

Demo



Marc Elrich
County Executive

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DRAFT

Montgomery County, Maryland

Five-Year Consolidated Plan for Housing and
Community Development

County Fiscal Years 2022-2026
July 1, 2021 to June 30, 2026

Annual Action Plan, County Fiscal Year 2022
July 1, 2021 to June 30, 2022

Any Questions or Comments should be directed to:
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The TTY number (for the hearing impaired) is 240-773-3556
Information is available in alternate formats upon request.



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

Executive Summary

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

1. Introduction

The United States Department of Housing and Urban Development (HUD) requires that all jurisdictions entitled to receive funding under the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with Aids (HOPWA) programs develop a Consolidated Plan for community development no less than every five years, and an Action Plan every year. Developing the plan is a collaborative process that relies on community input and provides an opportunity for strategic planning to ensure that actions taken at the local level are coordinated and comprehensively address priority housing and community development needs. The County has developed its plan consistent with the principles identified by Office of Racial Equity and Social Justice to reduce and ultimately eliminate racial and other disparities experienced by residents of color. An Action Plan is required annually to provide specific information on how the funds awarded will be used to meet the priority needs identified in the Consolidated Plan, and annual evaluation and performance reports are prepared to track progress and measure accomplishments.

This is a five-year Consolidated Plan covering the period July 1, 2021, through June 30, 2025, and along with the annual Action Plan, serves as Montgomery County's application for CDBG, HOME and ESG funds for County Fiscal Year 2021 (July 1, 2021 – June 30, 2022). The Department of Housing and Community Affairs (DHCA) is the lead agency responsible for the submission of the Consolidated Plan to HUD. The City of Gaithersburg is eligible to receive funds directly from HUD, so it prepares its own Consolidated Plan. The cities of Rockville and Takoma Park receive funding through the County but determine locally how CDBG funds will be used in their jurisdictions.

Montgomery County aims to reduce housing cost burdens through providing the highest level of affordable housing funding in the County's history by investing \$89.1 million in affordable housing in Fiscal Year 2022. This includes \$61 million in the Montgomery Housing Initiative (MHI) Fund, \$22 million in the Affordable Housing Acquisition and Preservation CIP project, and \$6 million for the new Affordable Housing Opportunity Fund. Additionally, the County provides real estate tax relief of up to \$30.2 million for dedicated affordable housing units. This increases dedicated funding and provides for renovation of distressed housing, the acquisition and preservation of affordable housing units, creation of housing units for special needs residents, services to the "Building Neighborhoods to Call Home" and "Housing First" programs, and creation of mixed-income housing. Since FY08, over \$1 billion has been invested in support of affordable housing

THE REST OF AMERICA WON'T BE AS DIVERSE AS
MONTGOMERY COUNTY FOR ANOTHER 30 YEARS.



1.05M
POPULATION

40 IS THE **MEDIAN AGE**

339,372 POPULATION
OF **FOREIGN-BORN**

40.6% **SPEAK A LANGUAGE**
OTHER THAN ENGLISH AT HOME

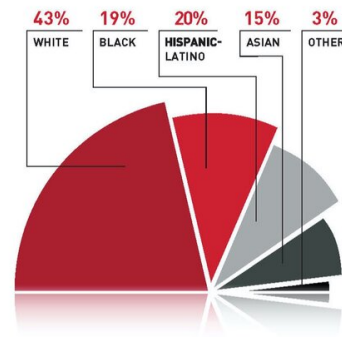
391,006 **TOTAL HOUSING UNITS**

MEDIAN HOUSEHOLD INCOME

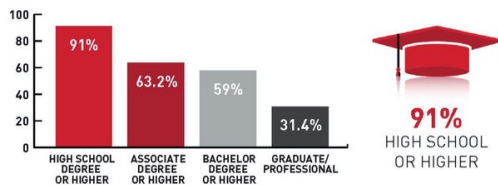


SOURCE: U.S. CENSUS BUREAU, MEDIAN HOUSEHOLD INCOME IN 2018 DOLLARS (2014-2018)

ETHNICITY BREAKDOWN



EDUCATIONAL ATTAINMENT (AGE 25+)



SOURCE: U.S. CENSUS BUREAU, JULY 1, 2019 ESTIMATES

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2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Montgomery County prioritizes the preservation of currently restricted affordable housing units and to bring market rate affordable housing units into long-term affordability arrangements. Over the next five years, affordability controls will expire on approximately 400 rental inclusionary zoning Moderately Priced Dwelling Units (MPDUs). DHCA works with property owners to executes rental agreements with properties that have expiring MPDUs, so the affordability of a number of these units may be preserved for a longer period of time. DHCA works with for-sale MPDUs with expired controls, expecting 100 units will be sold without income restrictions in the next five years, and some will have income restrictions

terminated due to foreclosure. Changes to the MPDU law in 2005 lengthened the control period for rental MPDUs from 20 to 99 years, and the control period for for-sale MPDUs from 10 to 30 years, renewing at each sale within the control period.

As the program ages, several challenges have emerged. These include:

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

In spite of challenges noted above, DHCA expects to secure approximately 335 new MPDUs in FY22, including both sales and rentals.

The County's Office of Human Rights (OHR) oversees the furthering of fair housing under the Fair Housing Act through investigation of complaints, outreach and education. It is unlawful to discriminate on the grounds of race, color, gender, gender identity, religion, national origin, citizenship status, familial status, or source of income. OHR sponsors events, as well as informative sessions for renters, managers and owners of rental property, such as the Virtual Fair Housing Summit on Tuesday April 20, 2021. OHR coordinates the Montgomery County Committee on Hate/Violence, a citizen's advisory group created to work with the Office of Human Rights. Its function is to help to educate the residents of Montgomery County about hate/violence, to recommend policies, programs, legislation, or other initiatives needed to decrease and eliminate hate/violence in the county, and to promote respect for social and cultural diversity. The Office of Human Rights also sponsors training to ensure fair housing opportunities and multicultural and interracial awareness.

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

3. Evaluation of past performance

Montgomery County has produced or commissioned several detailed studies in the past five years that examine demographic trends as well as housing challenges past and present. The County continues to

grow and diversify while its housing stocks ages and struggles to keep up with demand, especially for low - income residents, resulting in overcrowding and cost burdensome rent levels.

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

The June 2017 Rental Housing Study provides a comprehensive analysis: https://montgomeryplanning.org/wp-content/uploads/2017/07/RHS_Strategy-Document.pdf

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

The Montgomery County Preservation Study by the M-NCPPC in November 2020 documents the current state of restricted and unrestricted affordable housing and recommends strategies and policies to support preservation of existing affordability. <https://montgomeryplanning.org/wp-content/uploads/2020/11/200914-Montgomery-County-Preservation-Study.pdf>

4. Summary of citizen participation process and consultation process

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

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

The annual selection process for CDBG public services grants provides an opportunity for community volunteers to serve on the Community Development Advisory Committee, which recommends funding for approximately 15 organizations each year. During this process, a Public Hearing is held, giving an

opportunity for the residents and local organizations to express their thoughts on affordable housing and community needs.

5. Summary of public comments

No public comments were received.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

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

Table 1 – Responsible Agencies

Narrative

DHCA is the lead agency for the preparation of the Consolidated Plan and is responsible for administration of the CDBG and HOME programs. The CDBG program funds activities that primarily benefit low- and moderate-income (LMI) residents of the community and is used for a wide range of community development activities like housing rehabilitation loans, code enforcement, neighborhood revitalization projects and social services provided by nonprofit organizations. The HOME program funds loans for the creation and preservation of affordable housing.

The Montgomery County Department of Health and Human Services (DHHS), under a Memorandum of Understanding with the Department of Housing and Community Affairs, administers the Emergency Solutions Grant and is responsible for carrying out the proposed activities. The ESG program funds will be used for Rapid Re-Housing activities including Housing Stabilization, Relocation Assistance and Rental Assistance to help households rapidly exit to permanent housing.

Consolidated Plan Public Contact Information

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catherine.mahmud@montgomerycountymd.gov, 240 777-3669

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

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

Montgomery County's DHCA regularly works with the Housing Opportunities Commission, Rockville Housing Enterprises (local Housing Authorities), multiple non-profit developers and many organizations that provide services to residents. HHS coordinates the County’s Continuum of Care process and provides funding to programs throughout the County for homelessness related needs. HHS also maintains extensive contact with other health, mental health, and service agencies. The Montgomery County Economic Development Corporation (MCEDC), funded by Montgomery County, is the official public-private corporation organized as a 501(c)(3), and charged with accelerating business growth and retaining existing businesses in the County. MCEDC provides assistance with business needs such as starting or expanding a business, finding a site, or connecting with other City services. Additionally, the Local Small Business Reserve Program (LSBRP) ensures that County departments award 20 percent (with specified exceptions) of their procurements for goods, services, and construction to registered and certified local, small businesses.

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

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

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

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continuum also utilizes a range of homelessness prevention initiatives including emergency financial assistance, shallow rent subsidies, and energy assistance designed to prevent the loss of permanent housing.

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

Population Goals

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

Key Strategies

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

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

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

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

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

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Housing Opportunities Commission
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization had direct input in the Plan development process.
2	Agency/Group/Organization	Rockville Housing Enterprises
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization had direct input in the Plan development process.
3	Agency/Group/Organization	Community Development Advisory Committee
	Agency/Group/Organization Type	Appointed Advisory Body
	What section of the Plan was addressed by Consultation?	Public Service Grants, overall priorities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization had direct input in the Plan development process.

4	Agency/Group/Organization	Montgomery County CoC
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Services-Health Services-Education Services-Employment Publicly Funded Institution/System of Care Civic Leaders
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The group meets regularly to discuss homelessness and strategies and programs to serve the homeless and prevent homelessness. This group includes a representative from DHCA

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

Montgomery County did not identify any Agency Types that were not consulted. An effort was made to contact and consult with a wide variety of agencies, groups and organizations involved with or interested in affordable housing, homelessness, persons with special needs and community/economic development.

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

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

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

As the pass-through agency, the County subcontracts with the cities of Rockville and Takoma Park for CDBG activities in their jurisdictions to implement the goals of the Consolidated Plan.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

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

In the development of the Consolidated Plan, DHCA staff consulted with the two public housing authorities, numerous County agencies, such as the Office of Human Rights, and received input from sub-recipients, the Cities of Rockville and Takoma Park. The State of Maryland and surrounding area jurisdictions are formally notified and are provided an electronic pdf copy. Additionally, throughout the year there are on-going planning processes involving the Interagency Commission on Homelessness, which serves as the governing body for the Continuum of Care, and hearings and Town Hall meetings conducted by the County Executive and County Council, all of which inform the development of the Consolidated Plan.

Other recent planning processes with extensive public involvement that have informed the priorities of the Consolidated Plan include a 2017 Rental Housing Study, which was a collaborative effort of the Planning Department and the Department of Housing and Community Affairs. The study team was aided by an Advisory Committee composed of representatives from the public, non-profit, and private sectors. Members represented County agencies, non-profit housing organizations, private developers, and community stakeholders.

Bill 19-15, passed in March 2017, increased resources for the Department of Housing and Community Affairs' housing inspections activities and furthers other aspects of tenants' rights. As a follow up, in September 2017, DHCA launched an educational "Renters Have Rights" campaign of stepped-up inspections and outreach to tenants.

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The budget for County fiscal year 2021 (July 1, 2020 – June 30, 2021) provided significant affordable housing funding by allocating \$73.5 million for affordable housing. This includes \$43.5 million in the Montgomery Housing Initiative (MHI) Fund, \$22 million in FY21 for the Affordable Housing Acquisition and Preservation CIP project, and \$8 million for the new Affordable Housing Opportunity Fund. The budget for County fiscal year 2022 (July 1, 2021 – June 30, 2022) increased the commitment to the highest level in history, allocating \$89.1 million, including \$61.1 million in the MHI Fund, \$22 million for the Affordable Housing Acquisition and Preservation CIP Project and \$6 million for the Affordable Housing Opportunity Fund CIP Project. The budget provides additional resources to enhance landlord-tenant outreach, building inspections, tenant protections, and housing code enforcement.

In addition, the Community Development Advisory Committee held a virtual Public Meeting on October 6, 2020. County Executive Marc Elrich's recommended budget was recently presented, and the County Council held open sessions for the public on April 6, 7 and 8, 2021. This Consolidated Plan will be advertised and available to the public electronically during the coronavirus emergency. Comments will be accepted by DHCA.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	The Community Development Advisory Committee (CDAC) held a virtual (due to the COVID-19 emergency) public hearing on October 6, 2020 on Community Development Needs and past performance.	Seven people representing public agencies, non-profit service providers and the public testified at the hearing and identified these needs: reducing poverty, emergency food support, job training, affordable housing, fair housing, special needs housing, family planning, after school enrichment, and mental health services.		

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Non-targeted/broad community	An ad was placed in the Washington Times newspaper on June 23, 2021, regarding the availability of the draft Five-Year Consolidated Plan	NA at draft		
3	Internet Outreach	Non-targeted/broad community	Neighboring jurisdictions email and announcement on website of draft Five-Year Consolidated Plan	NA at draft		

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Montgomery County has seen a steady rise in the number of households since 2010 according to the July 2020 Montgomery County Housing Needs Assessment report, released by the Maryland – National Capital Park and Planning Commission. Between 2010 and 2018 the number of households has grown from approximately 376,000 to 390,655, an annual growth rate of 0.5%, comparable with Fairfax County. The overall population growth rate, while slowing, was still 0.4% in 2018.

Silver Spring, North Bethesda and Rockville show the highest concentration of household growth between 2010 and 2018, largely near available transit. At the same time, the number of building permits has not kept up with population growth, indicating that there is constraint in the housing supply, leading to increased rents and overcrowding. An estimated 1 in 7 renter households are overcrowded.

Since 2010, household growth has been highest at the lowest end of the spectrum and at the highest end. Low-income households are highly cost burdened, paying more than 30% of their gross monthly income on housing. The supply gap for households earning up to 65% of Area Median Income (AMI) is widening, driven by high demand. Households making up to 65% AMI count for half of all renter households. Meanwhile, the supply for those over 80% AMI has a surplus of rental housing.

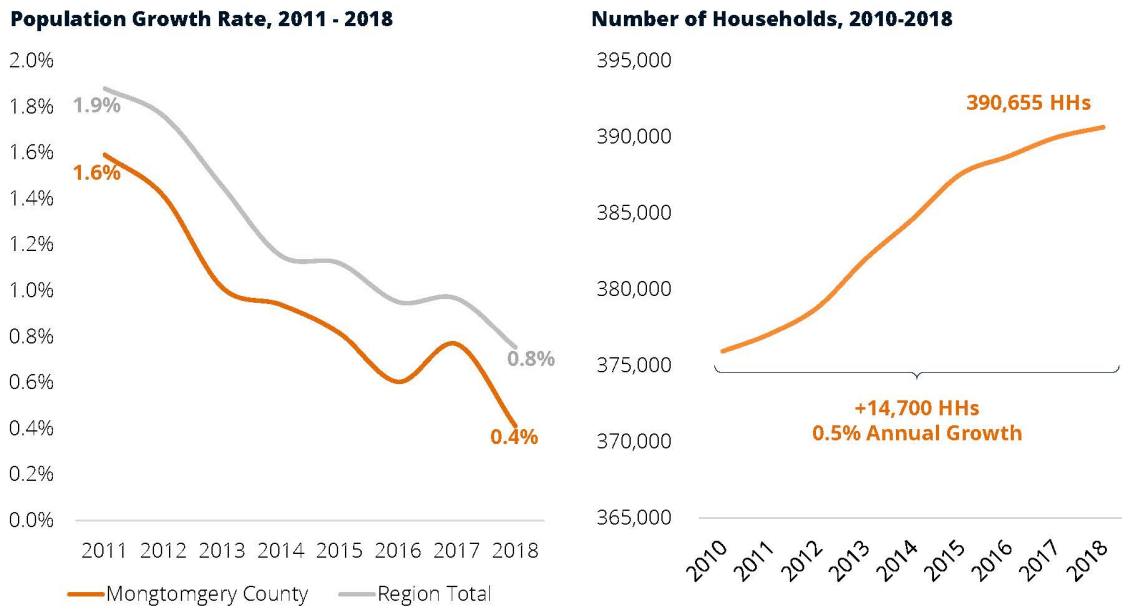
The rate of home ownership in the County has dropped between 2010 and 2018, driven by fewer young owners, fewer low-income owners and fewer White owners. At the same time, almost every submarket in the County has seen a rise in renter households. A few are adding owners. The below map shows the owner- vs renter-occupied areas of the County. Not surprisingly, the highest rental areas lie along the transit corridors of the Red Line metro and up Columbia Pike on the eastern edge of the County abutting Prince George's County, all areas with a higher density of minority communities.

The May 2018 study by Montgomery Planning (Meeting the Needs of Older Adults in Montgomery County) indicates that, in 2016, there were nearly 288,000 Montgomery County residents 55 and older. That's almost 28 percent of the total population. Of those households headed by someone 55 and older, one in five is very low income, bringing in less than 50% of AMI. With 15.5% of older households being severely cost burdened, paying more than 50% of their income on housing, less money is available for necessities such as food, medicines, services, and other health care. The County's older population is expected to grow substantially as the Baby Boomer generation ages. More information can be found

here: <https://montgomeryplanning.org/wp-content/uploads/2018/06/Meeting-the-Housing-Needs-of-Older-Adults-in-Montgomery-County-Final5-24-18.pdf>

Positive but decelerating population and household growth

Population growth is decelerating. MoCo lags the regional growth rate, and the gap has recently widened. The growth in households is also decelerating but positive, with an average of 0.5 percent annual growth in the past decade.



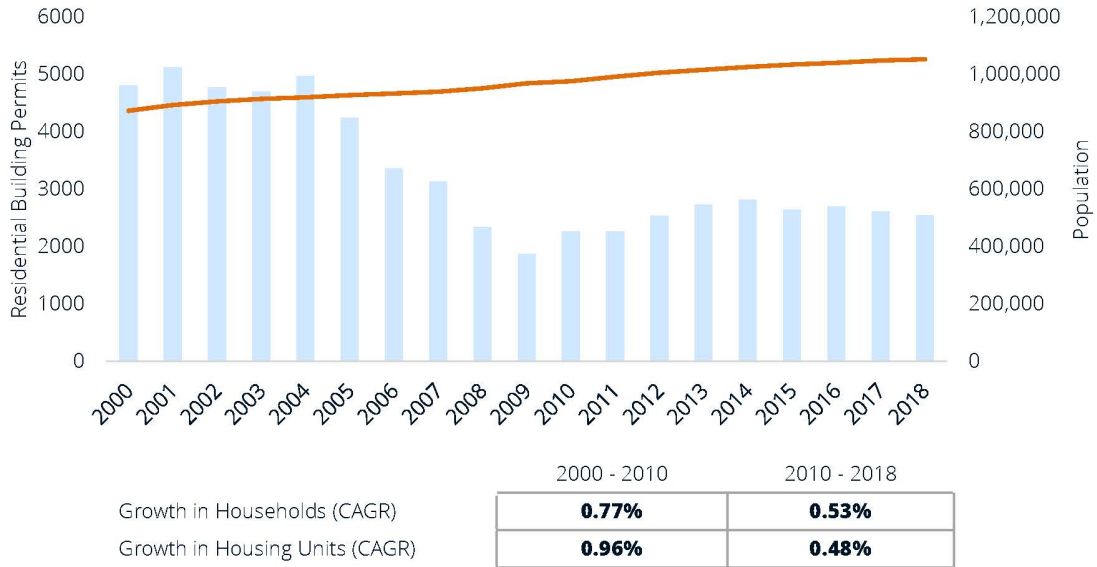
Source: 2009-2018 ACS 1-Year Estimates, Montgomery County Population Division
HR&A Advisors, Inc.

