	389 beds
	Utilize county-funded deep rental subsidy program for chronically homeless individuals.	DHHS Special Needs Housing and community partners	Deep rental subsidies are a part of the Housing Initiative Program and has been implemented				
2. Increase percentage of homeless persons staying in PH over 6 months to at least 77%.	Expand Shelter Plus Care for chronically homeless people.	Rita Harris, Housing Opportunities Commission (HOC)	This is an ongoing submission with HUD				
	Each year apply for HUD Permanent Housing Bonus money for new projects	Special Needs Housing CoC non-profit providers	MCCCH Home First 3 added 8 units for chronically homeless individuals. The Dwelling Place submitted a project for chronically homeless families in 2010 NOFA				
	Link participants to mental health, substance abuse, healthcare, financial counseling, emergency rent and utility assistance, life skills, and parenting.	Montgomery County DHHS and Community Partners	Special Needs Housing monitors shelter and housing providers for contract compliance, but also provide technical and clinical support to ensure customer service.	91%	91%	92%	92%
3. Increase percentage of homeless persons moving from TH to PH to at least 65%.	Disseminate best practices on integrating property management and supportive services to all housing providers.	Montgomery County DHHS and Community Partners	DHHS provides on-going opportunities for trainings, inservices specifically to address issues and disseminate up to date information regarding available services.				
	Ensure providers partner with outpatient mental health providers for offsite psychiatric rehabilitation and Assertive Community Treatment.	Montgomery County DHHS and Community Partners	Special Needs Housing solicited for a Homeless Outreach Provider that would outreach to all homeless persons in Montgomery County, but would also provide psychiatric treatment until individuals could be connected to the Public Mental Health System.				
	Provide funding to the NCCF Supportive Housing Project to enhance case management and further improve program outcomes to permanent housing	Montgomery County DHHS and Community Partners	Funding was secured during FY2010 and though reduced in FY11, DHHS continues to provide support.		65%	67%	70%
4. Increase percentage of homeless persons employed at exit to at least 20%.	Implement a new PSH program to serve 24 participants with the majority referred from transitional shelters and Safe Havens programs.	Montgomery County DHHS and Community Partners	MCCCH and DHHS worked in collaboration with DHCA to renovate and fund building for Cordell Place which opened in November 2010				
	Coordinate with Workforce Development to ensure that the homeless have access to this mainstream service.	Montgomery County DHHS and Community Partners	This area was inaccurately reported last year and due to the challenging economic times, Special Needs Housing is attempting to collaborate more with vocational programs, including ARBOR, Montgomery Works to inform housing providers of training and job opportunities	17%	20%	25%	27%
	Increase employment supports and vocational training targeted to chronically homeless persons.	Montgomery County DHHS and Community Partners	DHHS continues to support vocational training and job placement programs within the CoC. Programs are located in the community, emergency shelters, and via day program services.				
5. Ensure that the CoC has a functional HMIS system.	Ensure that CoC has operational HMIS that meets HUD requirements and privacy regulations	Montgomery County DHHS and Community Partners	DHHS provides direct operational support to HMIS to ensure it meets HUD requirements. This includes a merit position and a contract position.	79% Bed Coverage (to be confirmed)	90% Bed Coverage (to be confirmed)	100% Bed Coverage	100% Bed Coverage
	Augment annual point-in-time census of homeless persons using new HMIS, including annual length of stay and level of service utilization.	Montgomery County DHHS and Community Partners	DHHS continues to adjust the point-in-time census to provide accurate information which includes length of stay, this is done by monthly data quality reviews.				

Other Actions

Addressing Obstacles to Meet Underserved Needs

A concerted effort has been made to coordinate with other County agencies and community groups in both the identification of needs and the resources available to meet these needs. The goal, in a time of diminishing resources, is to maximize effect through the elimination of duplication and employment of economies of scale when possible to serve the largest number of residents possible.

Fostering and Maintaining Affordable Housing

The Moderately Priced Dwelling Unit Program (MPDU), the County's nationally known housing program, continues to ensure that all developments of 20 units or more will contain affordable units. Efforts using HOME funds have emphasized approving projects that serve the lowest income groups possible.

A concerted effort has been made to preserve existing affordable housing through a code enforcement program that results in the annual rehabilitation of approximately 30 homes. DHCA's Office of Landlord/Tenant Affairs requires licenses for all rental units and provides dispute mediation. It has published a Landlord/Tenant Handbook which spells out the rights and responsibilities of both landlords and tenants. The Office of Landlord-Tenant Affairs works closely with the Housing Code Enforcement Section to ensure tenants have housing that is in compliance with all applicable County laws. The Montgomery County Tenants Work Group (TWG), appointed and first convened in 2008 by County Executive Isiah Leggett, recently completed a thorough review in May 2010 of the primary issues impacting renters in the community (A full report is available on the County's website here: http://www.montgomerycountymd.gov/Content/EXEC/TWG/pdf/twg_report_3-2010.pdf).

On August 25, 2011 Montgomery County today launched the Residential Energy Efficiency Rebate Program that will provide incentives of up to \$3,000 to owner occupants of single family homes and condominiums who make new energy efficiency improvements. Eligible improvements include air sealing, insulation, heating and cooling, geothermal heat pumps, solar water heating and appliances. The \$1.1 million program is made possible by a grant from the U.S. Department of Energy with funding from the American Recovery and Reinvestment Act (ARRA). The residential rebate is part of a package of programs developed under the County's ARRA grant. Other efforts will retrofit commercial, multi-family and public buildings, train workers in new, green skills, and provide public education and outreach. Montgomery County also offers property tax credits for renewable energy and energy efficiency measures, authorized at \$500,000 annually. The number of applications for these credits continues to grow and has far exceeded the annual limit, resulting in a several year backlog for applicants. The County is prohibited from using federal ARRA funds to supplement the County's existing tax credit program.

All of this represents a comprehensive effort which is necessary to preserve our affordable housing supply.

Eliminate Barriers to Affordable Housing

To address this issue, Montgomery County Executive Isiah Leggett formed the Affordable Housing Task Force by issuing Executive Order 84-07 on February 28, 2007.

Recognizing that a lack of affordable housing will have crippling effects on Montgomery County's residents, communities, and economy, County Executive Leggett brought together a group of dedicated representatives and individuals from all sectors of Montgomery County and the region to form the task force. Housing experts and advocates, representatives of the financial and development industry, builders, housing providers, planners, community members and representatives of governmental departments and agencies all came together to consider the issues and potential solutions. A full status report on the implementation of the recommendations of the Affordable Housing Task Force appear at page 46 of this report.

OTHER ISSUES:

Evaluating and Reducing Lead-Based Paint Hazards

They are approximately 47,000 thousand units built prior to 1950 and 162,000 units built between 1950 and 1978, although current figures are not available for the numbers of these units that may be occupied by lower-income households. (The federal government banned lead-based paint from housing in 1978.)

According to Maryland law (effective October 1, 2004) all residential rental properties in Montgomery County have to meet the requirements of the state Lead Poisoning Prevention Program in order to be licensed. Properties built before 1950 have to provide proof to DHCA of their registration with the Maryland Department of Environment (MDE) or proof that the rental property is lead free.

Fact sheets regarding the specifics of Maryland and federal law and other materials regarding lead paint are provided to all rental property owners. Under the Housing Choice Voucher program, both the participating landlord and family sign a statement containing a disclosure of known information on lead-based paint and/or lead-based paint hazards in the unit, common areas or exterior painted surfaces and that the owner has provided the lead hazard information pamphlet to the family.

In addition to testing residences, young children are tested for possible exposure to lead paint. The County's Department of Health and Human Services (DHHS) has a program in partnership with the state for testing and case management for children who have elevated blood lead levels (at least 10 micrograms per deciliter) and promotion of lead safe environments through education and outreach. There are very few children in Montgomery County who have elevated blood lead levels and, upon investigation, exposure has more often come from outside the county and/or from non-housing sources, such as toys. In partnership with federal and state governments, the County, public housing authorities and other partners educate and outreach to schools, child care facilities, landlords, residents, and the medical community about lead poisoning.

The United States Environmental Protection Agency's Renovation, Repair and Painting Final Rule (created under the authority of the Toxic Substances Control Act (section 402(c)(3) of TSCA) contains new rules regarding environmental lead exposure when working on existing housing units. The County's new low-income, home-weatherization program, funded the American Recovery and Reinvestment Act through the U.S. Department of Energy, provided training and certification for five DHCA employees during Program Year 2010 / County fiscal year 2011 to oversee weatherization efforts. The training covered all major aspects of the EPA's Renovation, Repair and Painting Final Rule.

Reducing the Number of Persons Living Below the Poverty Level

This also falls into the category of interagency coordination. DHCA has worked with many agencies including the Department of Health and Human Services and the Housing Opportunities Commission to identify need and to allocate resources. The public service component of the project list is evidence of the fact that a majority of our effort is to support and, where possible, create self-sufficiency. This is an effort that will not have a satisfactory conclusion until there are no families at or below the poverty level.

Among efforts that help reduce the number of persons living below the poverty level is the Family Self Sufficiency Program run by the Housing Opportunities Commission (HOC). This program helps public housing and Housing Choice Voucher families achieve self-sufficiency over a five to seven year period. The program is intended to end dependency on welfare assistance. The program serves up to 441 families, primarily composed of single female heads of household with one or two children, who enroll on a voluntary basis and agree to case management services and other services. Participants are able to establish escrow accounts to be used for educational purposes and homeownership. As of August 2011, of the currently enrolled FSS families, 60% are employed, 40% of whom were welfare or unemployed families.

Overcome Gaps in Institutional Structures and Enhancing Service Coordination

Quarterly leadership forums bring managers and key staff from all County departments together to identify opportunities for collaboration and define priorities. In addition, the County has implemented a planning and appraisal process for senior management stressing results-oriented outcomes and pay-for-performance, with an emphasis on teamwork, cooperation, and collaboration to ensure that departments work together.