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Limited new construction creates supply constraints

While MoCo's population has steadily risen, the number of annual residential building permits has significantly declined since the Great Recession, a trend that creates supply constraints and pricing pressures within a growing jurisdiction.

Residential Building Permits and Population, 2000 - 2018

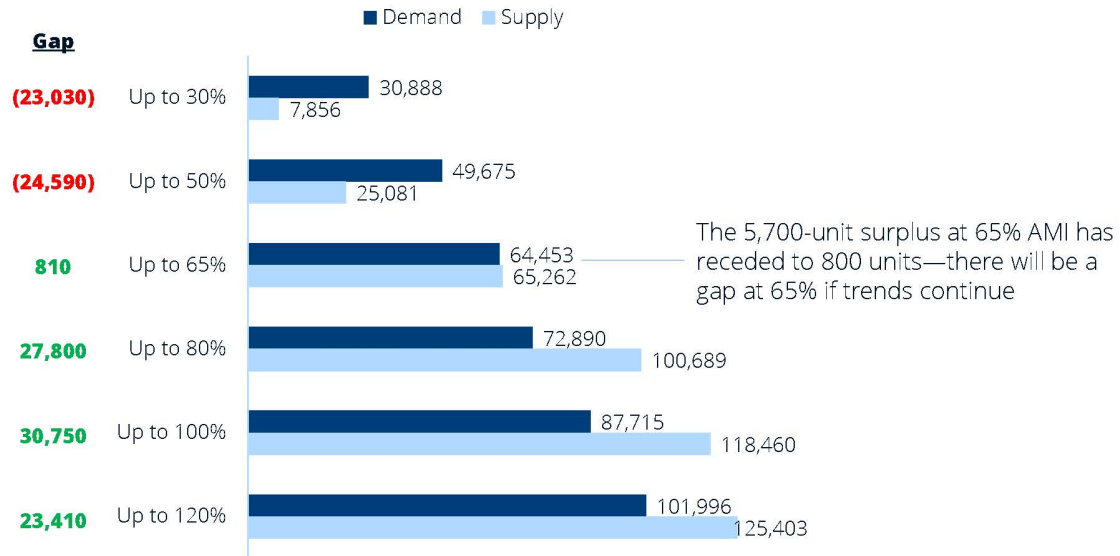


Source: U.S. Census Building Permit Survey, Montgomery County, Population Division
HR&A Advisors, Inc.

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Between 2014 and 2018, the gap worsened for households earning up to 65% AMI, while improving for households earning above that.

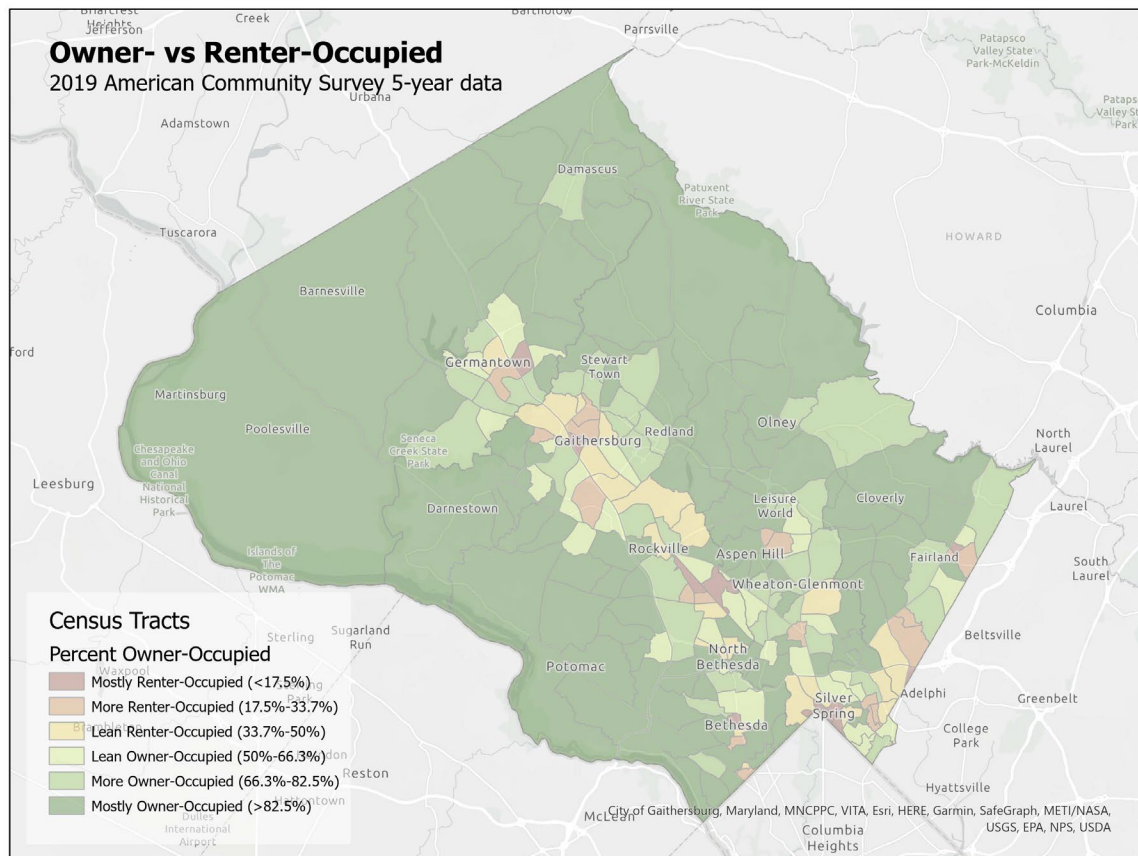
Housing Supply and Demand by AMI Band (Cumulative), 2018



Source: 2014, 2018 PUMS 1-Year Estimates
HR&A Advisors, Inc.

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NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

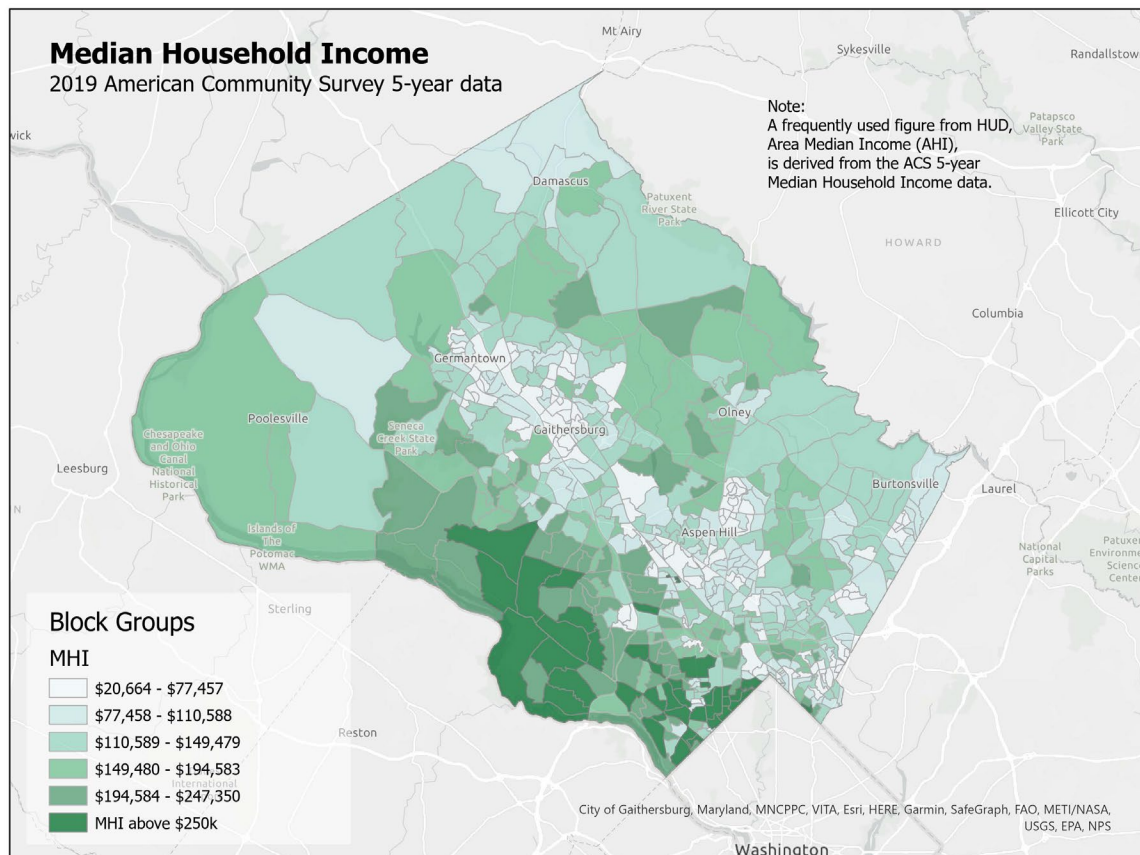
Summary of Housing Needs

The greatest housing problem in Montgomery County is the lack of affordable rental properties for those below 65% AMI. Approximately one third of all units in the County are rental. Lack of affordable options leads to overcrowding, the second most common housing problem.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	971,777	947,685	-2%
Households	344,099	339,920	-1%
Median Income	\$92,213.00	\$99,435.00	8%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)



Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	35,996	35,237	27,820	28,675	212,185
Small Family Households	11,328	15,198	11,666	11,415	108,705
Large Family Households	2,780	4,589	2,991	3,181	19,479
Household contains at least one person 62-74 years of age	6,885	5,983	5,123	5,015	47,279
Household contains at least one person age 75 or older	7,606	5,591	3,828	3,684	17,841
Households with one or more children 6 years old or younger	6,287	8,286	5,513	4,428	21,319

Table 6 - Total Households Table

Data 2011-2015 CHAS
Source:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	374	239	174	90	877	139	74	138	24	375
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	439	519	359	323	1,640	18	38	44	100	200
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,103	1,946	578	464	4,091	213	457	430	310	1,410
Housing cost burden greater than 50% of income (and none of the above problems)	14,181	6,942	1,116	484	22,723	8,703	6,126	3,067	1,762	19,658

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	2,035	7,392	6,958	4,936	21,321	1,997	4,518	4,633	5,222	16,370
Zero/negative Income (and none of the above problems)	1,307	0	0	0	1,307	838	0	0	0	838

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	16,083	9,641	2,214	1,363	29,301	9,094	6,706	3,691	2,212	21,703
Having none of four housing problems	5,577	9,777	10,948	11,096	37,398	3,067	9,138	10,986	14,029	37,220

Demo

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
Household has negative income, but none of the other housing problems	1,307	0	0	0	1,307	838	0	0	0	838

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	7,066	8,349	3,706	19,121	2,731	4,282	3,364	10,377
Large Related	1,757	1,926	382	4,065	616	1,757	1,282	3,655
Elderly	4,468	2,529	1,297	8,294	5,618	3,657	2,049	11,324
Other	4,672	3,526	3,031	11,229	2,015	1,418	1,245	4,678
Total need by income	17,963	16,330	8,416	42,709	10,980	11,114	7,940	30,034

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	6,353	3,285	382	10,020	2,360	2,481	1,266	6,107
Large Related	1,573	551	49	2,173	554	929	548	2,031
Elderly	3,425	1,525	455	5,405	4,169	2,037	869	7,075

Demo

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	4,327	1,877	323	6,527	1,851	851	460	3,162
Total need by income	15,678	7,238	1,209	24,125	8,934	6,298	3,143	18,375

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1,403	2,151	702	657	4,913	216	374	292	274	1,156
Multiple, unrelated family households	164	259	239	113	775	15	128	191	141	475
Other, non-family households	30	69	20	25	144	0	0	4	0	4
Total need by income	1,597	2,479	961	795	5,832	231	502	487	415	1,635

Table 11 – Crowding Information – 1/2

Data 2011-2015 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

In Montgomery County's 2021 Point in Time Count, 118 individuals experiencing homelessness (an increase of 93% from 2020) had self-identified as having a physical disability. Additionally, 82 (an increase of 134% from 2020) noted a history of domestic violence. There were also 332 individuals that self-reported dealing with chronic substance abuse, severe mental illness or chronic health problems. This was out of 577 total individuals (including children) identified during our 2021 Point in Time Count. Montgomery County also provides assistance through permanent supportive housing, rapid rehousing, our local shallow subsidy program known as RAP, and eviction prevention services. All households in permanent supportive housing have at least one member who has a documented disability. Currently, Montgomery County provides 2,848 units of permanent supportive housing. Many residents in our rapid rehousing programs and RAP also have documented disabilities and/or may be a victim of domestic violence. Between the two programs, over 1,000 households are served.

What are the most common housing problems?

The most common housing problem in Montgomery County, as demonstrated in the Tables above, is housing cost burden. The 2011 - 2015 CHAS numbers indicate that, when looking at households under 80% AMI, 42,709 renters and 30,034 homeowners are cost burdened with more than 30% of their income going toward housing, while an additional 24,125 rental households and 18,375 of homeowners are paying more than 50% of their monthly income on housing costs. Altogether, that makes 115,243 households under 80% AMI that are cost burdened. These cost burdened, low-income households make up 34% of the total 339,920 households of all kinds that make up the County.

Overcrowding, related to the high cost of housing, is the second most common housing problem. 5,037 rental households and 1,220 homeowner households under 80% AMI are officially overcrowded. This probably does not capture the full picture of all the actual overcrowding that occurs.

Are any populations/household types more affected than others by these problems?

Lower income households are more severely affected than others by high costs and overcrowding, with significant majority of households under 50% of AMI cost burdened.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Montgomery County continues to experience high housing costs. According to the National Low Income Housing Coalition, a family living in Montgomery County would need to earn an hourly wage of \$32.83

or \$68,280 annually in order to afford the fair market rent on a two-bedroom apartment of \$1,707 per month. In contrast, an extremely very low-income household (30% AMI) earning \$37,800 annually can afford to pay no more than \$945 in rent. When compared to the maximum Supplemental Security Benefit of \$783 for an adult, it is easy to see the challenge facing many very low-income persons (National Low Income Housing Coalition, 2020). This disparity between housing costs and income leaves many Montgomery County households cost burdened and at risk of homelessness.

Low-income individuals and families with children at risk of homelessness typically have limited or no support from family or friends to assist them, poor credit history and money management skills, limited education, poor work history, mental health and/or substance abuse issues, and criminal history. Large families and those without legal documentation status face even greater challenges.

Individuals and families and individuals receiving rapid re-housing that are nearing the end of their assistance often have an ongoing need for increased income, education/vocational training that could lead to higher paying employment, affordable childcare, ongoing budgeting, and money management support. Linkages to community resources is especially important as the end of assistance approaches in order to assure that households are able to access the supports they need to be self-sustaining in the future.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Housing characteristics most commonly linked with instability and an increased risk of homelessness include high cost burden (the gap between income and the high cost of housing), a tight rental market, and a shortage of affordable housing. In addition, those individuals and families that are living in overcrowded and/or doubled up housing situations are particularly vulnerable to homelessness.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category as a whole.

Introduction

Housing problems are defined as a household having any one of the following: a cost burden greater than 30% of income, more than one person per room, and/or housing without complete kitchen or plumbing facilities. Disproportionately greater need exists when the percentage of persons in a category of need, who are members of a particular racial or ethnic group, is at least ten percentage points higher than the percentage of persons in the category as a whole.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	29,201	4,612	2,145
White	10,597	1,937	961
Black / African American	7,598	1,203	581
Asian	3,698	890	282
American Indian, Alaska Native	74	25	0
Pacific Islander	19	0	0
Hispanic	6,334	488	273

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	28,248	7,013	0
White	9,008	3,524	0
Black / African American	8,003	1,290	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	2,844	1,126	0
American Indian, Alaska Native	20	48	0
Pacific Islander	50	0	0
Hispanic	7,587	952	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	17,497	10,322	0
White	6,321	4,777	0
Black / African American	4,084	2,262	0
Asian	2,462	1,091	0
American Indian, Alaska Native	20	90	0
Pacific Islander	4	15	0
Hispanic	4,001	1,915	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	13,743	14,949	0
White	6,084	7,044	0
Black / African American	2,581	2,971	0
Asian	1,894	1,557	0
American Indian, Alaska Native	0	55	0
Pacific Islander	0	10	0
Hispanic	2,826	2,986	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

From the above data, it is clear that low-income minorities suffer from housing problems at a higher rate than whites. Whites comprise approximately 53.1% of the population as a whole according to the American Community Survey but are only 36% of those under 30% AMI with housing problems as defined above and only 31% of those making between 30% and 50% of AMI. Blacks meanwhile account for 18.5% of the County's population yet are 26% and 28% of those under 30% and 30-50% AMI to experience housing problems, respectively. Similarly, Hispanics are 19.5% of the County, but have 21% and 26% of the housing problems, respectively. Asians, 14.8% of the County, have 12% and 10% of the housing problems. The most common housing problems in Montgomery County are having a cost burden greater than 30% and over-crowding, often due to the high cost burden of rental housing.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Severe housing problems are indicated by 1. lacks complete kitchen facilities, 2. lacks complete plumbing facilities, 3. more than 1.5 persons per room, and 4. a cost burden over 50% (i.e. more than 50% of income was spent on housing).

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	25,177	8,644	2,145
White	8,787	3,740	961
Black / African American	6,838	1,973	581
Asian	3,130	1,442	282
American Indian, Alaska Native	49	50	0
Pacific Islander	15	4	0
Hispanic	5,725	1,112	273

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	16,347	18,915	0
White	5,378	7,153	0
Black / African American	4,365	4,946	0
Asian	1,792	2,171	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	0	68	0
Pacific Islander	35	15	0
Hispanic	4,425	4,124	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,905	21,934	0
White	2,302	8,795	0
Black / African American	1,180	5,172	0
Asian	908	2,664	0
American Indian, Alaska Native	0	110	0
Pacific Islander	4	15	0
Hispanic	1,377	4,540	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,575	25,125	0
White	1,372	11,761	0
Black / African American	411	5,141	0
Asian	684	2,773	0
American Indian, Alaska Native	0	55	0
Pacific Islander	0	10	0
Hispanic	1,048	4,738	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Clearly, the lower the income of a household, the more likely it is to suffer from severe housing problems. In households under 30% AMI, there were a total of 25,177 with severe housing problems, while the number dropped to 16,347 for between 30% and 50% AMI and dropped again for households at 50 - 80% AMI to 5,905. Altogether, Montgomery County shows 47,429 households under 80% AMI with at least one severe housing problem. In a County with 1,050,688 as of 2019 (U.S. Census Bureau), 60% are White, 20% are Black and 20% are Hispanic. However, among the under 80% AMI with severe housing problems, Whites comprise only 35%, while Blacks are 26%, and Hispanics are 24%. This shows a disproportionate effect on Blacks and Hispanics.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Housing cost burden is defined as paying more than 30% of monthly income to pay for housing, and it is the most common of the four housing problems in Montgomery County, followed by over crowding.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	228,504	61,871	47,280	2,228
White	140,199	26,980	18,775	992
Black / African American	31,553	13,227	11,377	581
Asian	29,356	8,195	6,311	302
American Indian, Alaska Native	432	89	49	0
Pacific Islander	94	19	19	0
Hispanic	22,291	11,598	9,551	293

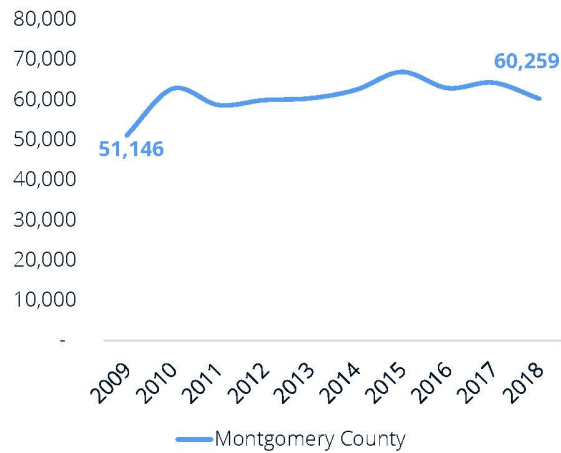
Table 21 – Greater Need: Housing Cost Burdens AMI

Data 2011-2015 CHAS
Source:

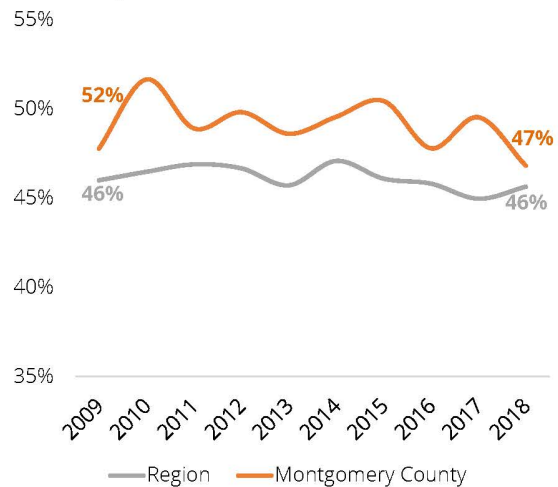
Cost-burdened households increasing, despite falling share

The barbell income growth helps to explain why even though the number of housing cost-burdened renters has increased, the percentage of renter households that are cost burdened has decreased over the same period.

Number of Housing Cost-Burdened Renter Households, 2010-2018



Percentage of Renter Households that are Cost-Burdened, 2010-2018



**Assumes a cost burden threshold of spending 30% of gross income on housing.*

Source: 2010-2018 ACS 1-Year Estimates

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Discussion:

It is evident that all population groups listed were cost-burdened to some extent. At the lowest income (under 30% AMI), Whites comprised 61% of the cost burdened, with Blacks and Hispanics coming in at lower rates of 13% and 10%, respectively. However, at slightly higher income levels, Whites declined to 44% (30-50% AMI) and 39% (over 50% AMI). Blacks rose to 21% and 24% and Hispanics to 19% and 20%, with Blacks a little above their 20% of their overall population amount of 20% and Hispanics right at their 20% level. Asians consistently made up 13% of the cost burdened households, slightly lower than their 15% of the population.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

As discussed previously, Black and Hispanic households generally have a greater percentage of being cost burdened or over- crowded, than do White and Asian households.

If they have needs not identified above, what are those needs?

All known needs have been identified.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Hispanic residents are more concentrated in the Silver Spring, Wheaton and Gaithersburg areas, whereas Black residents tend to reside in these same areas, but also all along the eastern border of the County and in Germantown.

NA-35 Public Housing – 91.205(b)

Introduction

HOC currently does not own or operate any Public Housing (PH) units. From FY 2014 through FY 2020, HOC completed the process of converting the remaining 877 PH units to Section 8 Project Based Rental Assistance (PBRA) and Project Based Vouchers (PBV) through the use of HUD's Rental Assistance Demonstration (RAD) program. These units spanned 11 properties: Seneca Ridge (Germantown), Parkway Woods (Rockville), Ken Gar (Kensington), Towne Centre Place (Olney), Sandy Spring Meadow (Sandy Spring), Washington Square (Gaithersburg), Emory Grove (Gaithersburg), Arcola Towers (Wheaton), Waverly House (Bethesda), Elizabeth House (Downtown Silver Spring), and Holly Hall (Silver Spring). The conversion of these units to a more efficient form of subsidy allowed HOC to leverage additional sources of financing, allowing HOC to renovate, and in some cases, rebuild the existing PH units. All of the previous PH subsidies were replaced by the new Section 8 subsidies.

Many of HOC's PH units were specifically reserved for the elderly and non-elderly disabled members of Montgomery County, specifically Arcola Towers, Waverly House, Elizabeth House, and Holly Hall (Elderly/Non-Elderly Disabled). HOC will continue to implement elderly preferences at Arcola Towers, Waverly House, and Elizabeth House (currently being rebuilt). Once rebuilt, Holly Hall will also have an elderly component comprised of MPDU and Low Income Housing Tax Credit units.

In FY 2017, HOC also completed the conversion and renovations of 26 units at its Tobytown (Potomac) property. This property was previously part of a turnkey homeownership program under the PH program umbrella. These units are now owned by the previous program participants. Tobytown was originally purchased in 1875 by former slaves following the civil war, and its residents today can trace their ancestry back to the original owners of the land.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	32	1,603	6,384	0	6,101	59	46	156

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	5	0	1	4	0
# of Elderly Program Participants (>62)	0	5	639	1,256	0	1,233	11	4
# of Disabled Families	0	3	153	1,403	0	1,224	25	10
# of Families requesting accessibility features	0	32	1,603	6,384	0	6,101	59	46
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	11	449	1,727	0	1,628	17	16	59
Black/African American	0	16	917	4,276	0	4,104	42	27	89

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Asian	0	3	231	325	0	316	0	1	7
American Indian/Alaska Native	0	1	4	46	0	44	0	1	1
Pacific Islander	0	1	2	10	0	9	0	1	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	7	244	723	0	693	3	10	11
Not Hispanic	0	25	1,359	5,661	0	5,408	56	36	145
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Post conversion, the number of accessible units will remain the same, and in some cases increase. HOC also adds accessibility features as necessary based on resident requests. Utilizing the reasonable accommodation process for persons with disabilities, HOC adds medically necessary accessibility features to its federally funded units based on the needs of its specific occupants. As residents transition in and out of the converted unit portfolio, HOC makes a concerted effort to match families from the waiting lists with accessibility preferences to existing accessible units. However, should no units be

available that meet the accessibility needs of an applicant, HOC will approve accessibility modifications as requested through the reasonable accommodation process.

Beyond these existing efforts, HOC currently strives to provide five percent of the units in any new construction as fully accessible. By this effort, the Agency continues to grow its supply of accessible units, planning in advance to meet the needs of its potential clients.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Currently, there are a total of 38,814 applicants on HOC's affordable housing waiting list. This list encompasses all affordable housing programs administered by HOC. HOC keeps separate waiting lists for their Housing Choice Voucher (HCV) tenant-based and project-based voucher programs. The HCV tenant-based waiting list currently has 31,418 applicants and the HCV Project Based Voucher (PBV) waiting list has 24,312 applicants. There is overlap between these two waiting lists. Due to the conversion of its PH units, HOC no longer maintains a PH waiting list. These lists include qualified low-income residents that are individuals, families, elderly, and non-elderly disabled. For all applicants on HOC's affordable housing wait list, including the HCV waiting lists, high quality, amenity rich units complete with strong access to services, schools, and public transportation are of significant need in Montgomery County. Moreover, considering the extraordinarily high cost of living in Montgomery County there is significant need for the above described affordable housing to also be located away from existing areas of concentrated poverty in the County. Accordingly, HOC is actively working to provide precisely these types of high quality, amenity rich affordable housing units with strong access to services, schools, and public transportation particularly in areas traditionally underserved by affordable housing development. In this way, HOC is working to serve more clients, with better units, and to deconcentrate poverty in the jurisdiction.

How do these needs compare to the housing needs of the population at large

Considering the extraordinarily high cost of living in Montgomery County, even residents of the jurisdiction that are not currently eligible for, or participating in, one the PHA's affordable housing programs are nonetheless finding it difficult to afford high quality housing. In this way, some of the challenges facing HOC residents are similar to those facing the population at large in the jurisdiction. However, inasmuch as Montgomery County is also among the highest income counties in the nation, there are many residents that are not nearly as affected by the high cost of living. Still, regardless of where upon the income and affordability spectrum a resident of Montgomery County finds themselves, all County residents will benefit from increases in the amount of quality housing and the de-concentration of poverty in the jurisdiction.

Discussion

The key points discussed above are the need for HOC to continue its work to provide high quality, amenity rich affordable housing units with strong access to services, schools, and public transportation particularly in areas traditionally underserved by affordable housing development.

Rockville Housing Enterprises' (RHE) mission is to create and preserve affordable housing in the City of Rockville, Maryland. In 2020 RHE has been able to increase the supply of affordable housing in the City of Rockville by adding 59 affordable units to families at 60% of the Area Median Income through the refinancing of Fireside Park Apartments. RHE is also working to preserve the affordability of 29 of its single-family scattered site units, through converting those affordable housing assets from public housing to project-based section eight housing. Currently occupancy rates are above 96% of all available units within RHE's portfolio. The high occupancy rate indicates the continued need for affordable housing in the City of Rockville. Rockville Housing Enterprises manages both a public housing and a housing choice voucher program waiting list. The Agency recently purged the public housing waiting list and has plans to reopen the public housing waiting list and accept applications for housing in the second quarter of 2021. There are currently over 3,000 families on the housing choice voucher waiting list. This also demonstrates the need that exists for affordable housing in the City of Rockville.

NA-40 Homeless Needs Assessment – 91.205(c)

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The 2020 Point-in-Time Count identified 60 families with children, including 113 children and three veteran families. Annually the CoC serves approximately 280 families and more than 85% are assessed as needing Rapid Rehousing.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Montgomery County continues to experience racial disparities in homeless continuum. Based on the 2020 Annual Homeless Point-in-Time Count, 15% of households without children and 23% of families with children identified as Hispanic. The largest racial group represented in the homeless continuum is Black or African American with 67% of families and 57% of households without children identifying as Black. In the general population, Black or African Americans only make up 18% of county residents.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Montgomery County's annual one-day census of persons experiencing homelessness was conducted in January 2020. A total of 670 persons experiencing homelessness were counted, of whom 73% were individuals and 27% were persons in families. Seventy-nine percent of individuals counted were living in emergency or transitional housing while 21% were unsheltered. All families counted were living in emergency or transitional shelter. There were not unsheltered families found.

Among individuals experiencing homelessness, 28% reported chronic substance abuse, serious mental health issues, or co-occurring disorders while 14% reported a chronic health condition and/or physical disability. Two percent met the criteria for chronic homelessness defined a person who has a disabling condition and who has been homeless for at least 12 months or had four episodes of homelessness in three years. Looking at family households, 39% of adults in families reported chronic substance abuse, serious mental illness, or co-occurring disorders while 1% reported a chronic health condition and/or physical disability. Twenty-one percent of households with children reported that domestic violence contributed to their homelessness.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Montgomery County's shared priorities include children prepared to live and learn; healthy and sustainable communities; and vital living for all of our residents. Assisting residents with special needs is one way we achieve these priorities.

Describe the characteristics of special needs populations in your community:

Residents of any age, especially those of limited incomes, facing a wide variety of challenges, including those with physical, cognitive and/or behavioral health issues; elders; at-risk youth; victims of violence; veterans; people in need of long-term care to live in the community, rather than in institutions, persons with limited English proficiency, persons who are unemployed or underemployed or at risk of homelessness and those with special barriers, such as criminal backgrounds, that make accessing housing and employment more difficult.

What are the housing and supportive service needs of these populations and how are these needs determined?

The housing and supportive service needs of the non-homeless special needs populations vary by circumstance. There is the ongoing need for programs for ensuring that persons with disabilities and/or returning from mental and physical health institutions receive appropriate housing with services. There is the need for assistance to allow seniors to age in place and to provide transportation options as well as the need for additional multi-family housing units affordable to and for seniors. As discussed, elsewhere there is the need for housing that is affordable to lower-income persons, is accessible and appropriately located near public transportation and with access to supportive services. Services needed can include income supports and assistance with basic needs like food and clothing, substance abuse and mental health treatment, care for chronic medical conditions, trauma services, emergency assistance to prevent homelessness, legal assistance, skills training, employment, childcare and ESL classes.

Needs are determined through data analysis and service requests. Montgomery County has a Crisis Center that operates 24/7 and the county uses a coordinated assessment process and an integrated service delivery system. Referrals may be made through a variety of sources including the public schools and other institutions, non-profit service providers or through direct request from the resident in need.

You can find more information on special needs populations, persons served, discussion of need for additional services and so forth in this presentation to the County

Council: http://www.montgomerycountymd.gov/council/Resources/Files/agenda/cm/2014/140313/20140313_HHS1.pdf

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Using Data reported to the Maryland Department of Health and Mental Hygiene through December 31, 2020; there were more than 4,000 individuals living with HIV in Montgomery County, Maryland.

Detailed information on the characteristics of HIV in the State of Maryland is available at:

<https://www.montgomerycountymd.gov/HHS-Program/Resources/Files/PHSDocs/HIV/MC-EHE-Plan-2020.pdf>

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

As the County continues to grow (by 38% between 1990 and 2017), there is the on-going need for new and/or expanded/renovated police and fire and rescue stations, roads, transit, libraries, parks, recreation centers and health centers.

The Montgomery County Public School District includes 208 schools and 160,564 students, the largest in the state of Maryland and 16th largest in the U.S. Approximately half of the Annual Budget goes to this nationally recognized school system. With a growing student population from 164 countries, the system is continually expanding and construction or re-constructing school facilities. More information is at www.montgomeryschoolsmd.org.

For existing facilities, ongoing maintenance, efforts in support of enhanced access to buildings for persons with disabilities, safety, energy conservation and systems modernization are important priorities.

How were these needs determined?

Montgomery County, through its biennial capital budgeting process, provides a comprehensive six-year program for capital improvements. This process includes public facilities. To be included for funding projects must support a priority objective and respond to a documented need. Public participation in decision-making is robust, including meetings/consultations with area residents and stakeholders, budget forums and public hearings.

Describe the jurisdiction's need for Public Improvements:

An effective and efficient transportation network is a county priority. This includes infrastructure expansion and improvements of roadways, bridges, bus stops, sidewalks, bicycle/pedestrian trails and pathways, parking and storm water management improvements. CDBG funds are used for public improvements may as identified through neighborhood input in conjunction with the Focused Neighborhood Assistance program. The County's Capital Budget, which gives a comprehensive presentation of the County's planned public improvements can be found here: <https://www.montgomerycountymd.gov/omb/>

To help alleviate traffic congestion and serve lower income areas of the County, the State of Maryland is constructing the Purple Line, a 16-mile light rail line that will extend from Bethesda in Montgomery County to New Carrollton in Prince George's County. It will provide a direct connection to the Metrorail Red, Green and Orange Lines; at Bethesda, Silver Spring, College Park, and New Carrollton. The Purple

Line will also connect to MARC, Amtrak, and local bus services. The Purple Line is scheduled to open in Montgomery County in mid-2023. <https://www.purplelinemd.com>

Montgomery County has invested in accessible public transit, including Bus Rapid Transit with a new route along I-29 opened in October 2020 on the eastern side of the County, including areas of low income in Silver Spring and White Oak. RideOn Extra provides quick service up the MD-355 corridor, which takes the bus through several low-mod income areas in the middle of the County.

How were these needs determined?

In 2017, Montgomery Planning (M-NCPPC) completed Local Area Transportation Guidelines (LATR) to be used for preparation and review of transportation studies for development in Montgomery County. These guidelines inform transportation engineers, planners, public agency reviewers and community members participating in the development review process, and includes traffic, public transit, parking, pedestrian and biking aspects. The Guidelines can be found here: https://montgomeryplanning.org/wp-content/uploads/2017/12/LATR-Guidelines-Production-Final_122017-PRODUCTION-WEB.pdf

Describe the jurisdiction's need for Public Services:

Public services that help reduce poverty and support the needs of special populations are an ongoing priority. Seniors, youth, veterans, immigrants, persons with disabilities and those who are homeless or at risk of becoming homeless are among those special populations in need of assistance with securing affordable housing, food, health services, legal services, counseling/mentoring/training and support. Assisting those of limited income is a priority for use of CDBG, HOME and ESG funds.

How were these needs determined?

Montgomery County, through its biennial capital budgeting process, provides a comprehensive six-year program for capital improvements. This process includes public improvements. To be included for funding projects must support a priority objective and respond to a documented need. Public participation in decision-making is robust, including meetings/consultations with area residents and stakeholders, budget forums and public hearings.