Interdepartmental teams have been formed. The key ideas embodied in this program are:

- Neighborhood based services customized to neighborhood needs
- Partnership with neighborhood leaders and organizations
- Intervention in at-risk neighborhoods
- Nurturing of involvement and leadership from the multi-cultural community, particularly the immigrant community.

Fostering Public Housing Improvements and Resident Initiatives

Funding is provided for public housing units managed by local municipalities, the Housing Opportunities Commission (HOC) and the County. The goal is a standard of living that is equitable for all. This involves resident input to ensure that real concerns are addressed and not what government has perceived as being a problem. Input is gathered through a variety of means. HOC holds public hearings and has regular discussions with the Resident Advisory Board, which includes clients from across its portfolio, including public housing and Housing Choice Voucher program. HOC staff also review any proposed policy changes with the RAB. The focus of these various meetings is on maintenance, adequacy of supportive services, and property management, and general HOC customer service. Numerous self-sufficiency and education programs, supported with public funds, result in greater effort by residents to speak out on those issues affecting their families with regard to their living conditions.

Priority Public Housing Needs

The Housing Opportunities Commission maintains its Public Housing units to meet or exceed community and County standards. However, due to years of inadequate federal support of Public Housing, coupled with the age of the properties, the portfolio still has a great need. HOC projects that in the period of fiscal years 2012 through 2017, the agency's Public Housing stock has a capital need of over \$17 million beyond the annual Capital Fund program grants provided each year by HUD. HOC expects significant cuts in the program due to the current budget environment.

Ensure Compliance with Program and Comprehensive Planning Requirements

There has been increased collaboration between homeless providers and the affected County Departments in terms of continuum of care. The goal is more affordable housing which necessitates scrutiny of all aspects of housing production/retention in the County. In addition, supportive services such as substance abuse prevention/treatment efforts are provided. These issues are an integral part of the Report and Recommendations of Montgomery County's Affordable Housing Task Force dated March 2008. A complete status update on the recommendations is provided in this report beginning on page 46 and also comprises Appendix B of the Consolidated Plan covering the period July 1, 2011 through June 30, 2012.

Leveraging Resources

The County was able to leverage federal funds at a rate of 5:1 by using County, State and private funds. This rate represents a slight decline from recent years due to the increasing cost of all projects which has exceeded the increase in funds for projects. As noted in the HOME and ESG match reports included in this submission all matching requirements were met.

Public Participation/Citizen Comment

A total of \$8,986,001 (including \$706,366 of program income) was available during the fiscal year for citizens countywide.

All public service projects list the number of persons served and a summary of all persons served is provided.

All public facility and improvement projects indicate progress made during the fiscal year.

No comments from citizens were received during the comment period for this report.

Self-Evaluation of Accomplishments

The County continues to use federal funds to serve low and moderate income County residents in excess of HUD guidelines (over 85% of funding for these groups). In general funds are being spent in a timely fashion; however, staff continues to work to improve the rate at which funds are drawn down. Grantees slow to draw down funds risk having those funds recaptured for reallocation to other activities. Delays that do occur are often the result of the complexity of the undertaking regarding design, engineering, legal and other professional services or stem from the need to coordinate many sources of funds and receive consensus among many diverse

stakeholders. In those instances where this is not the case the problems usually are the result of permitting delays, faulty project designs or failure of grantees to provide adequate delivery of services. The County adopted a new accounting and financial system in FY11 that has reduced the time required to produce checks in payment for approved services and materials.

We are continuing to work with HUD in using the IDIS reporting system that provides online delivery of information regarding our performance.

The County closely monitors the assignment of resources to specific goals and objectives. Each of the project listings note the specific objective and performance measurement that is being satisfied in carrying out the project. The Community Development Advisory Committee that approves the Public Service project funding offers a public perspective to the efforts being made to meet needs. Over 96% of the funding was used to serve low/moderate persons.

During the period covered for this report (July 1, 2010- June 30, 2011) there were no changes in program objectives and all available resources noted in the Consolidated Plan were utilized. In addition the County provided Certifications of Consistency for numerous nonprofits and housing agencies seeking funding from Federal sources.

The County did not hinder plan implementation by any action or willful inaction.

ACCOMPLISHMENT DATA FROM IDIS REPORTS (COMPLETE REPORTS IN INDEX OF THIS DOCUMENT)

<u>Race/Ethnicity</u>	<u>Total</u>	<u>Persons</u>	
			<u>Hispanic</u>
White	7,243		5,061
Black/African American	4,118		68
Asian	5,071		1
American Indian/Alaska Native	30		0
Native Hawaiian/Other Pacific Islander	29		0
American Indian/Alaskan Native & White	62		41
Asian & White	13		0
Black/African American & White	42		0
Am. Indian/Alaskan Native & Black//African Amer.	131		10
Other multi-racial	2,063		517
Asian/Pacific Islander (valid until 03-31-04)	27		0
Hispanic (valid until 03-31-04)	121		121
Total	18,950		5,353

Percentage of Low-Moderate Benefit (CDBG) 96.29%

Percentage of Funds Obligated for Public Service Activities 10.01%

Percentage of CDBG Funds Obligated for Planning/Administration 18.03%

Details of all projects funded with CDBG, HOME and ESG funds are included in the body of this report.

Monitoring Standards and Procedures

Montgomery County receives annual allocations from the Federal CDBG, HOME and ESG Programs. Monitoring standards and procedures for each program are described here.

CDBG and ESG activities are monitored according to program requirements. Sub-recipients and contractors are required to submit periodic progress and financial reports and submit quarterly benefit data reports. DHCA staff maintains regular telephone contact with Sub-recipients and contractors.

Staff provides technical assistance at the time contracts are drafted to ensure that all contractors are familiar with and understand program requirements. Topics discussed include income/beneficiary documentation, reporting, files and records management, invoicing for payment and timely expenditure of funds. In addition, staff members attend events sponsored by the sub-recipients/grantees related to programs that receive funding.

HOME: Montgomery County is responsible for ensuring that all HOME program funds are used in accordance with the program requirements. The County executes written agreements and performs monitoring of its contractors. The County will monitor all activities assisted with HOME funds to assess compliance with ongoing program requirements.

The County has an internal tracking system for HOME projects that generates requests for information, audits and benefit data reports according to the schedule of required cyclical inspections.

The County is also subject to review by outside auditors. The current contract calls for programmatic and financial audits to be conducted annually.

MONITORING RESULTS

Monitorings are conducted for all first year contracts and for second and third year contracts where there may be some concern about a grantee's performance or ability to effectively and efficiently carry out its contract duties. These monitorings usually take place in the field at the offices of the grantee, although in some instances, they are conducted at DHCA. These sessions average one hour in length and include review of files as well as current procedures/standards as required by HUD. Time is taken for any questions from the grantee as well as for technical assistance as necessary. A monitoring form is completed for each visit and is included in each case file. A blank copy of the form is included in the Appendix of this report.

Program Narratives

CDBG Program

Assessment of Goals and Objectives

For program year 2010 (the County's Fiscal Year 2011, July 1, 2010 to June 30, 2011) the County used CDBG funds for core services, including education, public services and public health and safety. There also continued to be a sustained commitment to affordable housing. Locally, the County allocated over 13 million dollars to the Housing Initiative Fund in Program Year 2010.

Clearly, however, needs in the aggregate far outweigh available revenues. The County continues to strive to do the best it can with the limited resources available.

The County was able to exceed its goal for persons and households being served – the goals being 8,861 and 234 respectively. IDIS C04PR23 shows that 18,950 persons and 1,138 households were served. Demographic details of the beneficiaries are included in the IDIS reports found in the Appendix and show that they are diverse.

The Financial Summary Report (C04PR26) shows that 96.29% of persons served were of low/moderate income.

There were no changes in program objectives during the fiscal year.

A map showing low and moderate income areas is included on page 2 of this report.

Neighborhood Revitalization Strategy (NRSA)

As noted in IDIS – C04PR84 the County did not have an identified NRSA.

Section 108 Loan Guarantee

The County did not participate in the Section 108 Loan Guarantee Program.

HOME Program

Assessment of Goals and Objectives

The highest priority for the use of HOME funds is the creation/preservation of affordable housing. To this end all funds were used for this purpose.

IDIS C04PR23 notes that 462 households benefitted from new or preserved units using HOME funds.

Match Report

The completed report is included in the Appendix to this document.

MBE and WBE Report/Annual Performance Report

HUD's Contract and Subcontract Activity reports detailing minority and women owned enterprises and the Annual Performance Report are included in the Appendix to this document.

HOPWA

Effective April 2008, the State of Maryland assumed grantee responsibilities for the HOPWA program in Montgomery County. From July 2003 - March 2008, the City of Gaithersburg - as the most populous municipality in the Bethesda-Frederick-Gaithersburg Metropolitan Division - was the grantee. Although the City of Frederick became the official grantee in 2007, a statutory change in the legislation allowed the State to assume all grantee

responsibilities on behalf of the entitlement jurisdiction. The Maryland Department of Housing and Community Development includes HOPWA information in the State's annual Consolidated Plan; however, the Maryland Department of Health and Mental Hygiene (DHMH) is responsible for preparing the Consolidated Annual Performance and Evaluation Report (CAPER). In Montgomery County, the Department of Health and Human Services (HHS) acts as a sub-recipient of HOPWA funds, providing tenant based rental assistance (TBRA) to 99 County residents who are housed in 54 subsidized units [as of 05/30/2011]. In addition to TBRA, HHS provides health care, case management and other supportive services to eligible households. For Program Year 2010 (County fiscal year 2011) HHS reports spending \$853,739 of HOPWA funds for TBRA.