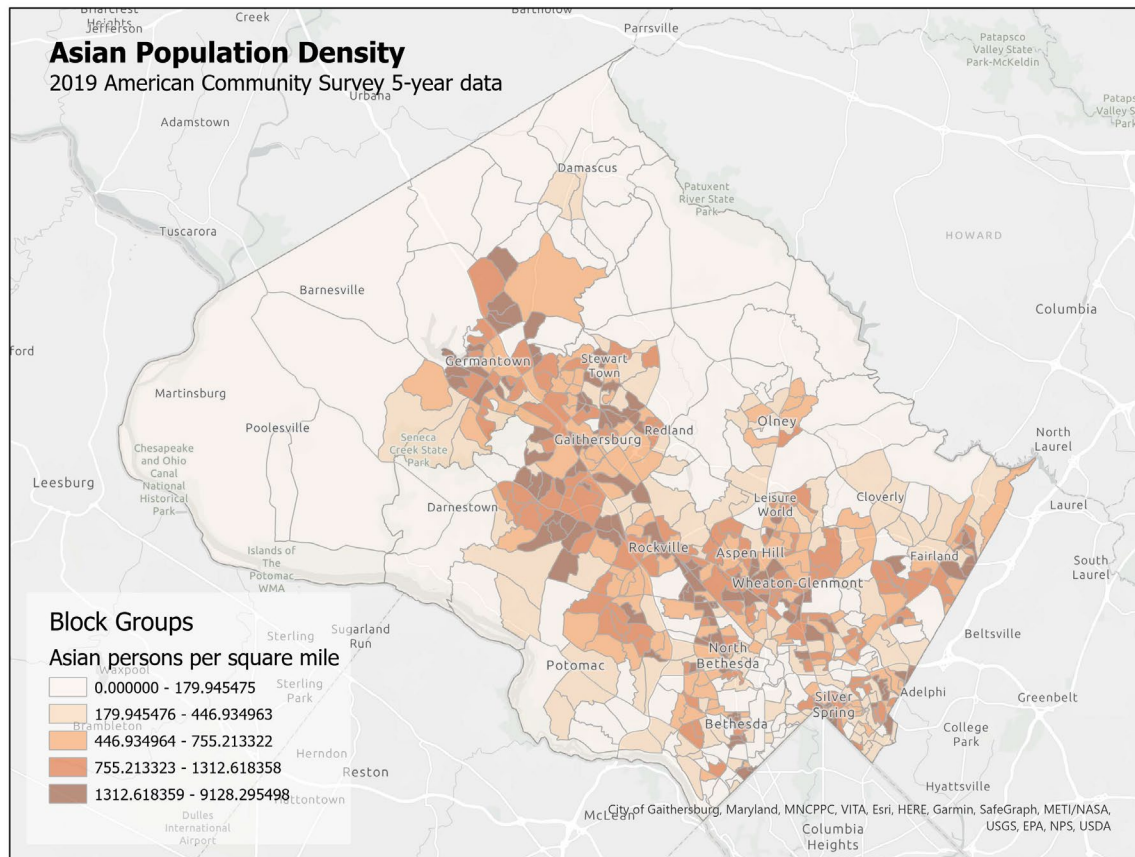
Housing Market Analysis

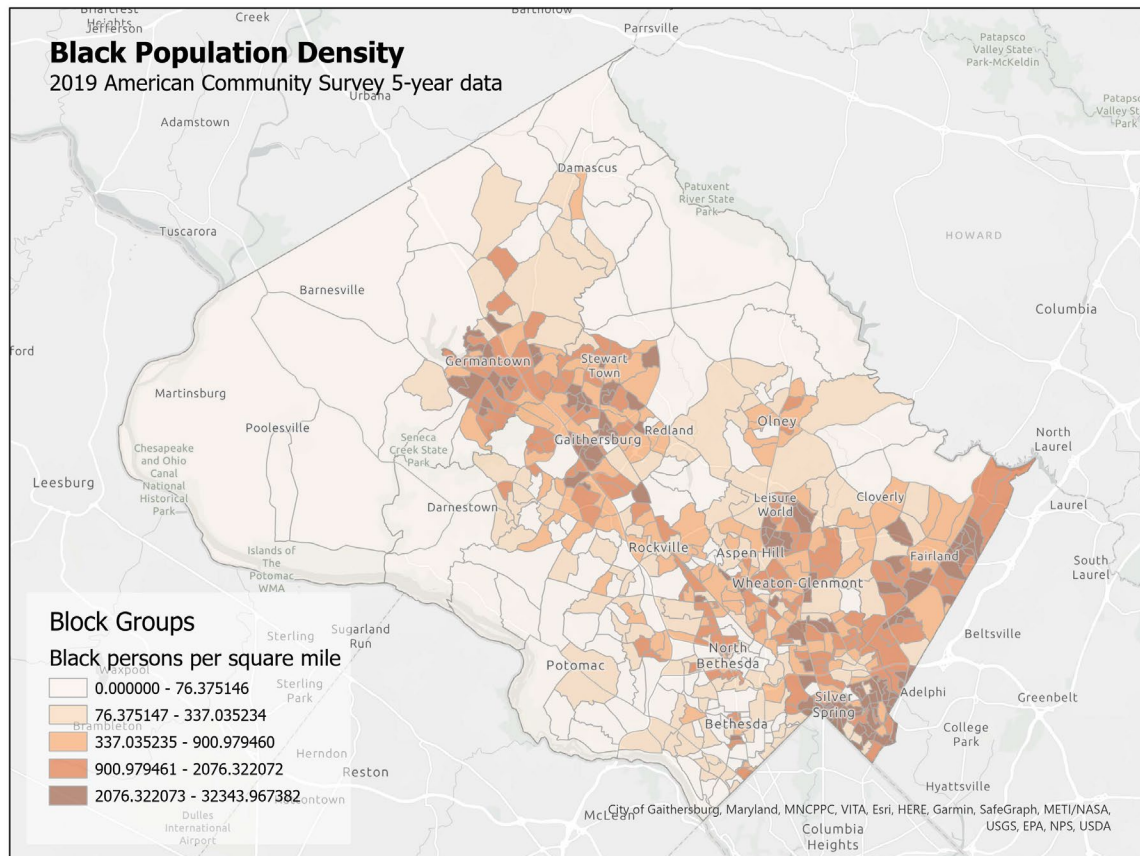
MA-05 Overview

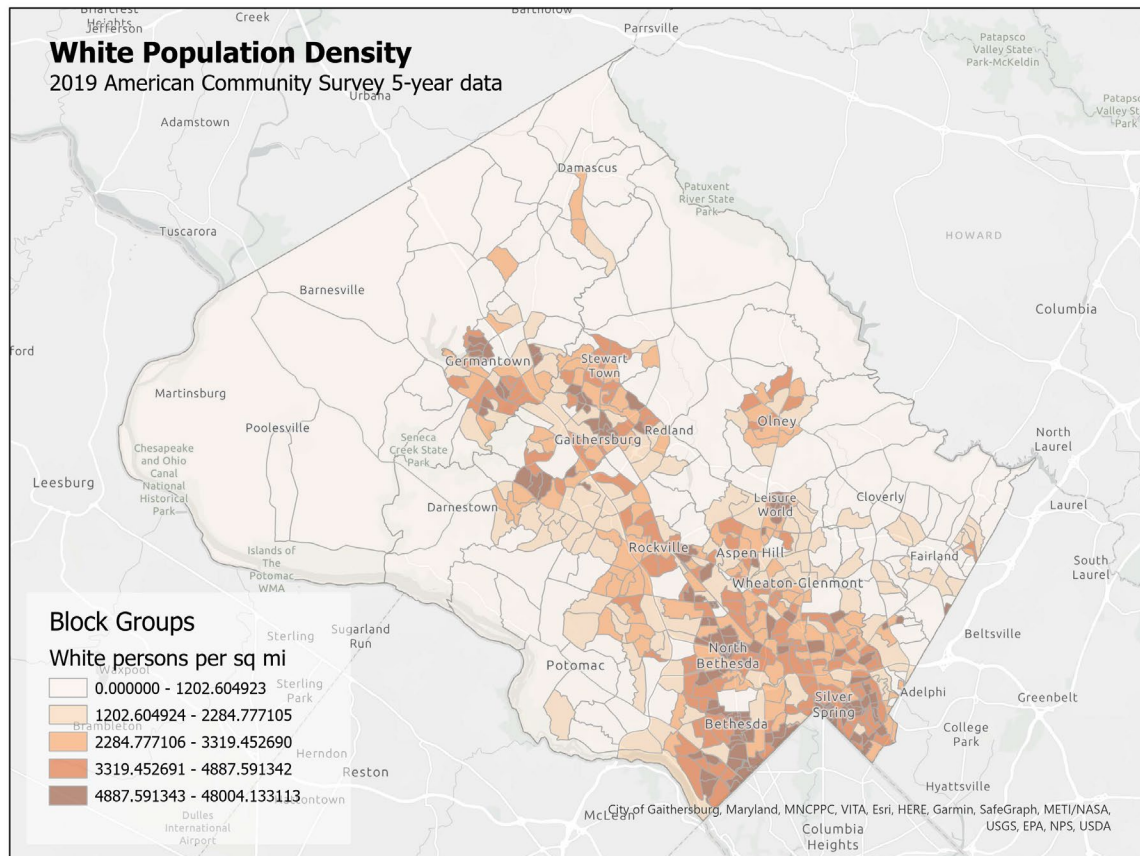
Housing Market Analysis Overview:

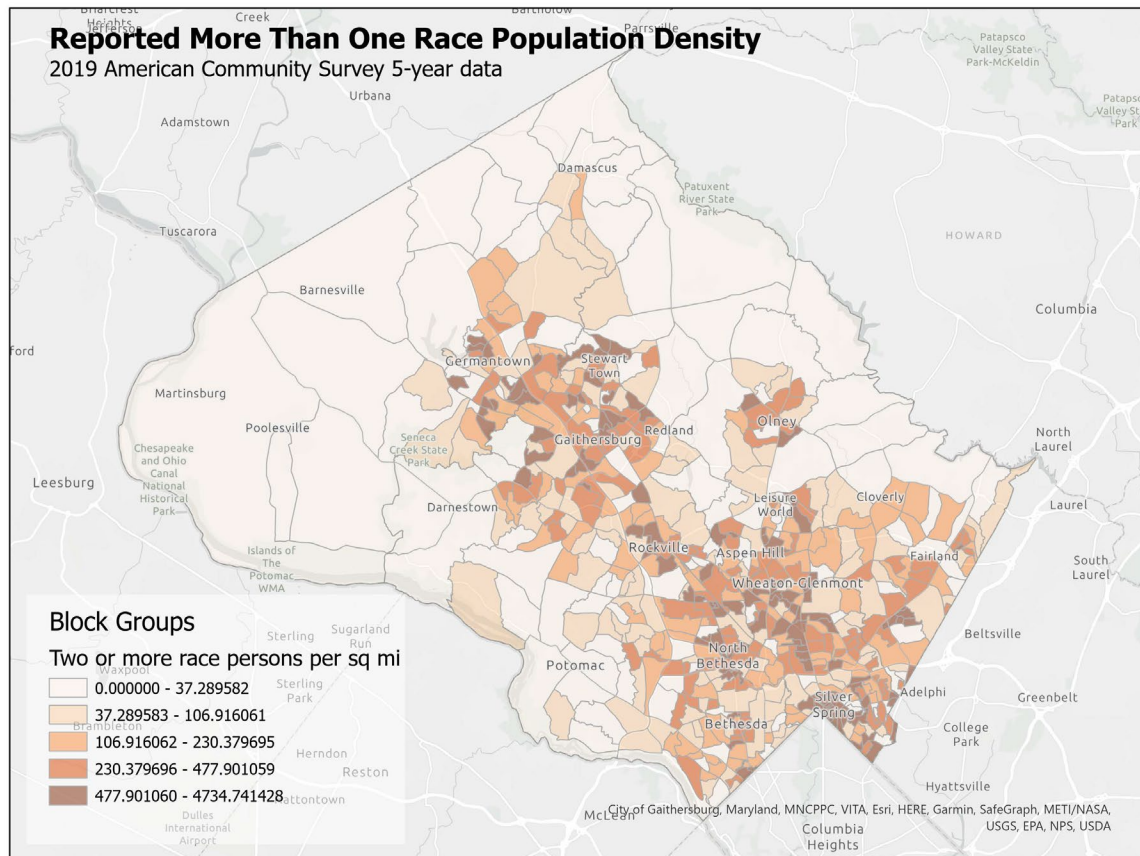
Montgomery County is extremely diverse with over 30% foreign born and only 43% self-describing as White alone (not Hispanic). Hispanics and Blacks both number just over 20%. Asians make up 15.6% of the population. Many White residents are aging, and the minority populations are increasing. It should be noted that those identifying themselves as Hispanic may also be counted under White or Black. The poverty rate is 7.3% out of 1,050,668 people. Median household income is \$108,820 according to the 2019 American Community Survey U.S. Census Bureau.

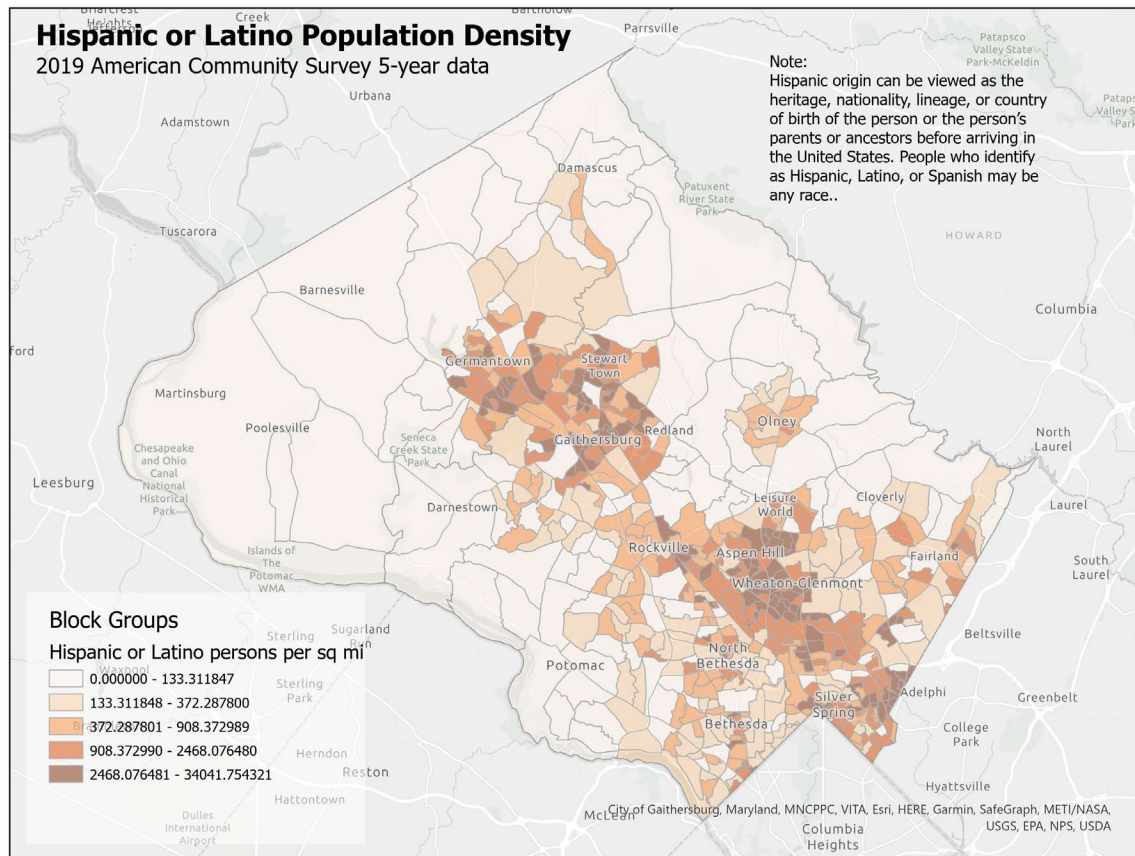
The County's owner-occupied housing unit rate, 2015-2019, is 65.4%, with an average median unit value of \$484,900. Median gross rent, 2015-2019, meanwhile is \$1,768 (2019 American Community Survey U.S. Census Bureau).











MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	177,275	50%
1-unit, attached structure	62,282	17%
2-4 units	6,218	2%
5-19 units	48,411	14%
20 or more units	61,333	17%
Mobile Home, boat, RV, van, etc	603	0%
Total	356,122	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

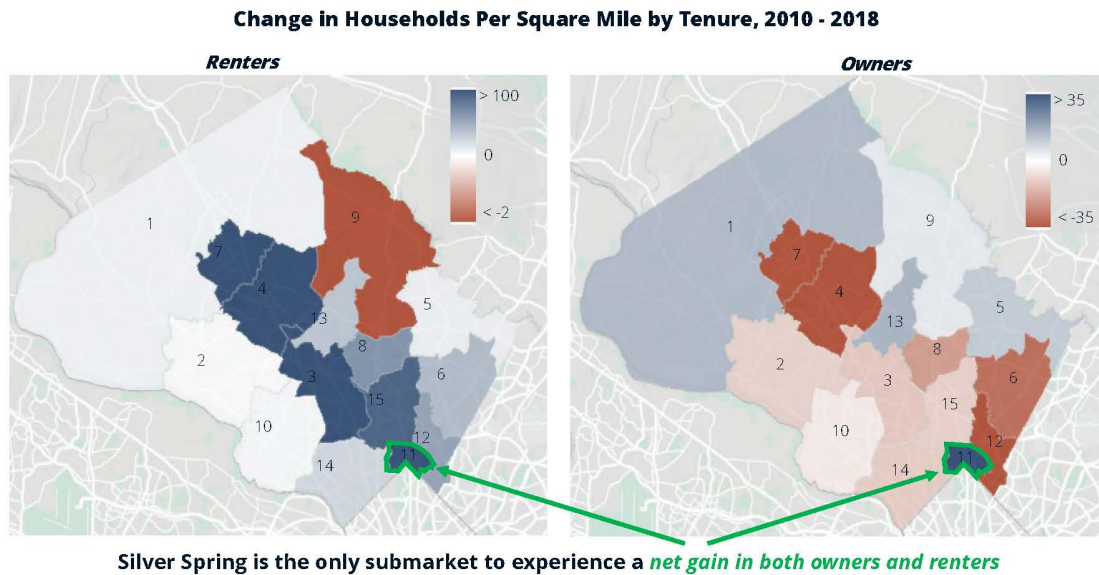
	Owners		Renters	
	Number	%	Number	%
No bedroom	600	0%	4,712	4%
1 bedroom	6,862	3%	34,139	30%
2 bedrooms	25,701	11%	42,069	37%
3 or more bedrooms	194,000	85%	31,833	28%
Total	227,163	99%	112,753	99%

Table 27 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Adding renters and losing homeowners nearly everywhere

Nearly all submarkets have seen an increase in the number of renters, but most—except for Silver Spring and the outer submarkets further from D.C.—have lost owners on net.



Source: 2014-2018 ACS 5-Year Estimates
HR&A Advisors, Inc.

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MONTGOMERY COUNTY RENTAL HOUSING STUDY

ABOUT THE STUDY

The **Rental Housing Study** is the culmination of a comprehensive, two-year effort to analyze countywide and subarea rental housing data to better understand the characteristics of renter households and units. Interviews with public and private sector housing industry representatives, a national scan of best housing practices, a review of existing county policies and a detailed financial feasibility analysis were all part of the research process. In addition, an advisory committee of public and private sector experts provided direction and feedback throughout the study.

KEY FINDINGS AT-A-GLANCE

RENTAL HOUSING ACCOUNTS FOR **33% OF ALL HOUSING** IN THE COUNTY.



74% OF RENTERS EARN LESS THAN 100% AMI (MEDIAN INCOME).



66% OF RENTERS ARE OLDER THAN 35-YEARS OLD.



ONLY **14% OF COUNTY SUPPLY WAS CONSTRUCTED SINCE 2000** WHILE **55% WAS BUILT PRIOR TO 1980.**



37% OF RENTER HOUSEHOLDS HAVE 3+ PERSONS.



OVER 70% OF MULTIFAMILY UNITS ARE RENTALS COMPARED TO ONLY 8% OF SINGLE FAMILY DETACHED & 23% OF SINGLE FAMILY ATTACHED.



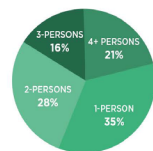
HOUSEHOLDS EARNING BELOW 50% AMI ACCOUNT FOR **38% OF THE DEMAND** FOR RENTAL HOUSING, BUT ONLY **19% OF UNITS ARE AFFORDABLE** AT THAT INCOME.



APPROXIMATELY **50% OF ALL RENTER HOUSEHOLDS ARE COST BURDENED**, INCLUDING **80% OF HOUSEHOLDS MAKING LESS THAN 50% AMI (\$48,150)**

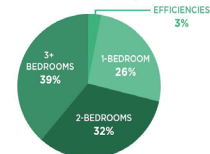


RENTER OCCUPIED UNITS, BY HOUSEHOLD SIZE, 2014



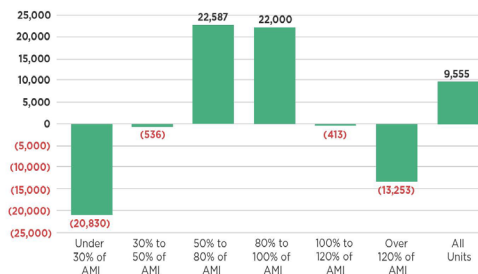
SOURCE: ACS 2014

RENTAL HOUSING UNITS, BY BEDROOM COUNT, 2014



SOURCE: 2014 COUNTY ASSESSMENT, 2014 COUNTY RENTAL SURVEY, ACS 2014

SUPPLY/DEMAND EQUILIBRIUM
ALL RENTAL UNITS, 2014



SOURCE: 2014 COUNTY ASSESSMENT, 2014 COUNTY RENTAL SURVEY, ACS 2014

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Montgomery County's DHCA programs address reducing housing cost burdens for households generally below 70% of Area Median Income, with prioritization of reducing severe housing cost burdens for households under 50% of AMI. In FY2020, the County supported the 6,367 affordable housing units through financing to establish long-term affordability, rental assistance to maintain affordability, support for home purchasing and maintenance, and MPDU requirements.

Support by County programs included: low or no-interest loans from the Housing Initiative Fund (HIF) to preserve 329 and produce 202 units of long-term affordable rental housing; rental assistance for 5,325 affordable housing units, including persons with very low income, persons with special needs and persons exiting homelessness; down payment assistance to 190 first-time homebuyers with modest incomes; grants for weatherization to 242 homeowners with low to modest incomes to preserve utility affordability; and 79 MPDUs were produced according to County requirements.

The County is supported by the Housing Opportunity Commission's role as the Public Housing Authority.