**Montgomery County Department of Health and Human Services
HIV/STD Services, HOPWA Program
July, 1 2009 - June 30, 2010**

<u>Numbers Assisted</u>	<u>July 2010</u>	<u>May 2011</u>
Number of family units:	43	54
Number of persons with HIV/AIDS:	49	60
Number of other persons in units:	28	39
Total number of persons assisted:	77	99

ESG

Assessment of Goals and Objectives

As noted under the project listings all ESG funds were used for activities that addressed needs of homeless persons and homeless prevention goals. To this end all funds were used for this purpose.

The goal for the ESG program was to serve 435 persons and as noted earlier in this report, 157 persons have been served, which represent 36% of the goal. This compares to just 39% of the funds being expended, meaning that the County is essentially on target to meet its goal.

Matching Resources

The County has committed in excess of \$1 million of its funds (match requirement of \$224,839 on a one-to-one basis) to address the problem of homelessness. The Department of Health and Human Services provides core services that protect the community's health, the health and safety of at-risk children and vulnerable adults, and address basic human needs including food, shelter, clothing and personal care.

Activity and Beneficiary Data

IDIS reports 12, 19, 20 and 81 are included for the purpose of detailing the persons served under this program.

Shelter and Services for the Homeless

For the homeless or those threatened with homelessness, housing choices are not only limited by affordability considerations but also by the need for supportive services. A point-in-time survey was conducted in January 2011 the total homeless count was 1,132, a 6.4% increase from the 2010 count of 1,064, but a 5.2% decrease from the 2009 count of 1,194. While the number of homeless singles rose 9.5% over the 2010 enumeration, the number of homeless families remained almost unchanged. The 2011 enumeration counted 55 families with children in 186 emergency shelter beds. Forty-eight of these total beds were in motels, which are used as an overflow source when shelters meet capacity. The number of families with children housed in motel declined 23% over 2010, continuing a downward trend that began in 2009. In addition, 67% of all persons counted were individuals while 33% were persons in families. Of the homeless adults responding, 66% report having chronic substance abuse, serious mental health issues, or co-occurring disorders. Thirty-five percent of homeless individuals report having chronic health problems and/or a physical disability. Issues related to the special needs of the homeless recuperating after hospital discharge or those in need of health services like dental and vision care or with illnesses such as tuberculosis or HIV/AIDS have also been identified as priorities. Public services that support families, especially those benefiting children and youth and those addressing needs of the ethnically and linguistically diverse immigrants to the county, are identified as priorities, as are services for the elderly

Montgomery County has adopted a “Housing First” approach, which includes three main outcomes: prevention of homelessness, reduction in the length of time of homelessness, and decreased recidivism. The Partnership for Permanent Housing (PPH) (<http://www.mcch.net/programs/pph.html>) is one example of permanent supportive housing for the Housing First approach. It reduces the amount of time families and individuals spend in homelessness by combining the case management component of transitional housing programs with quicker access to permanent housing. Other actions to implement the Housing First approach includes the conversion of two emergency family shelters into assessment shelters and the redesign of their intake and assessment processes to more quickly place homeless families into housing with supportive services. You can find more information on Housing First from the Montgomery County Department of Health and Human Services - <http://www.montgomerycountymd.gov/hhstmpl.asp?url=/content/hhs/index.asp>. The need for year-round shelter and safe havens for those single homeless persons who are unwilling or are unable to assume the responsibilities inherent in participation in the county’s system of social services continues to be a priority.

Homeless Discharge Coordination

Montgomery County has multiple systems of care that are coordinated in a manner to minimize the extent to which individuals leaving institutions are discharged into homelessness. This is primarily true with respect to those individuals who were housed prior to entering the institution, and to a lesser extent for those who were homeless at the time of entering an institution.

The interaction between the Homeless Services System, the Behavioral Health System, and the Criminal Justice System are coordinated through several mechanisms. On a policy level, the Criminal Justice Behavioral Health Steering Committee addresses these issues through programs implemented to target the issues of mentally ill individuals who are interacting with the criminal justice system. Systemic interventions are made to assure that these individuals are

properly assessed and receive the most appropriate level of resource necessary. As the programs have become more of a system, it has decreased the frequency that individual's fall through the cracks into the homeless system.

Specific accomplishments to date are:

- Joint collaboration between Special Needs Housing and Behavioral Health Services. This includes utilizing State Department of Health and Mental Hygiene funds to create a Homeless Outreach Program. The Homeless Outreach Program will also provide transitional psychiatric services for mental health individuals until they can be connected to the Public Mental Health System.
- Continued participation on the Criminal Justice and Behavioral Health Steering Committee and the Correctional Re-entry Discharge planning committee.
- The development of a Re-Entry housing programs for families that are re-uniting after a period of incarceration. The Re-Entry Program is transitional housing with a three (3) year limit to assist the family in addressing behavioral health issues, resolving any criminal issues, and credit / debt issues which would be barriers to permanent supportive housing.
- Collaboration within all of the Department of Health and Human Services including, Behavioral Health, Public Health, Income Supports, and Children Youth and Families to develop and plan the County's first Homeless Resource Day. This event will occur on October 19, 2011 and will not only provide resources, but will provide a homeless person to access health and dental care, enroll in eligible services, and link them to appropriate income or employment services.
- In collaboration with Montgomery County Coalition to the Homeless, Seneca Heights, previously a transitional program for families is being converted to permanent supportive housing to address a need for deep subsidy housing for families.
- The Behavioral Health and Crisis Intervention system continue its efforts with reorganization to increase communication with stakeholders and to improve access to treatment.
- Dept. of Health and Human Services (DHHS) has also increased its efforts around service integration. Service Integration includes ensuring that all consumers' needs are assessed no matter which "door" they may enter the system. DHHS is focusing on youth and transitioning adults, ages 16 – 24, as they can typically be involved in many different programs across service areas. DHHS received grant funding via the Casey Foundation and is developing policies and protocols to be implemented throughout the system.

Other Attachments and Narratives

Relocation

The County did not carry out any activities that necessitated relocation or relocation assistance.

Economic Development

The County did not carry out any activities that involved job creation.

Limited Clientele

The County did not carry out any activities that served Limited Clientele not falling into one of the categories of presumed limited clientele low mod benefit.

Program Income

- All program income was applied to rental assistance through the Montgomery County Coalition for the Homeless
- There were no float funded activities
- Loan repayments were received from single and multi-family accounts and group home accounts
- Receivables are reported in accounting records
- The County did not participate in a Lump Sum Agreement

Rental Housing

Vacancy Rates - (source – Rental Facility Report 2010, DHCA).

A vacant unit is defined as a unit offered for rent, but not leased as of April 1, 2010.

The Department of Housing and Community Affairs, Licensing and Registration Unit, annually conducts a survey of all multifamily rental facilities in Montgomery County with twelve or more rental units. The survey requests information about the number of vacant units on the first of April each year and turnover rental rates, which are rents offered to prospective tenants for vacant units.

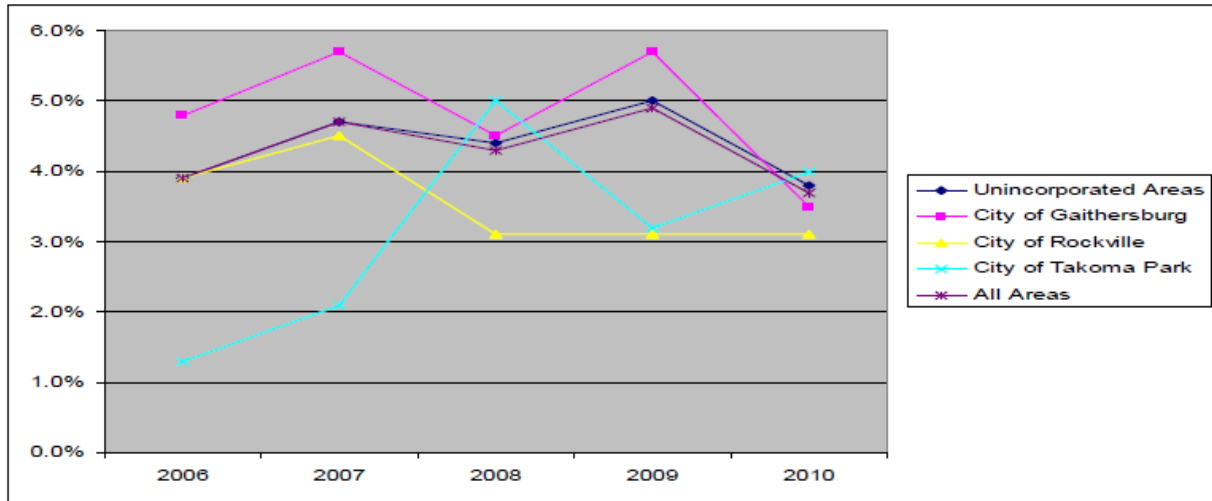
Highlights – Market and Subsidized Units

- The Countywide vacancy rate for all surveyed units was 3.7 percent in 2010, a decrease of 1.2 percentage points from the 4.9 percent vacancy rate in 2009.
- The City of Gaithersburg experienced a 2.2 percentage point decrease with the vacancy rate in 2010 falling to 3.5 percent. The City of Rockville, also, had no change in its vacancy rate, remaining at 3.1. The City of Takoma Park saw a 0.8 percentage point increase with the vacancy rate rising to 4.0 percent.
- Vacancy rates by bedroom size ranged from a low of 1.9 percent for 4 bedroom plus units to a high of 4.0 percent for one bedroom units. Efficiency units had a vacancy rate of 3.2 percent; two bedroom units had a vacancy rate of 3.8 percent. The vacancy rate for three bedroom units was 3.0 percent.
- The Wheaton market area had the tightest market of the major market areas, with a vacancy rate of 3.1 percent, 0.6 percentage points below the countywide average. The highest vacancy rate of the major market areas was found in Bethesda-Chevy Chase at 4.9 percent, 1.2 percentage points above the countywide average.
- Vacancy rates by structure type ranged from a low of 2.9 percent for townhouse/piggyback units to 3.8 percent for all other structure types.