At this time, HOC's inventory of units designated for use by extremely low-, low-, and moderate-income families and individuals included:

- (1) Public Housing: HOC no longer owns or operates any PH units. As explained above, HOC converted the remaining 877 PH Units to Section 8 PBRA and PBV through the use of the HUD RAD program.
- (2) Housing Choice Voucher: HOC administers approximately 7,611 vouchers in both HOC owned and privately owned properties throughout Montgomery County. These are assisted with federal funds. This includes tenant-based and project-based vouchers.
- (3) Low Income Housing Tax Credit Program: HOC has approximately 2,687 units under the Low-Income Housing Tax Credit program.
- (4) HOC has approximately 1,750 scattered sites units which have various federal, state, and local affordable housing programs associated with them. These units consist of townhomes and single family homes scattered throughout the County.
- (5) HOC also has approximately 4,069 units managed by third party management companies, which have various federal, state, and local affordable housing programs associated with them.

Note: There is some overlap in these statistics.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The County Planning Board recently completed Preservation Study provided analysis and estimated of naturally occurring and income restricted affordable housing, with assessment of potential for loss of affordability. The Study estimated that 7,000- 11,000 of the 25,900 current naturally occurring affordable housing units were at risk of loss of affordability by 2030 based on trends identified. 1,400 deed restricted affordable housing units, which the County policies have maintained at consistent levels since 2000, were identified with at risk characteristics of expiring restrictions, age and location.

HOC manages the project-based vouchers and historical public housing inventory and does not expect to have a net loss of any units. Instead, the Agency expects a net gain. While some vacant units may be removed from the market during redevelopment work, HOC fully intends to add new units to its inventory through RAD and its other development projects throughout the coming years. HOC continuously strives to preserve and create new affordable housing opportunities in Montgomery County, MD.

Does the availability of housing units meet the needs of the population?

Single unit detached housing makes up 50% of the County's housing stock while at the other end of the spectrum 17% of units are in buildings of 20 or more units. The County also has 17% of its housing units in attached buildings and 14% in buildings with 5 - 19 units, showing variety in the non-single family dwellings.

As noted in the Needs Assessment above, the County has a significant shortage of housing that does not cost burden the residents, especially among rental units. The high cost of housing has led to overcrowding, indicating again that there not enough housing units for the growing population. In 2019, 3,225 building permits were issued.

Describe the need for specific types of housing:

In the past decade, a quarter (25 percent) of net new renter households were 1-person households (singles), nearly half (50 percent) of net new renter households were 3- and 4-person households, and a fifth (20 percent) of net new renter households had 5 or more persons. Overall, the increase in larger renter households has accelerated in the past decade relative to 2000 to 2010.

15,600 renter households, or 14 percent of renter households, are in “overcrowded” housing arrangements, as indicated by the living situations highlighted in red (where there are at least two more people than there are bedrooms). In contrast, only 5 percent of owners are overcrowded by the same definition.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

According to the 2020 Montgomery County Housing Needs Assessment, the County will see an increase in residents, particularly near transit locations. Home ownership is falling while rentals are rising, largely due to the changing demographics with fewer young owners, low-income owners and White owners. Low-income households are highly cost-burdened and growing in numbers. An estimated 1 in 7 renter households are also overcrowded. The full Assessment can be found here: <https://montgomeryplanning.org/wp-content/uploads/2020/07/MoCo-HNA-July-2020.pdf>

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	487,500	454,700	(7%)
Median Contract Rent	1,246	1,463	17%

Table 28 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	8,368	7.4%
\$500-999	10,494	9.3%
\$1,000-1,499	42,240	37.5%
\$1,500-1,999	30,998	27.5%
\$2,000 or more	20,540	18.2%
Total	112,640	99.9%

Table 29 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	6,130	No Data
50% HAMFI	14,808	5,615
80% HAMFI	39,105	15,947
100% HAMFI	No Data	31,714
Total	60,043	53,276

Table 30 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,415	1,454	1,665	2,176	2,678
High HOME Rent	1,310	1,405	1,665	1,942	2,148
Low HOME Rent	1,062	1,138	1,365	1,577	1,760

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

How is affordability of housing likely to change considering changes to home values and/or rents?

Between 2009 and 2015, median home values decreased 7% from \$487,500 to \$454,700. Meanwhile, median contract rent has increased 17% during the same time period from \$1,246 to \$1,463. This indicates a rising demand for rental housing, which is likely to continue as the County adds more residents and given that the County is largely built-out (with one-third of the land set aside for the Agricultural Reserve). Of renters, 38% paid between \$1,000 and \$1,499 per month, and 28% paid between \$1,500 and \$1,999 in 2015. That is 66% of renters pay between \$1,000 and \$2,000.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The table above shows that 66% of renters pay between \$1,000 and \$2,000 per month. For a two-bedroom rental the High HOME Rent is the same as the Fair Market Rent of \$1,665 per month. The Low HOME Rent however is only \$1,365, and in all the other size units (efficiency, 1, 3 and 5 bedrooms units), HOME Rents, both High and Low, fall below Fair Market Rent.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Montgomery County maintains a vigorous code enforcement regimen to maintain the quality of rental housing stock with inspections at least once every three years for all rental units, more frequently for larger or troubled properties. More information about Montgomery County code enforcement can be found here: <https://www.montgomerycountymd.gov/dhca/community/code/>

Definitions

Standard Condition: The dwelling unit/dwelling meets Montgomery County Code Chapter 26 relating to Housing and Building Maintenance Standards. In addition to Chapter 26, each owner of property must also comply with any property and structure maintenance requirements in Chapter 8, Chapter 17, Chapter 22, Chapter 29, Chapter 48, Chapter 58, Chapter 59 of the Montgomery County code and any other state codes as applicable.

Substandard Condition: A dwelling unit/dwelling that does not conform to the definition of “standard condition” as defined above. See also Montgomery County Code Chapter 26, Housing and Building Maintenance Standards, Section 26-13 on designation of unfit dwellings and unsafe nonresidential structures, condemnation.

Substandard Condition but suitable for rehabilitation:

Any dwelling unit/dwelling in violation of applicable local and state codes that can be brought into compliance/conformance with these codes is potentially suitable for rehabilitation if both structurally and financially feasible to rehabilitate. Montgomery County Code Chapter 26. Housing and Building Maintenance Standards. is designed to identify maintenance concerns before those concerns adversely affect the dwelling unit/dwelling ...” to protect the people of the County against the consequences of urban blight, assure the continued economic and social stability of structures and neighborhoods, and protect the health, safety and welfare of residents...”Montgomery County Code Chapter 26-1. Purpose)

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	57,550	25%	51,921	46%
With two selected Conditions	1,265	1%	4,213	4%
With three selected Conditions	8	0%	194	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	168,330	74%	56,411	50%

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total	227,153	100%	112,739	100%

Table 32 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	24,594	11%	18,851	17%
1980-1999	77,701	34%	35,792	32%
1950-1979	100,030	44%	48,918	43%
Before 1950	24,867	11%	9,208	8%
Total	227,192	100%	112,769	100%

Table 33 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	124,897	55%	58,126	52%
Housing Units build before 1980 with children present	27,407	12%	16,593	15%

Table 34 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 35 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

With more than half of the county's housing stock now more than 40 years old, the need for maintenance and rehabilitation is substantial. Additionally, the aging population has given rise to low-income elderly households that are unable to safely stay in their homes without assistance that comes

in the form of critical roofing or HVAC upgrades or improvements such as wheelchair ramps, bathroom grab bars, and other accessibility features. CDBG funds, as well as local funds, are used for low-income homeowner housing rehabilitation.

Rental properties in the county are aging and often begin to present difficult living conditions for tenants before owners are willing or able to rehabilitate their properties. Montgomery County works with property owners to assist with rehabilitation in exchange for affordability controls on the properties. In other cases, the County exercises its right of first refusal, sometimes to acquire properties and establish affordability controls, and sometimes to simply negotiate affordability controls with a new owner.

Estimated Number of Housing Units Occupied by Low or Moderate-Income Families with LBP Hazards

Maryland's Reduction of Lead Risk in Housing law requires owners of rental properties built before 1978 to register their units with Maryland Department of the Environment (MDE), distribute specific educational materials, and meet specific lead poisoning risk reduction standards at certain triggering events. Before issuing or renewing a Rental Housing License, Montgomery County Licensing and Registration must receive verification that the property owner has complied with the MDE Lead Poisoning requirements. Just over half of County residences were built before 1980.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

HOC currently does not own or operate any PH units. From FY 2014 through FY 2020, HOC completed the process of converting the remaining 877 PH units to Section 8 PBRA and PBV through the use of HUD's RAD program. These units spanned 11 properties: Seneca Ridge (Germantown), Parkway Woods (Rockville), Ken Gar (Kensington), Towne Centre Place (Olney), Sandy Spring Meadow (Sandy Spring), Washington Square (Gaithersburg), Emory Grove (Gaithersburg), Arcola Towers (Wheaton), Waverly House (Bethesda), Elizabeth House (Silver Spring), and Holly Hall (Silver Spring). The conversion of these units to a more efficient form of subsidy allowed HOC to leverage additional sources of financing, allowing HOC to renovate, and in some cases, rebuild the existing PH units. All of these previous PH subsidies were replaced by the new Section 8 subsidies.

Many of HOC's PH units were specifically reserved for the elderly and non-elderly disabled members of Montgomery County, specifically Arcola Towers, Waverly House, Elizabeth House, and Holly Hall (Elderly/Non-Elderly Disabled) HOC will continue to implement elderly preferences at Arcola Towers, Waverly House, and Elizabeth House (currently being rebuilt). Once rebuilt, Holly Hall will also have an elderly component comprised of MPDU and Low-Income Housing Tax Credit units.

In FY 2017, HOC also completed the conversion and renovations of 26 units at its Tobytown (Potomac) property. This property was previously part of a turnkey homeownership program under the PH program umbrella. These units are now owned by the previous program participants. Tobytown was originally purchased in 1875 by former slaves following the civil war, and its residents today can trace their ancestry back to the original owners of the land.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	33	1,661	6,396	512	5,884	176	0	1,160
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

As indicated above, HOC no longer owns or operates any PH. HOC's remaining 877 PH units have been converted to Section 8 PBRA or PBV subsidy through the use of HUD's RAD Component One program. All converted units have been renovated or reconstructed. The conversion to a more efficient subsidy program allowed HOC to secure additional financing in order to renovate or rebuild the existing properties. The following properties were renovated at the time of conversion: Seneca Ridge (Germantown), Parkway Woods (Rockville), Ken Gar (Kensington), Towne Centre Place (Olney), Sandy Spring Meadow (Sandy Spring), Washington Square (Gaithersburg), Emory Grove (Gaithersburg), Arcola Towers (Wheaton), Waverly House (Bethesda). The following properties are being reconstructed and will have additional affordable units added: Elizabeth House (Downtown Silver Spring) and Holly Hall (Silver Spring).

In FY 2017, HOC also completed the conversion and renovations of 26 units at its Tobytown (Potomac) property. This property was previously part of a turnkey homeownership program under the PH program umbrella. These units are now owned by the previous program participants. Tobytown was originally purchased in 1875 by former slaves following the civil war, and its residents today can trace their ancestry back to the original owners of the land.

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

As described above, HOC has completed the conversion of its remaining 877 PH units, spread out over 11 properties, to Section 8 PBRA and PBV subsidies. This was accomplished using Component One of HUD's RAD program. This conversion allowed HOC to leverage additional financing to renovate and/or reconstruct all 877 of the units previously under Public Housing. This conversion allowed HOC to preserve the subsidies for these units, as well as improve the quality of the previously aging PH units. It also provided for the addition of new affordable units through the Low-Income Housing Tax Credit Program as part of the property renovations and new construction.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

As explained above, in FY 2020 HOC completed the conversion of all of its remaining PH units to either PBRA or PBV through HUD's RAD program. The converted units are located at 11 different public housing properties in the County and will constitute a major shift in the way HOC provides affordable housing to its residents. The end result was a much-improved system that not only retains all existing residents, but also increased the number of assisted residents, allowed for significant renovation of the existing public housing units, construction of new subsidized units, and allowed for income mixing in the formerly public housing portfolio. The end result was a net gain for existing PH residents who transferred into the renovated or redeveloped units, for new affordable housing residents that will be able to rent from HOC at the converted properties due to the increases in units, and for the greater Montgomery County community as poverty is deconcentrated and high quality, amenity rich affordable housing units with strong access to services, schools, and public transportation are built to replace the languishing, deteriorating units that currently exist.

Discussion:

In the next five years Rockville Housing Enterprises plans to continue furthering the mission of preserving and creating affordable housing in the City of Rockville. RHE will reposition the 76 townhomes located at the David Scull public housing community through converting the units from the public housing program to another subsidy platform. This conversion will provide the financial resources needed to maintain the physical condition of the units, as well as subsidize the affordability of the units. RHE will continue to support the purchase of City of Rockville Moderately Priced Dwelling Unit (MPDU) resales, by working with affordable buyers, enabling them to purchase the affordable MPDU units. Rockville Housing Enterprises will also continue to look for opportunities to develop new affordable housing within the City of Rockville and advocate for affordable housing uses at the former Red Gate Golf Course site in the City of Rockville. Rockville Housing Enterprise' goal is to add another 100 units of affordable housing in the City of Rockville over the next five years.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 37 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Montgomery County has a coordinated services system that links homeless persons to mainstream resources in the community. These resources include federal, state and locally funded health, behavioral health, employment, education, day care, employment, and other social services. To maximize access, Montgomery County Department of Health and Human Services (DHHS) sponsors training for providers about mainstream resources and how to access them. In addition, providers are trained in basic entitlement eligibility criteria and will refer clients to the appropriate mainstream resources such as Supplemental Nutritional Assistance Programs, TANF, Social Security, Medical Assistance, local emergency assistance, and other benefits, if eligible.

In addition, mainstream services are on-site at emergency shelters and on the streets. Montgomery County partners with a local psychiatrist to provide behavioral health services to people experiencing homelessness. Medical services are offered through a partnership with a local healthcare provider with a clinic at multiple emergency shelter sites and monthly street outreach to the unsheltered population. Finally, the County partners with a nonprofit agency that provides job development and training to people experiencing homelessness.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Due to the COVID-19 pandemic, Montgomery County has increased the number of year-round emergency shelter beds from 140 to 300. Additionally, the County has added another 100 beds of non-congregate shelter through the use of rented hotel space. Shelter is located temporarily at two recreational centers but is in the process of purchasing a new emergency shelter for 200 men. Emergency shelter to households with children is provided through three family shelters with the capacity to serve 27 families. An additional 30 families can be served through the County's domestic violence shelter. The County also utilizes rented hotel space for emergency overflow shelter for families with a capacity to serve 60 families.

Montgomery County operates a limited number of transitional housing programs providing 170 beds for individuals and 164 for families.

Montgomery County continues its efforts to meet the needs of homeless veterans living in Montgomery County via its one-stop center, in collaboration with the U.S. Department of Veterans Affairs, where veterans can apply for benefits, get linked to housing and receive case management. For the last several years, Montgomery County has received HUD VASH vouchers to serve veterans totaling nearly 100 vouchers over the last five years. In March 2014, Montgomery County Coalition for the Homeless opened a Veteran Safe Haven to provide shelter for fifteen (15) homeless veterans, which further increases options to serve this population.

Montgomery County in partnership with the Continuum of Care, offers permanent supportive housing for individuals and families with a long-term disabling conditions, including those who are chronically homeless. This includes five site-based Housing First permanent supportive housing for individuals with significant case management needs. Additionally, Montgomery County provides Rapid Rehousing for both individuals and families.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Providing affordable housing with supportive services for those low-income residents who need it is a continuing challenge. As the county population ages, there has been a renewed focus on seniors and a pledge to make Montgomery County a “community for a lifetime.” Additionally, those low-income, non-homeless residents with special needs (as discussed in NA-45 residents) require a safety-net of supportive services to ensure their housing stability and quality of life.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Low-income elderly and the frail elderly require services that provide a continuum of caregiving assistance from chore services to skilled nursing facilities, as well as meals, physical and behavioral health care and opportunities for social interaction and ready access to affordable public transportation. Housing that is affordable to very low-income people in need of long-term care to live in the community, rather than in institutions, is an ongoing need. Many lower-income residents, including those with developmental disabilities or mental illness, may benefit from a group home or community supported living arrangements. For those at-risk of homelessness or striving for self-sufficiency, enhanced job skills, education, financial literacy skills, employment and childcare are needed. For those who are immigrants / refugees with limited English proficiency, ESL classes and linguistically appropriate and culturally sensitive assistance with a variety of services is required. Persons with addictions require appropriate treatment and often assistance to address a variety of basic needs.

Most individuals currently living with HIV/AIDS in Montgomery County are able to live independently. All individuals and families served by the HOPWA program in Montgomery County are provided with ongoing housing and medical case management. Together these services ensure the client has access to medical care, prescription medication, insurance coverage, required medical transportation, and adequate nutritional resources. Additionally, clients who need it have access to support groups, mental health and substance abuse counseling and care.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Through the Health Care for the Homeless (HCH) program, Montgomery County developed discharge protocols in collaboration with local hospitals within the CoC (no state hospitals are located within the CoC) to prevent the routine discharge of patients into homelessness. Hospital staff contact HCH nurses for each patient who reports he/she has nowhere to return. HCH nurses work with hospital staff to

identify an appropriate discharge option including private market housing, family, friends, skilled nursing facilities assisted living or other housing prior to hospital discharge. CoC permanent supportive housing is another option that is considered for persons who were hospitalized for less than 90 days and were homeless prior to admission. Financial assistance is available in the form of security deposit and first month's rent from DHHS if needed to help obtain housing at exit.

Montgomery County DHHS, the CoC Collaborative Applicant, develops and implements discharge policies through its Core Services Agency (CSA). Prior to discharge, the inpatient hospital social worker/treatment provider must complete an assessment and develop an aftercare plan to address all mental health, substance abuse, co-occurring disorder, housing, health, and vocational needs. The aftercare plan is required before release and must be provided to the Core Service Agency and any aftercare provider. CSA assures that clients are linked to community-based treatment and supportive services, as well as housing.

These are the number and kind of facilities that provide supportive housing:

Skilled Nursing Facilities / Number of Beds: 34 facilities, 4,607 Beds
Assisted Living Facilities / Beds (Large); 30 Facilities, 2,269 Beds
Licensed Small Group Homes / Beds: Elderly – 169 Facilities, 1,267 Beds; Mental Health – 29 Facilities, 161 Beds; Minors – 9 Facilities, 89 Beds
Adult Foster Care Homes / Beds or Clients – 10 Homes, 112 Clients
DD Group Homes / Residents: 222 Facilities, 737 Clients (Capacity 826)
Persons w DD in Community Supported Living Arrangements (CSLA): 519

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Montgomery County continues to allocate local dollars for affordable housing production and preservation, as well as for rental assistance and supportive services. The county is actively involved in the construction of several new affordable housing developments for seniors. HOME funds will be used for the construction of affordable housing, ESG funds will be used for case management and rental assistance to ensure that formerly homeless persons will retain their housing, Community Development Block Grant (CDBG) funds will be provided to not-for-profit group home providers to rehabilitate acquired properties and are also used for the renovation of housing occupied by low-income households, both owners and tenants, including making accessibility-related improvements. Non-profit partners will receive CDBG grants that they leverage with other funds to provide a variety of supportive services, including eviction prevention and utility disconnection prevention assistance, mental health services, legal assistance, after-school, and summer enrichment activities for low-income youth, parenting skills training, support for low-income residents with Autism Spectrum Disorders, medical care

for low-income persons with heart disease and life skills for transitioning youth 18-24. Details of these activities are found in the Annual Action Plan section.