Highlights – Market Rate Units

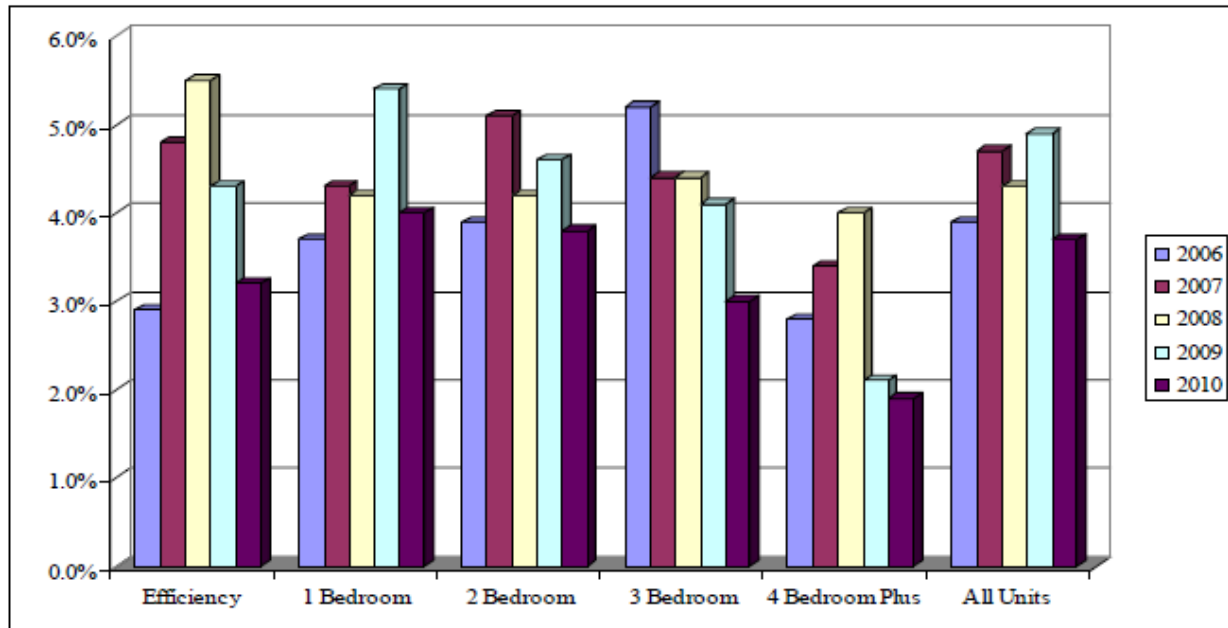
- The countywide vacancy rate for market rate units was 4.1 percent in 2010, a decrease of 1.1 percentage points from the 5.2 percent vacancy rate in 2009.
- The Rockville market area was the tightest major market area with a vacancy rate of 3.4 percent. Colesville-White Oak had the softest market of the major market areas with a vacancy rate of 4.8 percent.
- Townhouse/piggyback units had the highest vacancy rate at 4.6 percent. Midrise apartments had the lowest vacancy rate at 3.7 percent.
- Vacancy rates by turnover rent range went from a low of 3.3 percent in units with rents between \$1,200-1,299 to a high of 5.0 percent in units with rents over \$2,000.

Vacancy Rates by Jurisdiction 2006-2010



	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>
Unincorporated Areas	3.9%	4.7%	4.4%	5.0%	3.8%
City of Gaithersburg	4.8%	5.7%	4.5%	5.7%	3.5%
City of Rockville	3.9%	4.5%	3.1%	3.1%	3.1%
City of Takoma Park	1.3%	2.1%	5.0%	3.2%	4.0%
All Areas	3.9%	4.7%	4.3%	4.9%	3.7%

Vacancy Rates by Unit Size 2006-2010



	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>
Efficiency	2.9%	4.8%	5.5%	4.3%	3.2%
1 Bedroom	3.7%	4.3%	4.2%	5.4%	4.0%
2 Bedroom	3.9%	5.1%	4.2%	4.6%	3.8%
3 Bedroom	5.2%	4.4%	4.4%	4.1%	3.0%
4 Bedroom Plus	2.8%	3.4%	4.0%	2.1%	1.9%
All Units	3.9%	4.7%	4.3%	4.9%	3.7%

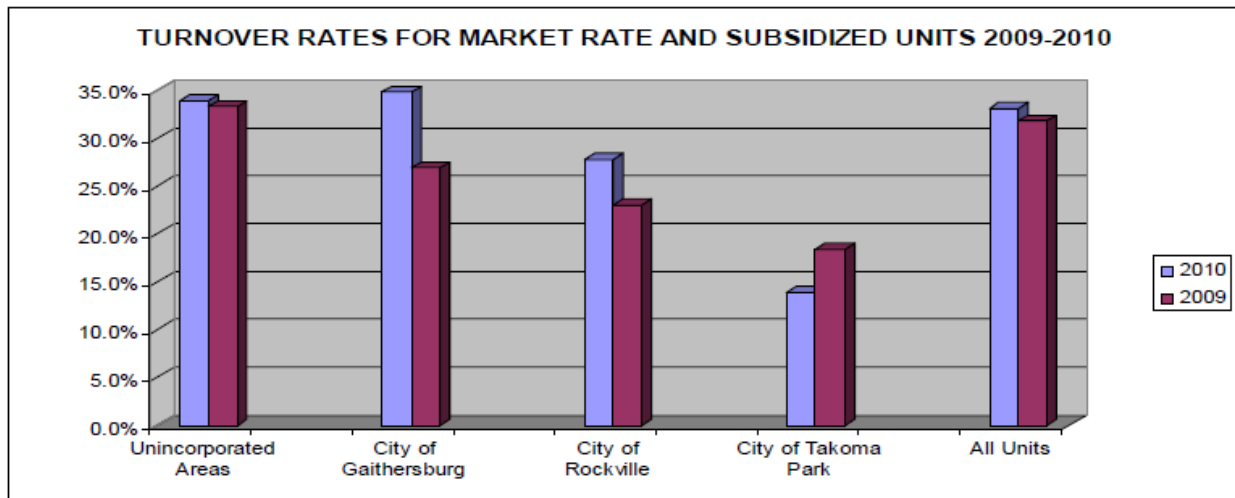
Turnover Rates

The “Turnover Rate” represents the percentage of rental units that changed tenants from April 1, 2009 through March 31, 2010. Information regarding turnover rates was obtained for 67,923 units, which represents 93.8 percent of the 72,382 total units responding to the survey.

The 2010 countywide turnover rate was 33.1 percent, 1.3 percentage points higher than the 2009 turnover rate of 31.8 percent. The City of Takoma Park had the lowest turnover rate of the jurisdictions and major market areas at 13.9 percent, well below the countywide average. The Wheaton market area had lowest average turnover rate of the major market areas at 25.7 percent. The highest turnover rate for the major market areas was found in the Germantown-Gaithersburg market area, with a 40.4 percent turnover rate. Of all the structure types, the garden apartments had the highest turnover rates at 34.3 percent and the townhouse/piggyback units had the lowest turnover rates at 24.7 percent.

Turnover Rates, Market Rate and Subsidized Units, by Jurisdiction 2009-2010

Jurisdiction	Units Reported	Units Turned Over	Turnover Rate 2010	Turnover Rate 2009
Unincorporated Areas	56,639	19,212	33.9%	33.3%
City of Gaithersburg	5,170	1,798	34.8%	26.9%
City of Rockville	4,457	1,239	27.8%	23.0%
City of Takoma Park	1,657	230	13.9%	18.4%
All Units	67,923	22,479	33.1%	31.8%



Turnover Rates, Market Rate and Subsidized Units, by Unit Size – 2010

Unit Size	Units Reported	Units Turned Over	Turnover Rate
Efficiency	3,773	1,254	33.2%
1 Bedroom	26,672	8,983	33.7%
2 Bedroom	31,283	10,472	33.5%
3 Bedroom	5,971	1,713	28.7%
4 Bedroom	224	57	25.4%
All Units	67,923	22,479	33.1%

Turnover Rates, Market Rate and Subsidized Units, by Market Area – 2009-10

Market Area	Units Reported	Units Turned Over	Turnover Rate
Bethesda-Chevy Chase	6,719	2,253	33.5%
Colesville-White Oak	8,929	3,479	39.0%
Darnestown-Potomac	454	40	8.8%
Germantown-Gaithersburg	14,734	5,949	40.4%
Olney	551	119	21.6%
Rockville	10,591	3,374	31.9%
Silver Spring-Takoma Park	15,825	4,669	29.5%
Upper Montgomery County	213	46	21.6%
Wheaton	9,907	2,550	25.7%
All Units	67,923	22,479	33.1%

Turnover Rates, Market Rate Units, by Jurisdiction – 2009-10

Jurisdiction	Units Reported	Units Turned Over	Turnover Rate 2010	Turnover Rate 2009
Unincorporated Areas	45,672	17,120	37.5%	37.4%
City of Gaithersburg	4,799	1,722	35.9%	28.8%
City of Rockville	3,386	1,070	31.6%	28.7%
City of Takoma Park	926	134	14.5%	17.0%
All Units	54,783	20,046	36.6%	35.6%

Turnover Rates, Market Rate Units, by Unit Size – 2010

Unit Size	Units Reported	Units Turned Over	Turnover Rate
Efficiency	2,652	1,024	38.6%
1 Bedroom	20,800	7,955	38.2%
2 Bedroom	26,748	9,516	35.6%
3 Bedroom	4,758	1,522	32.0%
4 Bedroom	95	29	30.5%
All Units	55,053	20,046	36.4%

Turnover Rates, Market Rate Units, by Market Area – 2010

Market Area	Units Reported	Units Turned Over	Turnover Rate
Bethesda-Chevy Chase	5,944	2,087	35.1%
Colesville-White Oak	8,016	3,321	41.4%
Darnestown-Potomac	N/A	N/A	N/A
Germantown-Gaithersburg	12,511	5,380	43.0%
Olney	132	58	43.9%
Rockville	8,610	3,024	35.1%
Silver Spring-Takoma Park	13,005	4,115	31.6%
Upper Montgomery County	103	24	23.3%
Wheaton	6,462	2,037	31.5%
All Units	54,783	20,046	36.6%

Turnover Rents

A “Turnover Rent” is defined as the rental rate offered to a prospective tenant for a vacant unit as of April 1, 2010. Turnover rents are often referred to as “street rents” and do not necessarily reflect rents paid by current tenants. All turnover rent information is based upon market rate units only.

The countywide average turnover rent for market rate units was \$1,389 in 2010, an increase of \$20 (1.5 percent) from 2009 average rent of \$1,369. Increases in turnover rents were found in most categories tracked by the survey.

Highlights – Market Rate Survey Units

- Units within the City of Takoma Park reported the lowest rents, averaging \$920. These rents are \$469 below the countywide average. The highest rents were reported in the City of Rockville, averaging \$1,468.
- Most bedroom sizes experienced rent increases in the past year. Three bedroom units had no increase; efficiency units had the highest increase at 2.4 percent.
- Garden apartments had the lowest average rent at \$1,255, \$134 below the countywide average. Townhouse/piggyback buildings had the highest average rent at \$1,769.
- The highest rents among the major market areas were reported in Bethesda-Chevy Chase, averaging \$1,837. The lowest rent reported in a major market area was in the Germantown-Gaithersburg market area, averaging \$1,190, \$199 below the countywide average of \$1,389.
- The Silver Spring-Takoma Park market areas had the highest average increase of the major market areas at 5.0 percent. The Bethesda-Chevy Chase and Colesville-White Oak market areas reported declines of 1.4 percent and 3.0 percent respectively in the average turnover rents.
- The average rent for units with all utilities included was \$1,477, while the average rent for units with no utilities included was lower at \$1,402.
- Average rents for units that include only water or only water and one or more, but not all, utilities, varied from a low of \$1,212 for units with some utilities included to a high of \$1,279 for units with only water included.

TABLES/REPORTS

The following tables and reports are provided to document the activities undertaken by the County during the reporting period (federal fiscal year / program year 2010; July 1, 2010 to June 30, 2011):

Tables (see Pages 52-55)

Reports (see IDIS Reports - TAB 6)

Narratives and Performance Measurement Objective

Affordable Housing Without Supportive Services

Overall, a significantly high number of Montgomery County residents are burdened by disproportionately high housing costs. There continues to be a priority need for all types of affordable and accessible housing.

Affordability is defined as a rent level equal to or less than 30 percent of household income or a housing purchase price no more than 2.5 times household income.

Data from the Planning Department's 2007 Census Update Survey provides a detailed look at demographics and housing. Nearly one-third of all Montgomery County households reside in garden apartments. Only single-family homes account for more households. Garden apartments are primarily rental units, and are most affordable among the various types of housing in the county. Garden apartments also have the most diverse population. The African-American population accounts for over one quarter of garden apartment residents. This is twice the proportion for the county as a whole. Hispanics also represent a higher percentage of residents of garden apartments than their numbers for the entire county's population.

Only ten percent of the Montgomery County household population lives in high-rises. However, this population, as opposed to residents of garden apartments, is twice as likely to be over the age of 65, and four times as likely to be older than 75. Residents of high-rises are overwhelmingly white, and over 50 percent of these residents have a bachelor's degree or higher. One person households comprise over half of the households residing in high-rises. Almost six out of ten are non-family households. Their median income is 68 percent of the median county income and 29 percent earn under \$30,000 per year. Nearly seven out of ten of high-rise households are renters, and almost half pay in excess of one quarter of their income for housing.

High-rise renter households face a greater threat of shelter poverty than any other group of residents in the county. While garden apartment households also pay a substantial portion of their income for housing, high-rise households are 20 percent more likely to face this situation.

Data being released from the 2010 Census is telling an ever more detailed story of recent changes. These are some of the highlights, including data on housing released in August, 2011:

- Montgomery County's Hispanic population grew at the fastest pace (64.4 percent), followed by Asian and Pacific Islanders (37.0 percent), Blacks (25 percent) and other minority groups (21.3 percent).
- The 39.3 percent increase in all minority groups combined offset a 7.8 percent decline in the number of non-Hispanic Whites living in Montgomery County.
- Most neighboring counties also had a decrease in non-Hispanic White population, including Fairfax County, Virginia, Howard County, Maryland, and Prince George's County, Maryland. In contrast, three inner-ring jurisdictions (Washington, D.C., Arlington County, Virginia and Alexandria, Virginia) gained non-Hispanic White residents.
- Nearly all neighboring counties saw increases in their minority populations. Only two counties lost minority residents: Washington, D.C. (-5.0 percent) and Arlington County, Virginia (-0.4 percent).
- Germantown added the most minority residents over the decade (26,839), with Hispanics, Asian and Pacific Islanders and Blacks accounting for roughly even shares of this increase.
- Montgomery County is now one of 336 "majority-minority" counties in the United States.
- As of 2010, Non-Hispanic Whites make up 49.3 percent of the County's population, down from 59.5 percent in 2000.
- Hispanics are now the County's second largest population group (17.0 percent) followed by Blacks (16.6 percent), Asian and Pacific Islanders (13.9 percent) and Other (3.2 percent).

- All communities within Montgomery County saw an increase in the minority share of their population.
- Of the new local households formed between 2000 and 2010, only 57 percent were owner-occupied—a drop from the 1990s, when 74 percent of the new households were owner-occupied.
- The number of minorities owning homes has increased - Asian households living in homes they own increased 55 percent to 70.9 percent, the largest shift of any racial group in the last decade. Hispanics also increased homeownership from 52.4 percent in 2000 to 54.6 percent in 2010. Home ownership among non-Hispanic whites remained flat.
- The number of homes owned by blacks increased over the decade by 5,414. However, black households are the only group where a higher percentage rents (56.1 percent) rather than owns.
- From 2000 to 2010, the number of adult children living at home in Montgomery grew 36 percent.
- Montgomery County also saw a 19.3-percent increase in the past decade of households headed by women. Households led by females with children experienced a 10.6-percent increase over a decade age.
- Over the past decade, the county saw an increase of 25 percent in households with people over age 65, totaling 86,105 (24 percent of households) in 2010.

Affordable Housing With Supportive Services

In addition to the need for affordable housing for low-income County residents not in need of supportive services, there is the added need for housing that is affordable and accessible that meets the supportive services needs of persons with physical or developmental disabilities, those who are elderly, those who are victims of abuse, and those with chronic mental illness or addictions. Funding to nonprofit organizations to purchase properties for use as group homes is one way to assist in meeting this need, but additional strategies need to be pursued to address this priority need. The Report and Recommendations of the Affordable Housing Task Force (March 2008) referenced earlier in this document calls for prioritizing the needs with the “neediest” being those who are homeless and those with special needs. Actions taken as a result of this report have been included in this document.

Non-Housing Community Development

Montgomery County also places a high priority on cultivating a positive business climate through incentives to businesses which will result in job creation and retention, including support through economic and commercial revitalization activities. Capital projects including acquisition, renovation, and construction of public facilities and infrastructure improvements are components of this overall effort. Public services that support expansion of economic opportunities for persons of low and moderate-income and those with special needs, including employment, employment training, and other supportive services are a high priority as well. The County’s Department of Economic Development has been successful in attracting/retaining business in a very competitive environment.

Assessment of Five Year Goals and Objectives

The County's Capital Improvement and Public Services programs identify specific activities that will be undertaken to meet priority needs. These activities relate to goals, strategies and outcomes and reflect the vision and guiding principles of the county.

Some of the activities identified in the Capital Improvement and Public Services programs of the Consolidated Plan were undertaken with federal funds provided by the United States Department of Housing and Urban Development. The Consolidated Plan identifies and elaborates on the following strategies:

The Consolidated Plan discusses broad strategies for meeting the gaps identified between existing resources and identified needs. The Plan identifies and elaborates on the following strategies:

Target resources to achieve the broadest and most effective solutions to the problems of our most vulnerable residents, including the homeless and other populations with special needs;

Increase efficiency in service delivery for housing and community development-related programs;

Eliminate housing discrimination and barriers (legislative and other) to the provision of affordable, accessible housing;

Encourage self-sufficiency and long-term resolution of problems by focusing limited resources to address community concerns comprehensively at the neighborhood level;

Employ both public and private resources to preserve and create a variety of affordable housing options to meet the needs of the county's low and moderate income and special needs populations. Work to encourage accessibility in standard design;

Set realistic goals based on available resources and current economic and social conditions; and,

Continue economic development efforts to meet state initiatives and the current needs of businesses in the county.

The Annual Action Plan for the Fiscal Year July 1, 2010 through June 30, 2011 included herein notes the activities that were funded with CDBG, HOME and ESG dollars and provides specific information about each.

Annual Affordable Housing Production Goals

Need for Affordable Housing

Montgomery County meets its affordable housing needs through a number of programs. The County and the Housing Opportunities Commission are using federal, state, and local programs and funding for the provision of affordable housing. In order to address the production needs identified in the Housing Policy, the County has established annual goals for affordable housing production and preservation.

Each year 3,250 new households are likely to be formed in the county. At-place employment increases also add to the demand for housing in the county. Annual production of market rate housing appears to meet most of this demand, although not all households will be able to afford market prices.