Additionally, Montgomery County has received nearly \$80 million in federal funding for eviction prevention. DHHS administers the eviction prevention program and targets households most at risk of homelessness. Financial assistance is provided to sustain housing stability and tenants are linked to mainstream services.

All individuals and families served by the HOPWA program in Montgomery County are provided with ongoing housing and medical case management. Together these services ensure the client has access to medical care, prescription medication, insurance coverage, required medical transportation, and adequate nutritional resources. Additionally, clients who need it have access to support groups, mental health and substance abuse counseling and care. All of these services as well as referrals for other specialized services are provided through the County's HIV Program. The County expects to provide housing subsidies to 47 households through the HOPWA program during the coming year.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The lack of land available for development can serve as a barrier to the creation of affordable housing. With only about four percent of land in Montgomery County remaining available for development, Greenfield development is almost entirely a thing of the past. The County Planning Board has identified that only 15% of the land in Montgomery County is not constrained by environmental, man-made, and redevelopment qualifiers. Developers must now face the challenges of assembling parcels, creating infill developments, and building higher density projects.

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

Likewise, the development review process has been streamlined and permitting more efficient, both issues present in the previous Consolidated Plan.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	415	294	0	0	0
Arts, Entertainment, Accommodations	43,485	35,389	13	11	-2
Construction	18,387	22,477	6	7	1
Education and Health Care Services	66,164	63,008	20	20	0
Finance, Insurance, and Real Estate	25,568	26,940	8	9	1
Information	11,028	13,625	3	4	1
Manufacturing	9,076	8,523	3	3	0
Other Services	25,842	21,532	8	7	-1
Professional, Scientific, Management Services	75,275	68,229	23	22	-1
Public Administration	0	0	0	0	0
Retail Trade	37,944	40,087	12	13	1
Transportation and Warehousing	5,449	3,274	2	1	-1
Wholesale Trade	9,275	7,963	3	3	0
Total	327,908	311,341	--	--	--

Table 38 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	536,189
Civilian Employed Population 16 years and over	503,615
Unemployment Rate	6.04
Unemployment Rate for Ages 16-24	18.70
Unemployment Rate for Ages 25-65	4.23

Table 39 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	196,830
Farming, fisheries and forestry occupations	15,236
Service	47,373
Sales and office	91,587
Construction, extraction, maintenance and repair	28,171
Production, transportation and material moving	11,852

Table 40 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	190,033	41%
30-59 Minutes	203,074	43%
60 or More Minutes	75,474	16%
Total	468,581	100%

Table 41 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	30,269	3,172	8,808

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	51,997	5,064	12,481
Some college or Associate's degree	79,947	5,169	15,918
Bachelor's degree or higher	263,650	8,839	36,325

Table 42 - Educational Attainment by Employment Status

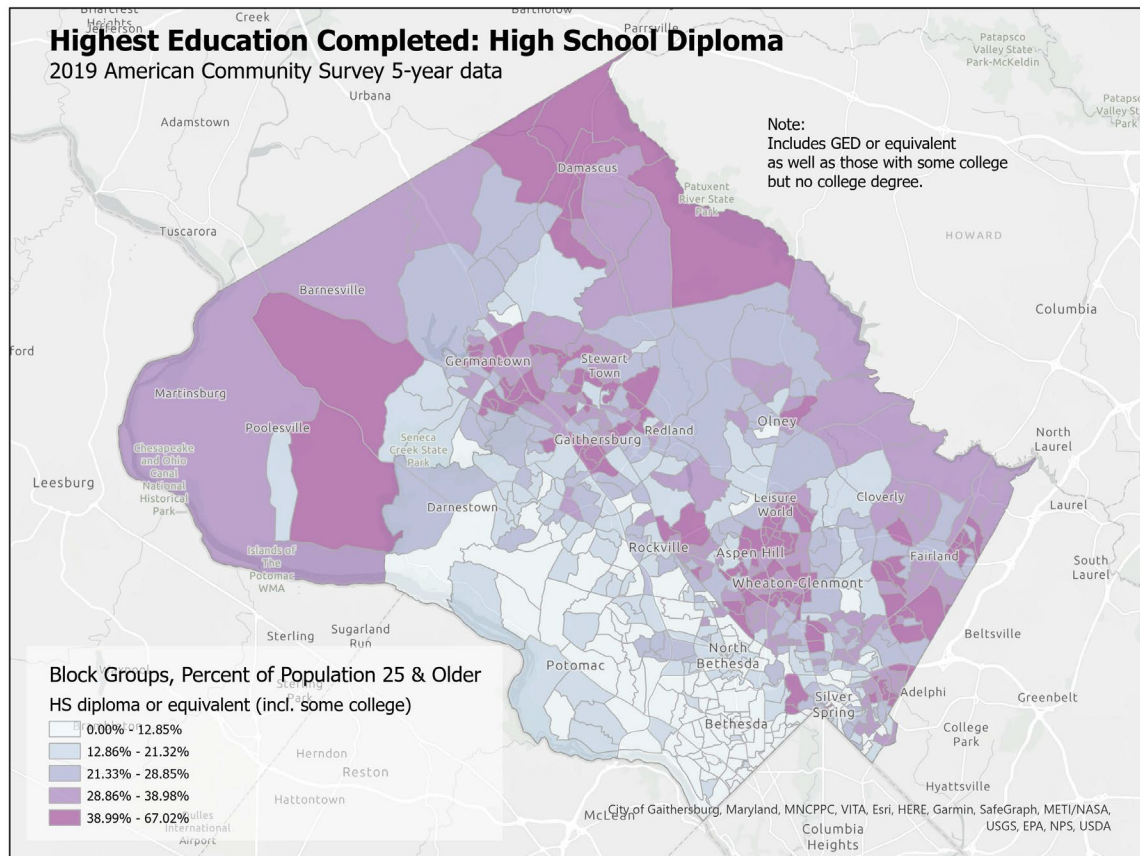
Data Source: 2011-2015 ACS

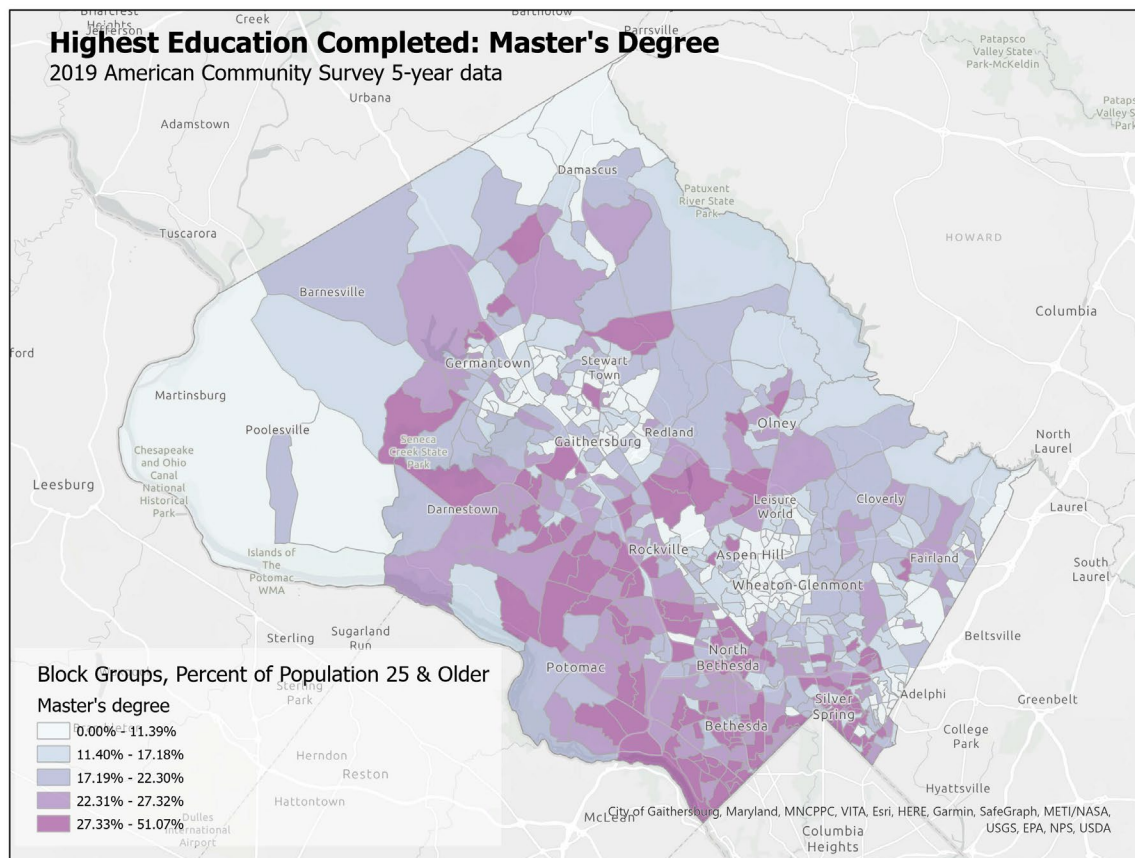
Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	1,647	5,706	6,765	10,570	8,436
9th to 12th grade, no diploma	7,438	6,021	4,825	8,343	5,819
High school graduate, GED, or alternative	17,327	16,798	18,323	34,454	21,505
Some college, no degree	29,096	20,870	16,738	37,073	18,232
Associate's degree	3,618	6,960	6,206	13,628	5,814
Bachelor's degree	13,732	39,972	34,709	70,510	27,704
Graduate or professional degree	1,061	30,257	45,278	89,997	39,685

Table 43 - Educational Attainment by Age

Data Source: 2011-2015 ACS





Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	1,413,521
High school graduate (includes equivalency)	2,172,121
Some college or Associate's degree	3,220,865
Bachelor's degree	5,289,673
Graduate or professional degree	7,578,337

Table 44 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Based on the Business Activity table above, the largest number of workers were employed in professional, scientific or management services (75,275 workers), followed by education and health care

services (66,164 workers) and arts, entertainment and accommodations (43,485 workers). Retail trade employed 37,944. Management, business and financial sectors clearly dominate in this highly educated community.

Describe the workforce and infrastructure needs of the business community:

Montgomery County, like the rest of metropolitan Washington, DC, suffers from significant traffic congestion. The Metro Red Line provides a direct link to downtown DC on two sides of the County and is heavily used. The coming Purple Line, which will link the two ends of the Red Line and spread farther into Prince George's County, will especially help to alleviate travel issues among low-income workers as it snakes through several low-income areas.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

There are a number of initiatives that will have an economic impact. The current construction of the Purple Line, a 16-mile east-west light rail line linking Bethesda, Silver Spring, Takoma/Langley Park, the University of Maryland at College Park, and New Carrollton, is a major transportation project that will have a major economic impact. Planned investment and needs for workforce development, business support and infrastructure are discussed here: <http://www.purplelinemd.com/en/>

The comprehensive transit-oriented development projects around the White Flint and Wheaton Metro stations will also have a positive impact on the county. Plans, studies, analysis, and development coordination activities by the County are necessary to implement redevelopment in the White Flint Sector Plan Area. Extensive public infrastructure requirements are called for in the Sector Plan. This program also provides for certain land acquisitions necessary to support Transit-Oriented Development (TOD) activities in the White Flint Sector Plan Area. The Wheaton Revitalization Project will provide a government office building, below ground parking garage, and a town square as part of the Revitalization Strategy for this area.

This mixed-use development at Wheaton will endeavor to improve mobility, increase Wheaton Metro Station use, diminish negative environmental impacts, reduce traffic congestion, and increase the diversity of employment opportunities and services in the Wheaton area. See: <https://www.montgomerycountymd.gov/WheatonDev/index.html>

Additional information regarding the County's future economic outlook can be found in the County's Comprehensive Annual Financial Report. This report is prepared annually, and the most recent report, for the period July 1, 2013 – June 30, 2014 may be seen here:

http://www.montgomerycountymd.gov/finance/resources/files/data/financial/cafr/FY2014_CAFR_web.pdf.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The Montgomery County Economic Development Corporation has a focus on responsiveness and recovery efforts during the COVID-19 crisis. It has a strong commitment to its core mission areas: business attraction, retention, and growth. Montgomery County has many life science companies working to develop life-saving treatments, tests, and vaccines. Eighteen major federal agency headquarters are also located in the County, including the NIH, FDA and NIST.

With a well-educated workforce, companies have access to 40,000 life science workers in the public and private sectors. Montgomery County attracts creative entrepreneurs in fields from BioHealth and hospitality tech to robotics and agribusiness. See: <https://thinkmoco.com> for more information.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Workforce Development Board advises the County Executive on the administration of the federal Workforce Innovation and Opportunity Act of 2014 and serves as a strategic convener to promote and broker effective relationships between the County Executive and economic, education, and workforce partners throughout the local area. The Board is responsible for developing a strategy to continuously improve and strengthen the workforce development system through innovation in, and alignment and improvement of, employment, training, and education programs to promote economic growth. For more information look here: <https://www.montgomerycountymd.gov/boards/sites/wdb/>

In addition, CDBG community services grants fund several workforce readiness programs for disadvantaged youth and low-income workers.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The County does not participate in a Comprehensive Economic Development Strategy (CEDS), however it coordinates economic development strategy through the Montgomery County Economic

Development Corporation (MCEDC), which leads efforts to improve employment and investment in the County. In June 2020, the County created an interagency Commerce Cabinet, representing 12 members of executive departments, the County Council and public-private organizations to enhance coordination of the County's comprehensive economic development activities. The MCEDC will lead the Commerce Cabinet efforts to identify joint solutions, share information and form strategic collaborations for economic development projects and activities .

The County is working to boost economic growth through a number of activities through a range of initiatives administered by the County. For example, by funding the Countywide Facade Improvement Program and the Focused Neighborhood Assistance Programs. The Façade Improvement Program which will revitalize commercial areas throughout Montgomery County with a focus on older commercial property. The objective is to provide support to small business and encourage private investment. Improvements will include gateway signage, pedestrian lighting, connectivity, streetscape elements, plant material installation, acquisition of long- term facade and center signage easements, and other amenities. DHCA will initially focus on five targeted commercial areas including Montgomery Village, Hillandale, Downtown Wheaton, the Glenmont, and Layhill Shopping Centers, all areas with pockets of low-mod residents. This program may also be expanded to other areas of the County. The Focused Neighborhood Assistance Program invests in residential and commercial improvements in low and moderate-income areas necessary to improve the safety and livability of neighborhoods.

Discussion

With over a million residents already, Montgomery is still growing, but at a slower pace as developable land decreases and transportation capacity is stretched thin. One-third of County land is designated as "agricultural reserve," which provides a healthy mixture of land uses and opportunities for recreation and farming in an otherwise highly developed environment. Natural increase and international migration account for most of the County's growth. Demographics show the significant variety of residents in the County. In 2010, for the first time, more than half of the residents were people of color, and that percentage is expected to continue to grow from 55% in 2015 to 73% in 2045. In addition, one third of residents are foreign born, and the number of residents over the age of 65 is projected to grow from 12% in 2010 to 21% in 2040.

MA-50 Needs and Market Analysis Discussion

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

According to the 2019 CDBG-eligibility map below, low-income Block Groups are generally located on the eastern edge of the County, the mid-County Aspen Hill-Wheaton area, and up I-270 in Gaithersburg and Germantown. These are the same general areas where Black and Hispanic residents are most concentrated (see 2019 American Community Survey 5-year data maps attached). Concentration in the mapping shows persons per square mile with the highest density being approximately 2,000 persons or more per square mile.

What are the characteristics of the market in these areas/neighborhoods?

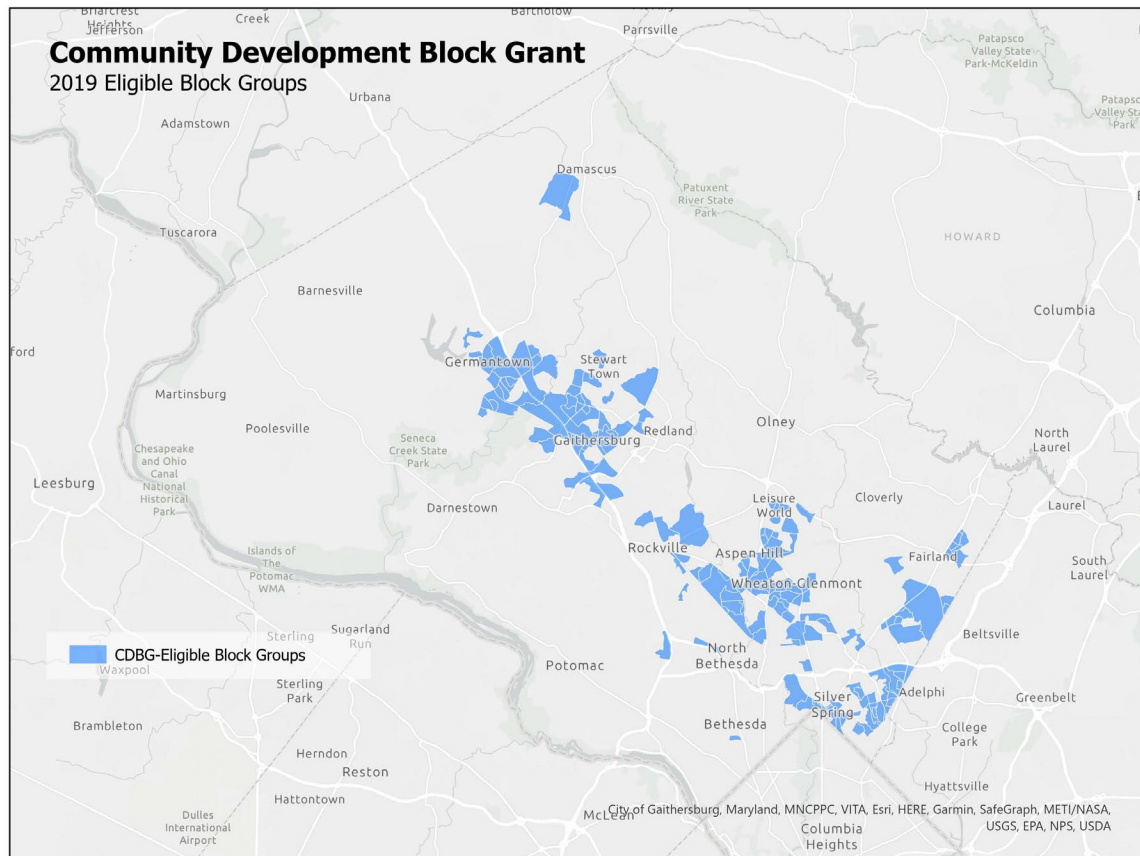
Areas of concentration of racial or ethnic minorities or low-income families have older housing stock and fewer high-capacity transit locations.

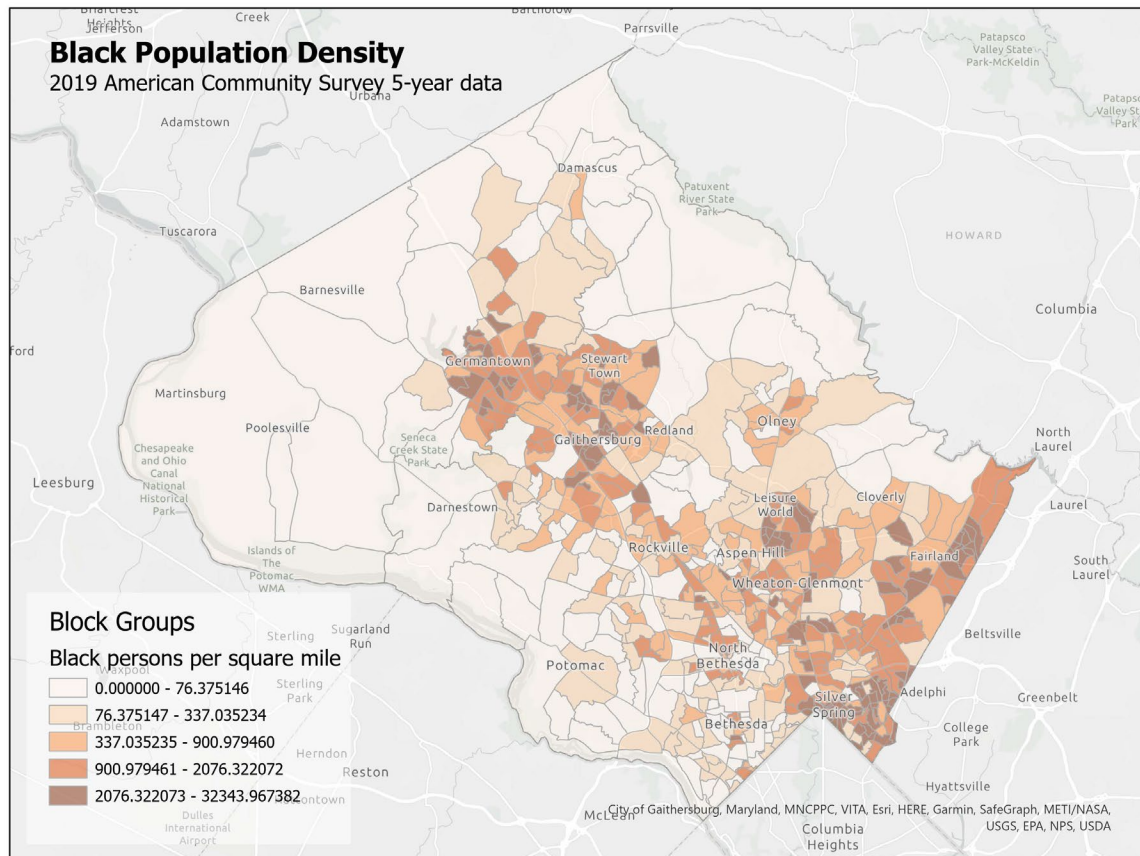
Are there any community assets in these areas/neighborhoods?

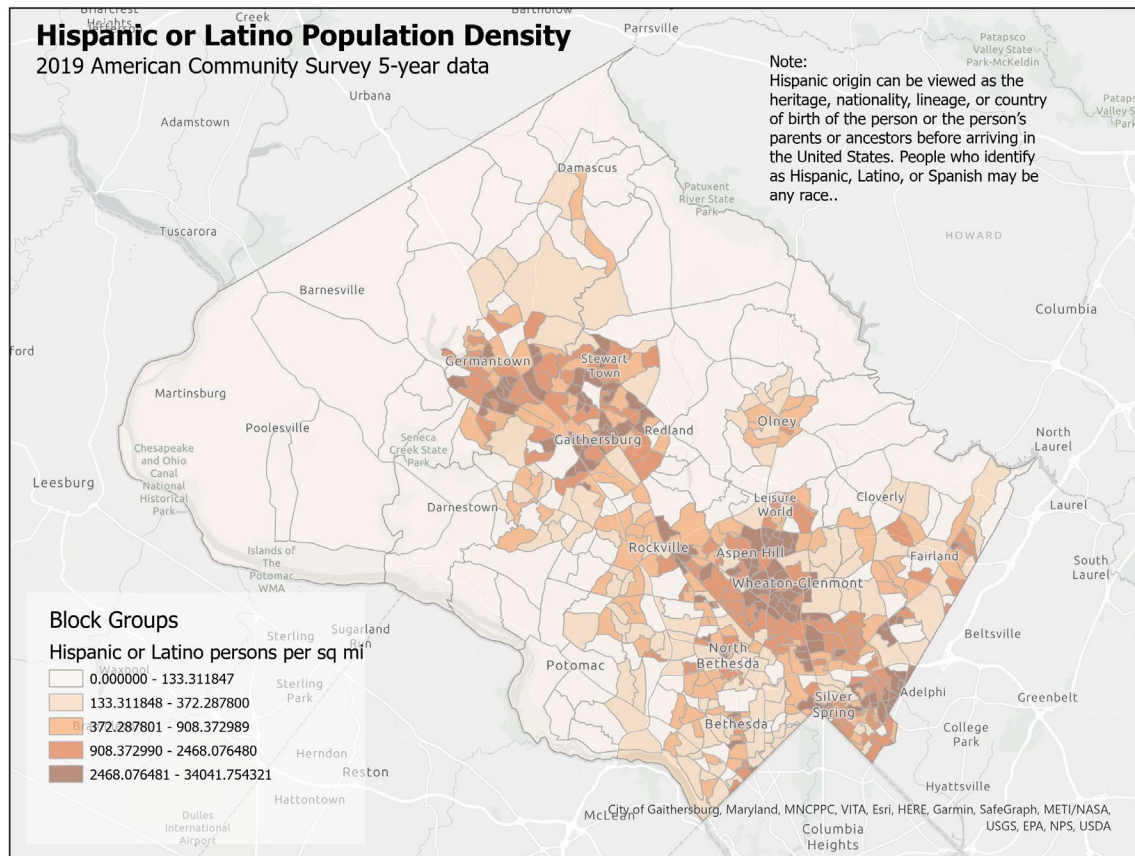
Community assets and public services are distributed throughout the areas of concentrations of racial and ethnic minority and low-income families on an equitable basis representative of population, and all development sector and master plans including that commitment.

Are there other strategic opportunities in any of these areas?

The County has recognized the need for increased high-capacity transit in areas of low-income household concentrations and has committed its initial Flash Bus / Bus Rapid Transit investment in the eastern corridor and has supported the light rail Purple Line to serve low income and racial and ethnic minority neighborhoods.

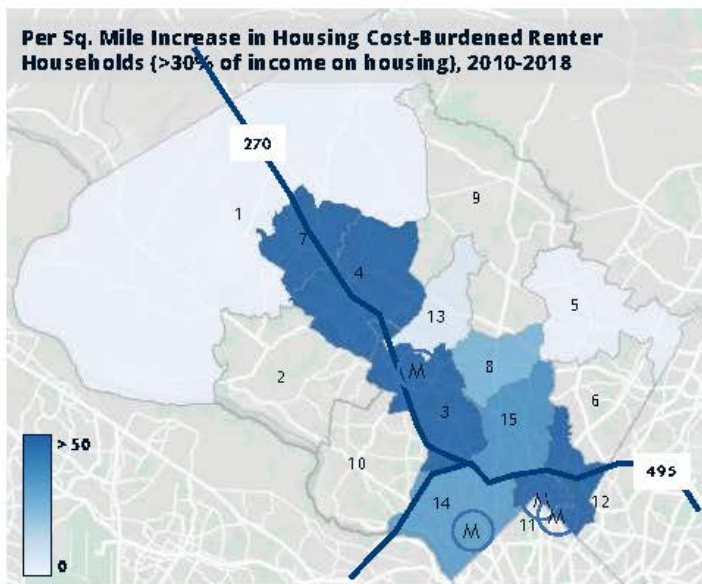






Cost burden is rising along transit routes

Aligned with the gain in lower-income households and the loss of affordable units along transit corridors, there was a gain in housing cost-burdened renters in these areas as well.



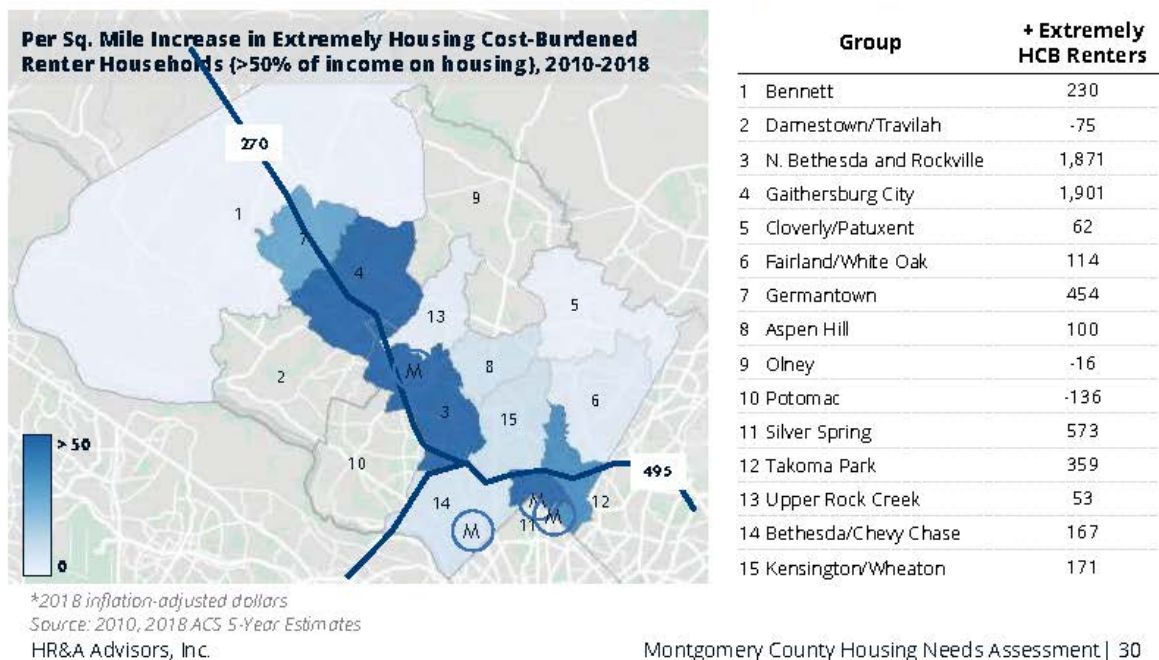
*2018 inflation-adjusted dollars
Source: 2010, 2018 ACS 5-Year Estimates
HR&A Advisors, Inc.

Group	+ HCB Renters
1 Bennett	251
2 Darnestown/Travilah	-86
3 N. Bethesda and Rockville	2,851
4 Gaithersburg City	2,204
5 Cloverly/Patuxent	57
6 Fairland/White Oak	-178
7 Germantown	1,150
8 Aspen Hill	294
9 Olney	-312
10 Potomac	-59
11 Silver Spring	1,596
12 Takoma Park	547
13 Upper Rock Creek	76
14 Bethesda/Chewy Chase	664
15 Kensington/Wheaton	610

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Extreme cost burden follows greatest growth in low-income HHs

The gain in extremely housing cost-burdened renters follows a similar pattern. The increase in extreme cost burden aligns with those submarkets with the greatest increases in low-income households (e.g. N. Bethesda and Rockville, Gaithersburg, and Germantown) or the greatest declines in affordable units (e.g. Silver Spring, Takoma Park).

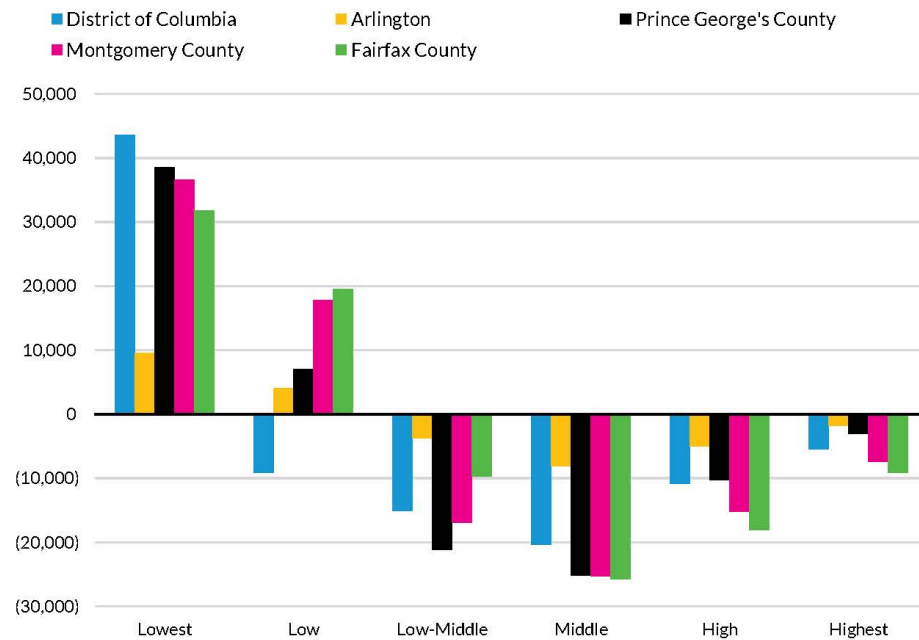


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weighted to the MWCOG 2015 household estimate. Data on homeless households were not available for Charles County, Maryland.

FIGURE A.2

Housing Gaps and Surpluses by Housing Cost by for Selected Jurisdictions, 2015



Source: Urban–Greater DC analysis of the 2013 to 2017 American Community Survey microdata from IPUMS-USA, University of Minnesota, www.ipums.org.

Notes: The number of households and housing units has been weighted to match the Metropolitan Washington Council of Governments 2015 household estimate.

TABLE A.2

Housing Units, Needs, and Gaps by Housing Cost Band by Jurisdiction, 2015

	Total	Number of Units by Monthly Cost					
		\$0– \$799	\$800– \$1,299	\$1,300– \$1,799	\$1,800– \$2,499	\$2,500– \$3,499	\$3,500+
District of Columbia							
Total households (occupied units)	297,100	58,800	63,500	57,000	55,900	38,100	23,800
Vacant units (non-seasonal)	17,100	1,800	3,900	2,900	4,300	2,400	1,800
Vacant units (seasonal or other)	15,700						
Total units	329,900	60,600	67,400	59,900	60,200	40,500	25,600
Households by cost needs	297,100	104,200	58,300	44,900	39,900	29,600	20,300
Homeless HH needing aff. hsg.		3,300					
Housing needs gap or (surplus)		46,900	(9,100)	(15,000)	(20,300)	(10,900)	(5,300)
Charles County, Maryland							
Total households (occupied units)	53,700	9,000	7,600	12,200	14,900	7,900	2,100
Vacant units (non-seasonal)	1,600	300	300	500	300	100	100
Vacant units (seasonal or other)	2,200						
Total units	57,500	9,300	7,900	12,700	15,200	8,000	2,100
Households by cost needs	53,700	13,900	9,600	11,600	11,200	5,800	1,500
Homeless HH needing aff. hsg.		n.a.					
Housing needs gap or (surplus)		4,600	1,700	(1,100)	(4,000)	(2,200)	(600)
Frederick County, Maryland							
Total households (occupied units)	89,500	19,100	16,300	21,000	19,300	10,800	3,000
Vacant units (non-seasonal)	1,700	100	600	600	300	100	0
Vacant units (seasonal or other)	3,100						
Total units	99,100	19,200	16,900	21,600	19,600	10,900	3,000
Households by cost needs	89,500	26,600	18,400	18,300	15,700	8,100	2,400
Homeless HH needing aff. hsg.		100					
Housing needs gap or (surplus)		7,500	1,500	(3,300)	(3,900)	(2,800)	(600)
Montgomery County, Maryland							
Total households (occupied units)	374,900	48,200	56,800	88,400	85,700	56,900	38,900
Vacant units (non-seasonal)	10,400	200	900	3,000	3,000	1,900	1,300
Vacant units (seasonal or other)	7,900						
Total units	393,100	48,400	57,700	91,400	88,700	58,800	40,200
Households by cost needs	374,800	85,000	75,500	74,500	63,400	43,700	32,900
Homeless HH needing aff. hsg.		600					
Housing needs gap or (surplus)		37,200	17,800	(16,900)	(25,300)	(15,100)	(7,300)

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Broadband access for low- mod-income housing has become increasingly important over time and especially during the current COVID-19 emergency. All schools and many employers have shifted to internet-based communications, as have shopping outlets and health care. To keep pace with today's high-tech environment, robust and affordable broadband access is essential for all.

HUD's Office of Policy Development and Research found that 'low-income households have lower rates of in-home Internet connectivity compared with higher-income groups. Connectivity rates are particularly low among HUD-assisted renter households, who are also more likely to depend exclusively on smartphones and other handheld devices to access the Internet in the home.

Low-income households are most likely to cite affordability constraints as a substantial barrier to in-home broadband adoption. Eighty percent of respondents to the 2015–2016 ConnectHome baseline survey who lacked Internet access at home cited Internet costs as one reason they lacked in-home Internet access, and 37 percent cited device costs.'

The effect of lower connectivity rates further disadvantages low-income households. Lower connectivity is found among minority groups, older residents, non-English speaking households, and those with lower educational attainment.

Montgomery County's Office of Broadband Programs (OBP) leads the County's ultraMontgomery and Digital Equity initiatives, as well as a low-cost home internet program, which serves low-income families and older adults.

Launched in 2014, ultraMontgomery, a broadband economic development program, supports cost-effective, competitive access to robust, reliable, and secure broadband services and ultra-high-speed networks for businesses throughout in Montgomery County. ultraMontgomery also works to ensure all residents and business can participate in the digital economy. OBP is also adding or upgrading wireless access point (AP) equipment at FiberNet locations that will enable free public wifi at public facilities and offers free courses in digital technology for seniors.

The OBP defines Digital Equity as a 'condition in which all individuals in a society can access the technology needed to fully participate in our society, democracy and economy'. The OBP is taking steps towards achieving digital equity in Montgomery County, through programs such as expanding

broadband services, educating seniors, and aiding individuals in connecting to the internet. Its rural broadband program aims to reach those living in the Agricultural Reserve areas where it identifies roads and properties to target that do not have wired broadband service.

Households that participate in the following programs likely qualify for a low-cost home internet access program in Montgomery County from Comcast or RCN for as little as \$9.95 per month as a new customer: Medicaid, Public Housing, SNAP (nutrition assistance), WIC (healthy food benefits), Temporary Assistance for Needy Families (TANF), free school lunches, Headstart, social security income, Veteran's Administration Pension, or LIHEAP (energy assistance).

Verizon also has a Federal Lifeline Program to provide discounted internet access.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Clearly, increased competition among broadband internet providers stimulates provider efforts to reach all customers, low-income included. In Montgomery County, Comcast, RCN and Verizon all offer programs for the economically disadvantaged. In addition, they share the market with Xfinity, Atlantic Broadband, Viasat, HugesNet and others. This high coverage helps reach residents all over the County at competitive rates with higher speed access.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Hazard mitigation is commonly defined as sustained actions taken to reduce or eliminate long-term risk to people and property from natural hazards and their effects. The Montgomery County Office of Emergency Management & Homeland Security developed an updated Hazard Mitigation Plan (September 2018) for coordinating and implementing necessary hazard mitigation policies, programs, and projects. The full FEMA-approved Plan can be found here:

<https://www.montgomerycountymd.gov/OEMHS/Resources/Files/HMP2018-FinalPlan-FEMAApproved.pdf>

To develop the Montgomery County Hazard Mitigation Plan, an inclusive Mitigation Planning Committee (MPC) was assembled, consisting of County agencies, regional partners, and the following local jurisdictions: Barnesville, Brookeville, Chevy Chase, Chevy Chase View, Chevy Chase Village, Chevy Chase Village Section 3, Chevy Chase Village Section 5, Gaithersburg, Garrett Park, Glen Echo, Kensington, Laytonsville, Martin's Additions, the Village of North Chevy Chase, Poolesville, Rockville, Somerset, Takoma Park, and Washington Grove. The process also included two public meetings on April 16, 2018 and September 4, 2018.