Data from the 2009 American Community Survey (2008 income in 2009 inflation-adjusted dollars) shows that 25 percent of county households earn less than \$50,000. At 30 percent of income for housing costs, \$50,000 can support a rent plus utility payment of \$1,250 per month. Because of continued high costs of for-sale housing units and increasing rents, we foresee near- and long-term shortfalls of affordable housing units.

To continue to serve lower income households, the follow production and preservation goals have been established:

Affordable Housing Goals (units)						
Goal Type	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014
Preservation	613	1,074	1,450	1,569	1,111	1,066
Production	994	941	1,238	1,225	291	274
Total	1,607	2,015	2,807	2,794	1,402	1,340

Achievements on meeting affordable housing goals funded from all sources:

Goal Type	FY2009	FY2010	FY2011 (Estimated)
Preservation	613	1,284	1,523
Production	994	1,499	1,512
Total	1,589	2,798	3,035

Evaluation of Performance

Housing

The inflating of the housing “bubble” through 2007 put dramatic upward pressure on housing costs. Despite some easing in home prices, average rents for market rate units have increased 15% from 2006 to 2010. Overall, Montgomery County still suffers from a serious affordability gap. From July 1, 2010 through June 30, 2011, \$507,942 or 10% of the CDBG monies disbursed by the County, was used to preserve and expand affordable housing.

The Housing Initiative Fund (HIF)

A locally funded housing trust fund that receives revenue from a variety of sources including loan repayments and a dedicated payment of 2.5 percent of the County's Property Tax revenue. Since its inception in 1988, the HIF has been administered by the County's Department of Housing and Community Affairs (DHCA). In the federal fiscal year/program year 2010 the County expended \$13,904,700 in HIF funding. A complete description of the HIF program can be found on the County's website here:

http://www.montgomerycountymd.gov/dhctmpl.asp?url=/content/DHCA/housing/housing_P/housing_p.asp.

Single Family Rehabilitation

CDBG funds were used in Program Year 2010 - FY11 to complete the acquisition and rehabilitation of 23 foreclosed homes. The project also used NSP funds awarded directly from the federal government and NSP funds awarded on a competitive basis by the state of Maryland through its Neighborhood Conservation Initiative (NCI) program. This has been accomplished in partnership with the Housing Opportunities Commission (HOC), the County's Public Housing Authority (PHA). These homes will remain as long-term affordable rental units for low-income larger families, of which there is a pronounced shortage in the local rental market. All 23 units are currently occupied by tenants below 50% of area median income.

Original Project Funding for Completed SF Rehabs

Source	Funding amount	Homes acquired and rehabbed
NCI (NSP-1 through state)	4,214,360	14
NSP-1 entitlement	2,073,965	7
CDBG	815,000	2
TOTALS	7,103,325	23

Actions Taken to Address the Needs of the Homeless

In order to deal with the problem of homelessness, the County has set up objectives and a work program to facilitate a continuum of care approach that addresses gaps in service and assists the homeless in achieving the greatest degree of self-sufficiency possible within the limitations presented. A "continuum of care" is a phrase used to describe a strategy which calls for the coordination of shelter and services as a way of resolving the problems which cause families and individuals to become homeless. It addresses both the housing and other personal rehabilitative needs of homeless individuals and families.

These programs operate under the auspices of several nonprofit and government agencies. The Continuum of Care report provided in the latest Consolidated Plan lists the total of emergency shelter beds, transitional housing beds, and permanent supportive housing beds serving families and individuals.

There are many diverse sources of funding supporting Montgomery County's homeless service continuum. In addition to the support received from HUD, 5.9 million dollars, the continuum is supported with other state, and local government funds including the Department of Health and Mental Hygiene, the Department of Housing and Consumer Affairs, County Council and Executive grants, to name only a few. In addition, our non-profit partners and volunteer network also contribute in-kind services in excess of \$2 million in donations.

Members of the Montgomery County Coalition for the Homeless, in collaboration with the Homeless Policy Development Committee, implemented a multi-pronged approach to refine the County's continuum of care strategy. It included designing data collection instruments and strategies after review and modification of previous efforts, distributing surveys to consumers, provider agencies and other primary stakeholders to facilitate needs assessments, updating Montgomery County's inventory of homeless shelters, supportive housing and services and convening meetings to discuss how to best enhance the continuum. The top needs identified were as follows:

1. Affordable housing which includes "deep" and "low" rental subsidies
2. Access to affordable dental care
3. Assistance with employment location
4. Job training
5. Employment and skill enhancement
6. Assistance with transportation
7. Eye examination or new glasses
8. Prescription assistance for undocumented

The established tradition of public-private partnership in Montgomery County continues to serve as the foundation for addressing the multifaceted problems of homelessness. The three levels of the homeless system was established to meet the needs of the homeless and has continued to evolve as the needs have changed.

The system functions as follows. Individuals are outreached and encouraged to enter the Emergency Shelter for women currently operated by Interfaith Works called the Wilkins Avenue Women's Assessment Center. The shelter is open 24 hours and serves 65 women. The Emergency Shelter for men is operated by Montgomery County Coalition for the Homeless (MCCH) and serves 60 – 65 men year round, but increases capacity during the winter to serve 135 men. Case management is provided at all shelters and consumers are assessed for the appropriate level of housing, which could be transitional shelter (level 2) while they address any housing barriers, or behavioral health issues, or permanent supportive housing (level 3). The case manager refer consumers to physical health, mental health, addiction, or other treatment services. The second level, transitional shelter, serves specific subpopulations of homeless persons and are operated by non-profit organizations under contract with the County. Homeless families enter the system through the local regional offices via Emergency Services in Department of Health and Human Services. Families meet with a Homeless Intake Worker for a complete assessment and shelter options are explored. Families are referred to a similar system, family shelter for complete assessment and then to transitional, permanent supportive, or permanent with temporary subsidy if necessary.

A number of projects funded with CDBG, ESG, and HOME funds were used to serve those who were homeless or threatened with homelessness. Activities funded included providing intensive case management and employment services to low-income refugee families, homeless prevention assistance through small payments for rent, utilities, and security deposits, helping homeless residents achieve independence through employment, and by relocating people from homeless shelters to permanent, subsidized housing.

Progress in Meeting Affordable Housing Objectives

The MPDU Program continues to be a national model for inclusion of affordable units throughout the County. A total of 184 units were created as MPDUs during the year at no cost to the County, including 124 for sale units and 60 rental units. Additionally, 25 of these units were acquired by HOC and non-profits to remain as affordable housing. Ongoing rehabilitation, weatherization and home replacement programs stabilize and slow down the aging process of existing units. HOME Program funds have created units for special populations, like the frail elderly, through new construction.

Last year 1,512 units were financed using a combination of HUD money, the County's Housing Initiative Fund, and other funds. Housing Unlimited purchased its 28th MPDU house in December 2010 and Montgomery Housing Partnership has acquired 114 homes through MPDU acquisition. The Housing Opportunities Commission (HOC) has acquired over one thousand five hundred MPDU's that are made available to income eligible home seekers. In each of these projects the County has worked with "partners" to make them feasible.

Relationship of the Use of CDBG Funds to Priorities and Objectives

As documented in this report the County has established an overall goal of community improvement. Through programs that coordinate code enforcement and housing rehabilitation programs our efforts have become increasingly focused on specific neighborhoods and more comprehensive in addressing community needs and stated goals.

Program Objectives and Experience to Date

There have been no basic changes in our program. Modifications have only been made in order to improve the delivery of services. Experience has taught us that establishing goals and sticking with them can be a difficult task, but unless you are willing to persevere through the difficult stages no progress will be made as you will constantly be restarting the engine to attempt to get going in another direction.

Assessment of Affirmative Marketing and Outreach Efforts in the Home Program

All developers and property managers of HOME-assisted housing are required to adopt the County's plan, or a substantially equivalent plan of their own. The County conducts ongoing reviews of each housing development's compliance with its plan throughout the year. As part of this review, the County reviews the development's marketing materials to ensure that the appropriate FHEO logos and statements appear. The County also reviews the content and placement of marketing advertisements to ensure that the development is marketed to those minority groups least likely to apply for residence in the development.

Progress in Obtaining Other Resources to Leverage Public Funds

The county signed grants and loans to nonprofit developers, for-profit developers, property owners, and HOC to support efforts to build and renovate affordable housing. For every dollar of local funding spent, the Housing Initiative Fund (HIF) was able to leverage five dollars in resources from private, federal, and state sources. As noted earlier this leverage factor is down from a historic perspective as all projects have become more expensive and funding availability has been reduced.

Assessment of Efforts in Carrying Out Planned Actions

The County pursued all resources (including state and private) that it stated it would. All requests for certifications of consistency for HUD programs were provided in a fair and impartial manner. No action, or willful inaction, by the County hindered the implementation of the Consolidated Plan.

Progress In Meeting Affordable Housing Objectives

A County-funded Rehabilitation Program for Small Rental Properties continues to operate. This money is used to correct housing code violations, make necessary safety repairs, extend the useful life of the property, enhance the appearance of neighborhoods, and preserve publicly-owned affordable housing. The goal of this effort is to prevent and correct the deterioration of the County's aging rental stock.

In addition to the Housing Opportunities Commission (HOC), which has acquired MPDU's and provided rental assistance, many nonprofit groups are busy in the County.

Housing Unlimited, Inc. has acquired group homes using a combination of County funds, HUD funds, private financing and its own resources. This Community Housing Development Organization (CHDO), as of June 2011, operates 47 group homes in the County serving 138 residents.

The Montgomery Housing Partnership (MHP) continues to acquire MPDUs in single family neighborhoods and rents these units to lower income families. MHP now owns over 100 MPDUs.

County Executive Leggett, through the establishment of the Affordable Housing Task Force, has made affordable housing one of his highest priorities, especially housing serving disadvantaged persons and the elderly.

DHCA's Office of Landlord/Tenant Affairs requires licenses for all rental units and provides dispute mediation. It has published a Landlord/Tenant Handbook which spells out the rights and responsibilities of both landlords and tenants. The Office of Landlord-Tenant Affairs works closely with the Housing Code Enforcement to ensure tenants have housing that is in compliance with all applicable County laws. This is a comprehensive effort which is necessary to preserve our affordable housing supply.

Performance Measurement

Under the leadership of the County Executive, Isiah Leggett, elected in November 2006, the County initiated a new program called CountyStat. This program insures:

- Improved performance through greater accountability
- Better transparency into County challenges and successes
- Apply data to policy, operations, and management decisions
- Ensures decisions are implemented through relentless follow-up

CountyStat Quarterly Update Reports

These reports are a series of regular quarterly reports published by the Montgomery County Executive's CountyStat Initiative. These reports focus on the major themes of CountyStat and provide a high-level review of activities and progress made during this period. The following is a link to the reports – <http://www.montgomerycountymd.gov/mcgtmpl.asp?url=/content/exec/stat/index.asp>

CONSOLIDATED ACTION PLAN PERFORMANCE MEASUREMENT OBJECTIVES

I. Suitable Living Environment

A. Outcome: Availability/Accessibility

Outcome Statements:

- 2,360 youth/children will have access to services that may include tutoring, mentoring and enrichment activities for the purpose of providing a suitable living environment.
- 260 senior citizens and elderly residents will receive case management services or prescription medication or eye exams and prescription eyeglasses for the purpose of providing a suitable living environment.
- 180 people with mental and developmental disabilities will have access to services that may include life and job skills development for the purpose of creating a suitable living environment.
- 5,465 people will have access to social services that may include referrals for basic needs, healthcare, life and job skills training, and legal services for the purpose of providing a suitable living environment.
- 241 persons will have access to shelter and other support services for the homeless for the purpose of providing a suitable living environment.
- 355 persons will have access to health care services for the purpose of providing a suitable living environment.

B. Outcome: Sustainability

- 5 communities/neighborhoods will have activities and services that may include streetscape enhancement, pedestrian links, and building and infrastructure improvements to create sustainability for the purpose of creating a suitable living environment.

II. Decent Housing

A. Outcome: Availability/Accessibility

- 15 income eligible homeowners will receive low-interest loans and grants to eliminate major code violations for the purpose of providing decent housing.
- 40 homeowners will receive loans to eliminate code violations and make other necessary improvements, including accessibility and energy conservation improvements for the purpose of providing decent housing.

- 49 renter households will be assisted by loans provided to nonprofit organizations for the purchase and/or rehabilitation of properties for use as group homes and by improvements to single-family scattered site units in the City of Rockville for the purpose of providing decent housing.

B. Outcome: Affordability

- 121 households (the majority of whom are homeless or at-risk of becoming homeless) will receive rental assistance for the purpose of creating decent affordable housing.
- 9 households will receive assistance in becoming home owners for the purpose of creating decent affordable housing.

C. Outcome: Sustainability

- 200 housing units will benefit from code enforcement efforts for the purpose of creating sustainable housing

III. Economic Opportunity

A. Sustainability

- funds will be used to implement a variety of projects on both the county and city levels that have been initiated as a result of receiving CDBG, HOME and ESG money and leveraging it with County, State and private funds.
- 20 people will benefit from improvements to commercial building facades through loans to owners of older commercial properties in areas targeted for revitalization for the purpose of creating economic opportunity.

Affordable Housing Task Force Status Report

This status report on the implementation of the recommendations of the [Affordable Housing Task Force](#) (2008) was updated in April 2011.

ISSUE 1: PRESERVE AFFORDABLE HOUSING

Recommendation: Create a Short Term Property Acquisition Fund.

Implementation: Develop and fund an instrument to provide short term acquisition financing for public, nonprofit, and for-profit agencies.

Status and Timeline:

Completed July 2008: FY 2009 Budget includes \$25million Bond issue for Housing Initiative Fund to support acquisitions.

January 2009: First use of the Acquisition Fund – a \$3,635,000 loan to Montgomery Housing Partnership for the purchase of Maple Towers apartments.

Ongoing: To date, the Short Term Property Acquisition Fund has been used to make seven loans totaling \$15.7 million. The seven loans helped with the acquisition of 143 units, including 117 affordable units. Three additional loans totaling \$8.3 million are in the pipeline with formal funding commitments, and will help in the acquisition of 76 affordable housing units.

Recommendation: Create a revolving equity fund.

Implementation: Develop legislation to create a revolving equity fund and incorporate a managing board.

Status and Timeline:

Current: The current economic climate is limiting the likelihood that private investors will be willing to make substantial new investment in this type of fund. **Given workload requirements associated with stimulus funding and other program commitments, and resource restrictions, we recommend delaying the implementation of this initiative until FY 2012.**

Recommendation: Work proactively with owners of developments that provide affordable housing

Implementation: Create an “early warning system” to head off the loss of affordable housing inventory.

Status and Timeline:

Ongoing: DHCA has updated its comprehensive list of price and income controlled multifamily properties to include federal, state, and County assisted and regulated multifamily housing. Staff is working with HOC and M-NCPPC to create a searchable, geocoded database. DHCA also maintains close contact with apartment owners and

industry and owners to get advanced notice of potential sales. DHCA, by law, is notified of contract sales or conversions of multifamily housing.

Implementation: Develop a range of tools and incentives that can be used to preserve endangered affordable housing.

Status and Timeline:

Ongoing: DHCA is making use of the new HIF acquisition funding, and continuing to use Housing Code Enforcement, Multifamily Rehabilitation Loans and assignment of right-of-first-refusal contracts to nonprofit housing providers to promote extended affordability in housing developments.

ISSUE 2: CREATE AFFORDABLE HOUSING

Recommendation: Add “Increasing Affordable Housing” as a new objective in all master plans.

Implementation: Secure an agreement with M-NCPPC to address affordable housing in all future master and sector plans.

Status and Timeline:

Completed: DHCA now comments on all master plans and sector plans, advocating that affordable housing be addressed in the plans, and that M-NCPPC establish an “affordable housing goal” in each plan area.

Ongoing: DHCA meets regularly with M-NCPPC Planning Director and staff to discuss this recommendation and other housing and neighborhood revitalization related issues.

Ongoing: DHCA is the lead agency in working with M-NCPPC on the Housing Element of the General Plan – adopted by the Planning Board on July 23, 2009. The draft Housing Element will be transmitted to the County Executive and County Council in the immediate future.

Recommendation: Investigate and Implement the use of an affordable housing impact fee or a reasonable alternative on all new non-residential development.

Implementation: After research and analysis of other jurisdiction’s programs, draft legislation.

Status and Timeline:

December 2008: Met with M-NCPPC Planning Director and staff to discuss this recommendation and develop joint steps to achieve goal. Planning Director indicated that M-NCPPC intended to survey other jurisdictions regarding housing linkage programs and fees. If conducted, the results of the survey have not yet been released.

July 2009: The draft Housing Element of the General Plan includes a statement that “the regulatory system should link provision of housing to nonresidential development by encouraging mixed uses or a fee-in-lieu payment to the County’s Housing Initiative fund”. (emphasis added)

Recommendation: Create a more attractive planning and economic environment for the development of affordable housing.

Implementation: Develop zoning text amendments to increase heights, densities, FAR, and provide more flexibility.

Status and Timeline:

Completed August 2008: ZTA 08-08 becomes effective allowing additional height in the Fenton Village Overlay Zone for Workforce Housing.

Continuing: Study and draft ZTAs to respond to additional needs for height, density and flexibility. M-NCPPC, with DHCA input on affordable housing issues, is pursuing a rewrite of the County Zoning Ordinance. One important initiative is the creation of a new mixed-use CR Zone that permits height and density incentives in return for providing public amenities including affordable housing.

Implementation: Develop amendment to the zoning process to allow zoning map amendments in a more timely manner

Status and Timeline:

January 2009: Met with Planning Board Chairman and M-NCPPC Planning Director to discuss the AHTF recommendation that may be addressed in the zoning ordinance rewrite.

Implementation: Amend impact tax laws to allow additional tax waivers for Affordable Housing.

Status and Timeline:

Winter/Spring 2009: Worked with M-NCPPC Planning Director and staff to discuss these recommendations as part of the drafting of the 2009-11 Annual Growth Policy.

Recommendation: Reduce parking requirements for housing developments.

Implementation: Develop a zoning text amendment to revise parking requirements in certain areas.

Status and Timeline:

Ongoing: Meeting with M-NCPPC Planning Director and staff to discuss this AHTF recommendation as part of the zoning ordinance rewrite.

Recommendation: Develop a comprehensive inventory of all publicly owned sites and properties.

Implementation: Evaluate all capital development projects for potential inclusion of affordable housing.

Status and Timeline:

Ongoing: All capital development projects are now assessed for potential affordable housing development. Projects that are planned to include housing are the Silver Spring Library and the 3rd District Police Station. The RFP for the 2nd District Police Station asks for an option of including mixed income housing in a joint development.

July 2009: The draft Housing Element of the General Plan includes the following Policy: “4.5 Include affordable and workforce housing in all suitable public building projects in appropriate locations throughout the County.”

ISSUE 3: ADOPT REGULATORY REFORM

Recommendation: Expedite regulatory reviews.

Implementation: Amend development process to expedite review of affordable housing.

Status and Timeline:

Ongoing: Meeting with M-NCPPC Planning Director and staff to discuss this recommendation and develop joint steps to achieve goal.

Recommendation: Permit accessory apartments by right, subject to conditions.

Implementation: Develop zoning text amendment to allow accessory apartments by right, adding conditions for administrative approval

Status and Timeline:

Spring/Summer 2009: A draft Zoning Text Amendment was reviewed by the staff ZTA Review Group and submitted to the County executive for transmittal to County Council.

July 2009: The draft Housing Element of the General Plan contains the following Policy: “2.4 Allow accessory apartments in residential zones by-right under appropriate design standards and conditions.” M-NCPPC indicates that the Zoning Ordinance rewrite will support by-right accessory apartments in residential zones.

Recommendation: Establish a centralized authority for affordable housing.

Implementation: County Executive should designate a single point of contact for coordination of affordable housing efforts.

Status and Timeline:

Completed: The County Executive has confirmed that the Director of the Department of Housing and Community Affairs is the designated staff person for coordination of affordable housing projects and programs.

ISSUE 4: ACHIEVE COMMUNITY ACCEPTANCE OF AFFORDABLE HOUSING

Recommendation: Promote well-designed, low-impact affordable housing to foster public acceptance.

Implementation: Work with M-NCPPC and DPS to promote good design and positive community impacts from affordable housing.

Status and Timeline:

December 2008: Met with M-NCPPC Planning Director and staff to discuss this recommendation and develop joint steps to achieve goal.

Spring 2009: Convene study group to develop County design guidelines for affordable housing development.

Recommendation: Develop and implement an extensive community support campaign.

Implementation: Through an RFP process, solicit a plan for the development and implementation of a public education program for affordable housing.

Status and Timeline:

Due to current resource restrictions and staff workload requirements associated with implementing ARRA stimulus package programs, we recommend delaying this initiative until FY 2012.

ISSUE 5: GOALS FOR AFFORDABLE HOUSING PRESERVATION AND PRODUCTION

Recommendation: Establish affordable housing preservation and production goals.

Implementation: Convene service providers and advocates to review and assess the County's current affordable housing productions goals and recommend new goals

Status and Timeline:

Fall 2009: Convene stakeholders to review existing annual production and preservation goals.

Winter 2009-10: Adopt revised annual production and preservation goals.

ISSUE 6: HOME PURCHASE ASSISTANCE FOR PUBLIC EMPLOYEES

Recommendation: Establish a program to assist county employees in purchasing a home in the County.

Implementation: Submit request for State enabling legislation to permit property tax, transfer tax, and recordation tax waivers for County employees.

Status and Timeline:

Completed fall, 2008: Convened stakeholders to determine steps for overcoming impediments to implementing home purchase assistance program.

Completed October 2008: Local Bill filed to permit Montgomery County to set rates and terms for abatement of property taxes, transfer taxes, and recordation taxes.

Implementation: Initiate participation in the State House Keys 4 Employees (HK4E) program.

Status and Timeline:

Completed, October 2008: State DHCD approved County participation in HK4E program, announced by CE and Council President on 12/1/2008.

Completed, January 2008: Employee Closing Cost Assistance Program begun – administered by HOC. HK4E program becomes available to eligible County employees.

June 2009: From January through June 2009, 44 new loans were made by the County Closing Cost Assistance Program, a 550 percent increase in the number of loans from the first half of FY 2009.

Ongoing: Office of the County Attorney has concluded that implementation of an expanded employee closing cost assistance program, a program not restricted by income level or sales price of house, will require new legislation and Executive regulations. The Office of the County Attorney is currently preparing draft legislation and regulations to implement this recommendation.

Table 1C (V2) Summary of Specific Objectives

Grantee Name: Montgomery County, Maryland

Availability/Accessibility of Decent Housing (DH-1)							
Specific Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed	
DH 1.1 Purchase and acquisition for owner and renter assistance; improve properties to code	CDBG	2011	Housing units produced, preserved, rehabilitated	110		%	
		2012		110		%	
		2013		110		%	
		2014		110		%	
		2015		110		%	
		MULTI-YEAR GOAL			550		%
Affordability of Decent Housing (DH-2)							
DH 2.1 Provide rental assistance	HOME	2011	Housing units receiving assistance	100		%	
		2012		100		%	
		2013		100		%	
		2014		100		%	
		2015		100		%	
		MULTI-YEAR GOAL				%	
DH 2.2 acquisition, construction, or renovation of rental housing and create home ownership opportunities	HOME	2011	Housing units produced, preserved, rehabilitated	35		%	
		2012		35		%	
		2013		35		%	
		2014		35		%	
		2015		35		%	
		MULTI-YEAR GOAL			175		%
Sustainability of Decent Housing (DH-3)							
DH 3.1 Foreclosure prevention	CDBG	2011	People receiving foreclosure intervention services	1,000		%	
		2012		1,000		%	
		2013		1,000		%	
		2014		1,000		%	
		2015		1,000		%	
		MULTI-YEAR GOAL			5,000		%
Availability/Accessibility of Suitable Living Environment (SL-1)							
SL 1.1 residential neighborhood improvement	CDBG	2011	People served*	10,492		%	
		2012		10,492		%	
		2013		10,492		%	
		2014		10,492		%	
		2015		10,492		%	
		MULTI-YEAR GOAL			10,492		%
SL 1.2 Homeless Shelter Renovation/Maintenance	ESG	2011	People served	150		%	
		2012		150		%	
		2013		150		%	
		2014		150		%	
		2015		150		%	
		MULTI-YEAR GOAL			750		%
SL 1.3 improve/create pedestrian and bicycle connectivity	CDBG	2011	People served*	10,492		%	
		2012		10,492		%	
		2013		10,492		%	
		2014		10,492		%	
		2015		10,492		%	
		MULTI-YEAR GOAL			10,492		%
SL 1.4 Public Services (General), see Table 3C for details	CDBG, ESG	2011	People served	9,391			
		2012		9,391			
		2013		9,391			
		2014		9,391			
		2015		9,391			
		MULTI-YEAR GOAL					

			MULTI-YEAR GOAL		46,955		
Affordability of Suitable Living Environment (SL-2)							
SL 2.1	affirmatively further fair housing choice	HOME	2011	People served	200		%
			2012		200		%
			2013		200		%
			2014		200		%
			2015		200		%
			MULTI-YEAR GOAL		1,000		%
Sustainability of Suitable Living Environment (SL-3)							
SL 3.1			2011				%
			2012				%
			2013				%
			2014				%
			2015				%
			MULTI-YEAR GOAL				%

Availability/Accessibility of Economic Opportunity (EO-1)							
Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
EO 1.1	improve commercial building facades	CDBG	2011	People served	20		%
			2012		20		%
			2013		20		%
			2014		20		%
			2015		20		%
			MULTI-YEAR GOAL		100		%

* numbers of people served are the same every year based on the population of the two primary Census Tracts where activities are expected to be concentrated.

Table 2C (V2) Summary of Specific Objectives

Grantee Name: Montgomery County, Maryland

Availability/Accessibility of Decent Housing (DH-1)							
Specific Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed	
DH 1.1 Purchase and acquisition for owner and renter assistance; improve properties to code	CDBG	2011	Housing units produced, preserved, rehabilitated	110		%	
		2012		110		%	
		2013		110		%	
		2014		110		%	
		2015		110		%	
		MULTI-YEAR GOAL			550		%
Affordability of Decent Housing (DH-2)							
DH 2.1 Provide rental assistance	HOME	2011	Housing units receiving assistance	100		%	
		2012		100		%	
		2013		100		%	
		2014		100		%	
		2015		100		%	
		MULTI-YEAR GOAL				%	
DH 2.2 acquisition, construction, or renovation of rental housing and create home ownership opportunities	HOME	2011	Housing units produced, preserved, rehabilitated	35		%	
		2012		35		%	
		2013		35		%	
		2014		35		%	
		2015		35		%	
		MULTI-YEAR GOAL			175		%
Sustainability of Decent Housing (DH-3)							
DH 3.1 Foreclosure prevention	CDBG	2011	People receiving foreclosure intervention services	1,000		%	
		2012		1,000		%	
		2013		1,000		%	
		2014		1,000		%	
		2015		1,000		%	
		MULTI-YEAR GOAL			5,000		%
Availability/Accessibility of Suitable Living Environment (SL-1)							
SL 1.1 residential neighborhood improvement	CDBG	2011	People served*	10,492		%	
		2012		10,492		%	
		2013		10,492		%	
		2014		10,492		%	
		2015		10,492		%	
		MULTI-YEAR GOAL			10,492		%
SL 1.2 Homeless Shelter Renovation/Maintenance	ESG	2011	People served	150		%	
		2012		150		%	
		2013		150		%	
		2014		150		%	
		2015		150		%	
		MULTI-YEAR GOAL			750		%
SL 1.3 improve/create pedestrian and bicycle connectivity	CDBG	2011	People served*	10,492		%	
		2012		10,492		%	
		2013		10,492		%	
		2014		10,492		%	
		2015		10,492		%	
		MULTI-YEAR GOAL			10,492		%
SL 1.4 Public Services (General), see Table 3C for details	CDBG, ESG	2011	People served	9,391			
		2012		9,391			
		2013		9,391			
		2014		9,391			
		2015		9,391			
		MULTI-YEAR GOAL					

			MULTI-YEAR GOAL		46,955		
Affordability of Suitable Living Environment (SL-2)							
SL 2.1	affirmatively further fair housing choice	HOME	2011	People served	200		%
			2012		200		%
			2013		200		%
			2014		200		%
			2015		200		%
			MULTI-YEAR GOAL		1,000		%
Sustainability of Suitable Living Environment (SL-3)							
SL 3.1			2011				%
			2012				%
			2013				%
			2014				%
			2015				%
			MULTI-YEAR GOAL				%

Availability/Accessibility of Economic Opportunity (EO-1)							
Specific Objective		Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
EO 1.1	improve commercial building facades	CDBG	2011	People served	20		%
			2012		20		%
			2013		20		%
			2014		20		%
			2015		20		%
			MULTI-YEAR GOAL		100		%

* numbers of people served are the same every year based on the population of the two primary Census Tracts where activities are expected to be concentrated.