The Plan identifies a 'Severe Storm' event as the most likely serious natural hazard that the County may experience. Other risks for the County were identified as follows, according to priority: Winter Storm, Extreme Heat, Flooding, Hurricane/Tropical Storm, Fire, Water Shortage/Drought, Tornado, and Earthquake.

Montgomery County, with public participation, expects to complete a Climate Action Plan in 2021 that will provide a road map to achieve zero emissions and provide recommendations for adapting to climate change. The draft Plan can be found here:

<https://www.montgomerycountymd.gov/green/Resources/Files/climate/draft-climate-action-plan.pdf>

According to the Plan, the County will experience significantly more extreme heat days during summer months, going from the current four days a year with the average temperature above 95 degrees to 12 of these days by 2035, and an astounding almost two full months of such heat by 2100.

Montgomery County is not directly affected by sea level rise. However, the Plan anticipates that moderate increases in precipitation totals and more severe weather events due to climate change will occur. Increases in intense storms can lead to extreme flash flooding and endangerment of individuals and infrastructure.

Currently, Montgomery County's goals for hazard mitigation are to efficiently use county resources to minimize the loss of life and property from natural hazards and protect county assets, infrastructure, and critical facilities. To achieve this, the County will implement building and land use regulations that increase safety and resiliency and reduce risks posed by natural disasters, will protect public health, safety, and welfare through increased public awareness of existing natural hazards, and will ensure that infrastructure is adequate and properly maintained while enhancing the capabilities of local jurisdictions to identify and mitigate natural hazards. In addition, the County will participate and comply with the National Flood Insurance Program through floodplain identification and mapping and floodplain management.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The draft Climate Action Plan addresses racial equity and social justice while developing climate change recommendations. As we have seen elsewhere in the 2021-2025 Consolidated Plan, minorities disproportionately reside in low- and moderate-income communities, which, in turn, are more vulnerable to the effects of climate change events.

Low-income communities, by definition, have fewer economic resources to address coming climate changes, for example, to make improvements and repairs on housing that could withstand more severe storms and flash flooding. Less money to spend on high electricity bills resulting from air conditioner usage during extreme heat events may cause many low-income households or the homeless to go without air conditioning altogether. Increased flooding hits hardest in more urban areas, which tend to house a disproportionate number of low-income residents. More impervious surfaces located there cannot absorb as much water runoff as in less highly developed areas. Fewer trees and grass compound the heat effect in those neighborhoods. In addition, language barriers, more common in low-income areas, reduce access to County resources.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Supporting Affordable Housing in an Inclusive Community: Montgomery County is committed to providing affordable housing opportunities for low- and moderate-income households throughout the County, through investments in preservation and production of affordable housing units which reduce the number of households experiencing housing cost burdens. These investments include housing rehabilitation activities that eliminate code violations and make other necessary improvements, including accessibility and energy conservation improvements, and through the construction, acquisition, and / or rehabilitation of housing for low and moderate-income households, in cooperation with CHDOs, the private sector, non-profits and / or the Montgomery County Housing Opportunities Commission (HOC).

Inclusive communities include addressing the specific housing needs of residents of all abilities, supported with assistance to non-profit providers in rehabilitating group homes occupied by lower-income, special needs persons. Neighborhood preservation and enhancement provides improved livability and economic vibrancy of communities, which is supported through improvements in housing stock and infrastructure. Promoting Healthy and Sustainable Neighborhoods.

Health and sustainability of neighborhoods involves ensuring the protections for all residents for access to safe and healthy housing of their choice. Ensuring fair housing access and enforcement of human rights laws support this objective. The County ensures housing health and safety of housing through enforcement of housing codes which address the dwelling units, elimination of blight, neighborhood stability and quality of life for all Montgomery County residents.

Neighborhood stability improves the economic opportunities and quality of life for residents, and the County supports equitable access to services such as workforce readiness training, after-school STEM and academic enrichment programming, college and career planning services, medical services, emergency financial assistance and eviction prevention, mental health education and programming. Preventing and Ending Homelessness.

Making homelessness rare, brief, and non-recurring involves an integrated set of support and services to provide immediate access to housing, support for rehousing and establishing sustainable permanent housing. The County supports a continuum of care approach which provides support to achieve these goals, working through public and private service delivery to maintain and expand capacity for the necessary housing and services.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 45 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

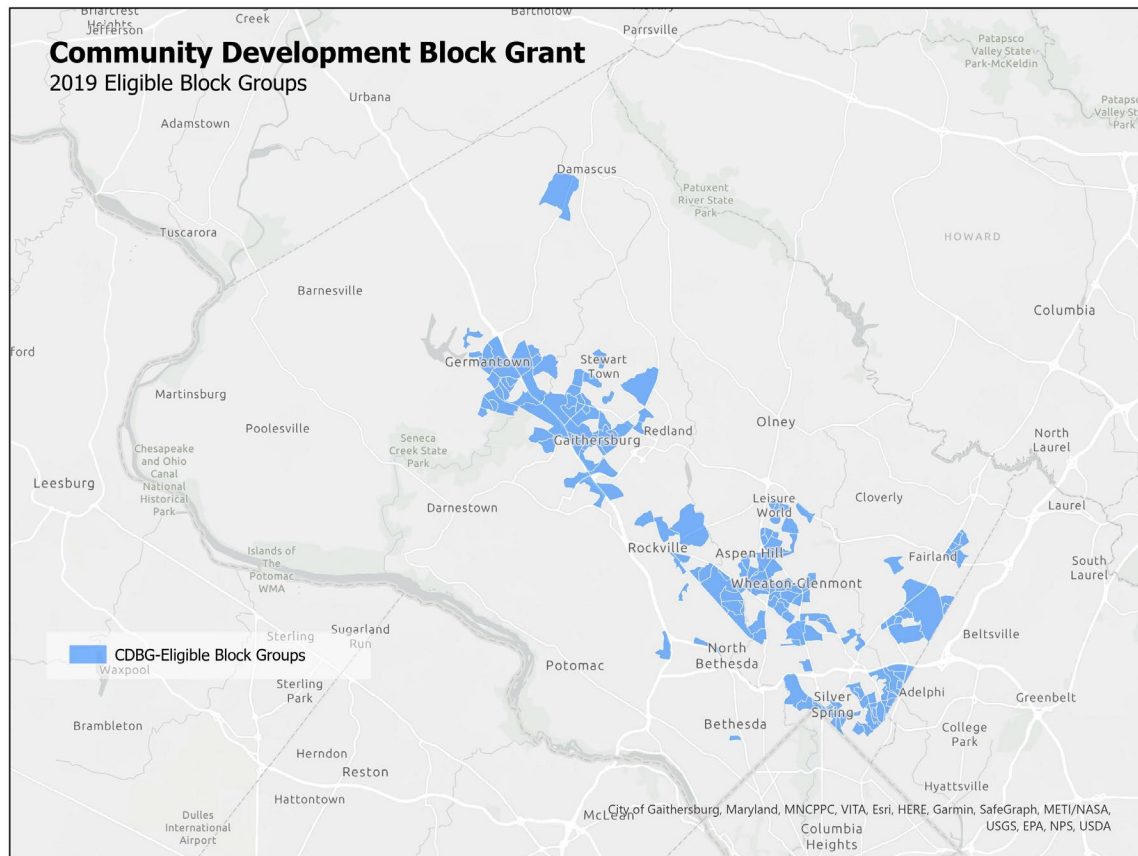
The attached CDBG map showing income-eligible areas designates the areas of the County where federal money can be used, but it also shows where the County predominantly focuses its support for low-income housing. CDBG areas are concentrated on the eastern edge of the County as well as up the central part of the County, both of which have higher concentrations of minorities and low-income residents.

Thirteen of the County's 19 municipalities have opted to be included as participating jurisdictions in Montgomery County's 'Urban County' designation, meaning CDBG funds can be spent there. They are the City of Rockville, City of Takoma Park, Town of Brookeville, Town of Chevy Chase, Town of Garrett Park, Town of Glen Echo, Town of Kensington, Town of Poolesville, Town of Somerset, Town of Washington Grove, Village of Chevy Chase (Section 5), Village of Friendship Heights, and Village of North Chevy Chase.

CDBG funds cannot be spent in the six non-participating jurisdictions (those which have opted out) - Town of Barnesville, Village of Chevy Chase (Section 3), Town of Chevy Chase View, Chevy Chase Village, Town of Laytonsville, and the Village of Martin's Additions. Cooperation agreements are executed with participating jurisdictions every three years and were last renewed through the Urban County designation process for County fiscal years 2021-23, covering the period July 1, 2021 through June 30, 2023.

The only geographic targeting is done through the Focused Neighborhood Assistance Program. This program targets low-income single-family or attached homeowners with community improvements such as lighting, stormwater management, and exterior maintenance to keep the property up to code standards. More information is at the website below.

<http://montgomerycountymd.gov/DHCA/community/neighborhood>.



SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 46 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods Prevent and End Homelessness

	Description	<p>Housing cost burden is the primary housing problem according to the Needs Analysis. According to the National Low Income Housing Coalition, a family living in Montgomery County in 2020 would need to earn a housing wage of \$32.83 per hour or \$68,280 annually in order to afford the fair market rent on a two-bedroom apartment of \$1,707 per month. Looking at it another way, a person working at a minimum wage job for \$14/hour in the County, would have to put in 94 hours a week to afford that two-bedroom apartment. An extremely low-income household earning \$37,800 annually (less than 30% of Area Median Income for a family of four or “AMI”) can afford to pay no more than \$945 in rent.</p> <p>Of households earning below 30% of AMI, 80 percent are cost-burdened or must pay more than a third of their income in rent, and 87 percent of households earning between 30% and 50% of AMI are likewise cost-burdened. In contrast, only 9 percent of households earning more than 100% of AMI are classified as cost-burdened (U.S. Department of Housing and Urban Development Comprehensive Housing Affordability Strategy Data, 2013-2017).</p>
	Basis for Relative Priority	Needs Analysis, Market Analysis, and input from the Citizen Participation and Consultation processes.
	2	
	Priority Need Name	Healthy and Sustainable Neighborhoods
	Priority Level	High
	Population	<p>Extremely Low</p> <p>Low</p> <p>Moderate</p> <p>Middle</p> <p>Large Families</p> <p>Families with Children</p> <p>Elderly</p> <p>Elderly</p> <p>Frail Elderly</p> <p>Persons with Mental Disabilities</p> <p>Persons with Physical Disabilities</p> <p>Persons with Developmental Disabilities</p> <p>Persons with Alcohol or Other Addictions</p> <p>Persons with HIV/AIDS and their Families</p> <p>Victims of Domestic Violence</p> <p>Non-housing Community Development</p>

	Geographic Areas Affected	
	Associated Goals	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods Prevent and End Homelessness
	Description	This Plan will promote healthy and sustainable neighborhoods by: enforcing the County's housing code, providing for a variety of Public Service Grants, conducting Focused Neighborhood improvement programs, rehabilitating special needs group homes, and providing for commercial façade improvements.
	Basis for Relative Priority	Needs Analysis, Market Analysis, and input from the Citizen Participation and Consultation processes
3	Priority Need Name	Prevent and End Homelessness
	Priority Level	High
	Population	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	
	Associated Goals	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods Prevent and End Homelessness
	Description	Using ESG and CDBG funds, provide rapid re-housing services, emergency shelter, and outreach, counseling, food, homelessness prevention, and other services to the homeless and those at risk of homelessness.
	Basis for Relative Priority	Needs Analysis, Market Analysis, and input from the Citizen Participation and Consultation processes

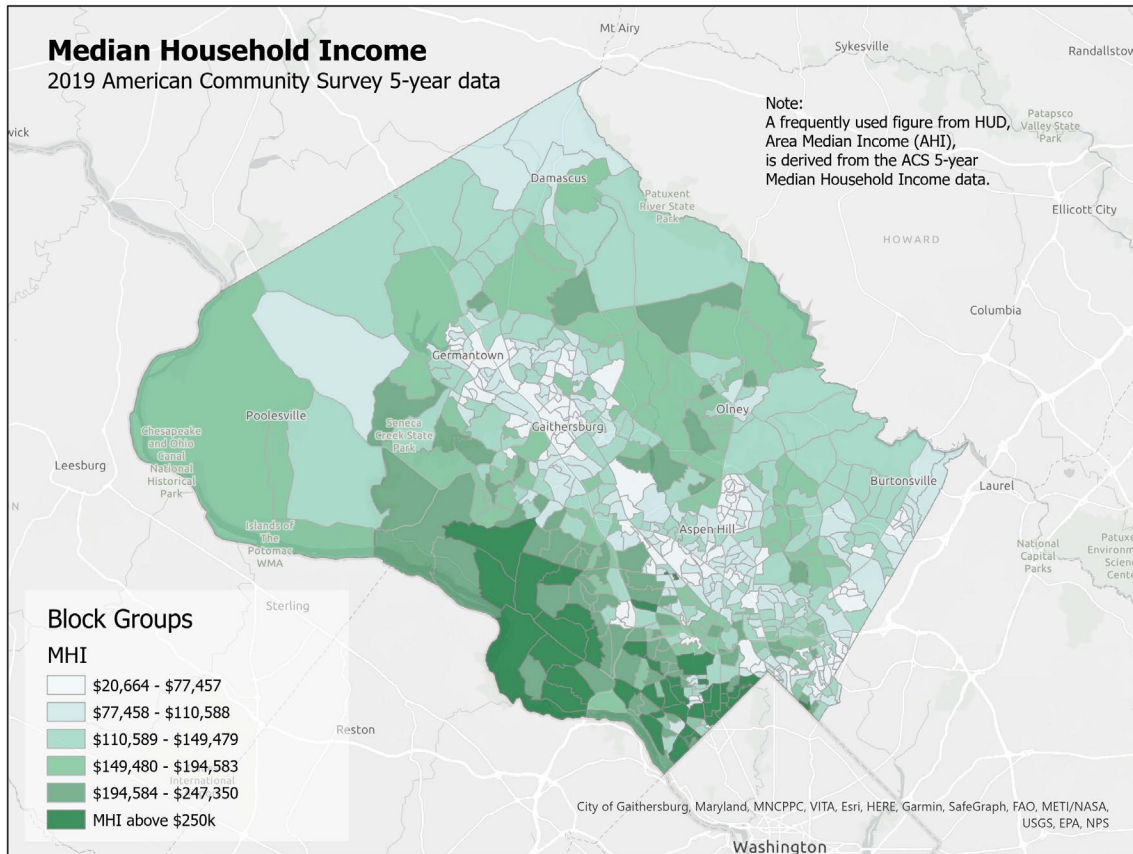
SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The County is not planning to use Federal funds for TBRA over the Consolidated Planning period.
TBRA for Non-Homeless Special Needs	The County is not planning to use Federal funds for TBRA over the Consolidated Planning period.
New Unit Production	Montgomery County is a desirable place to live, with strong schools and access to employment opportunities. This desirability has put pressure on housing prices, as the more affluent in the region have bid up prices in virtually all segments of the market. With only four percent of the county land zoned for development remaining undeveloped, reversing the pressure on prices and ensuring a supply of housing at a range of prices to meet the demand of residents and would-be residents is a high priority.
Rehabilitation	Montgomery County encourages affordable housing for all and through housing rehabilitation, also housing visitability. The County further supports visitability through volunteer initiatives, such as the “village” concept that assists seniors to age in place.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Acquisition, including preservation	As shown in the Needs Assessment section, housing cost burden is a significant challenge, with 34% of all Montgomery County households paying more than 30% of income for housing in 2015, disproportionately affecting lower income residents. Montgomery County uses its Right of First Refusal to acquire and preserve affordable units which may become unaffordable through private sale.

Table 47 – Influence of Market Conditions



SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

Provide the highest level of affordable housing funding in the County's history by investing \$89.1 million in affordable housing in Fiscal Year 2022. This includes \$61 million in the Montgomery Housing Initiative (MHI) Fund, \$22 million in the Affordable Housing Acquisition and Preservation CIP project, and \$6 million for the new Affordable Housing Opportunity Fund. Additionally, the County provides real estate tax exemptions to support reducing housing costs, authorizing \$30.2 million in FY2022. This increases dedicated funding and provides for renovation of distressed housing, the acquisition and preservation of affordable housing units, creation of housing units for special needs residents, services to the "Building Neighborhoods to Call Home" and "Housing First" programs, and creation of mixed-income housing. Since FY08, \$1 billion has been invested in support of affordable housing.

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

In addition, DHCA continues to actively underwrite affordable housing loans to preserve and produce affordable housing. Twelve developments, including three senior and eight family projects, have already been identified with another project up for consideration. These developments would preserve or produce over 1,150 total and 899 affordable units.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	5,126,150	1,000,000	0	6,126,150	24,504,600	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,017,203	1,000,000	0	3,017,203	12,068,812	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	428,409	0	0	428,409	1,713,636	

Table 48 - Anticipated Resources

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

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

For County fiscal year 2022 (July 1 2021 – June 30, 2022), the County Executive’s recommended budget invests \$61 million dollars in the Montgomery Housing Initiative (MHI) fund. This dedicated funding provides for renovation of distressed housing, the acquisition and

preservation of affordable housing units, creation of housing units for special needs residents, services to the "Building Neighborhoods to Call Home" and "Housing First" and creation of mixed-income housing. The MHI will be the source of the HOME fund match.

ESG fund match will be provided by general county revenue funds that will fund projects through the Department of Health and Human Services (DHHS). The Department provides core services that protect the community's health, protect the health and safety of at-risk children and vulnerable adults, and address basic human needs including food, shelter, clothing, and personal care. The Department also provides a number of other services to assist families to be healthy, safe, and strong. Housing related funding is also recommended in the County fiscal year 2022 budget for the Rental & Energy Assistance Program, Shelter Services, Permanent Supportive Housing Services, and Housing Stabilization Services.

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

Montgomery County is committed to the integration of affordable housing on publicly owned land and has a couple of projects recently completed that reflect this commitment:

Artspace Project (801 Sligo Ave – former Third District Police Station)

The proposed development will consist of the new construction of two multifamily buildings containing a total of 68 affordable rental artist live/work units (100% of the 68 units will be affordable with rents adjusted for a mix of 30%, 40%, 50% and 60% of Area Median Income). The County is providing the land to the developer via a long-term ground lease for the rental portion of the development, and a purchase and sale agreement for the townhome phase of the development. The project was not awarded nine percent Low Income Housing Tax Credits and DHCA is working with the developer and several lenders to finance the project. The project is scheduled to close April 30, 2019. The project closed in late April 2019 and is under construction. The construction completion date for the project is June 2021.

East County Regional Services Center (ECRSC) Site (Willow Manor at Fairland)

This project is a new construction project for 122 units of mixed-income senior rental housing on County-owned land and supported with \$595,000 from Montgomery County's Housing Initiative Fund (HIF). The three-story building has been constructed on approximately 10 acres of County land that will be leased to the developer. The building contains one- and two-bedroom units, and 50% of the units (61 units) will be leased to senior households with incomes at or below 50% of AMI. The remaining 50% of the units (61 units) will be leased to households at market-rate rents. The project closed in November 2018, and the Use and Occupancy Certificate was issued on August 31, 2020.

The Bonifant

The Silver Spring Library Residences (the "Project") is located at 929 Bonifant Street, in downtown Silver Spring, adjacent to a future Purple Line

stop and the new Silver Spring Library. The County owns the entire site. The library construction work is completed. The Project is within walking distance of shops, restaurants, two grocery stores, and numerous other amenities in booming downtown Silver Spring making this site desirable for mixed income senior housing.

The Project is an 11-story mixed-use, mixed income development for the elderly in Silver Spring. The Project contains 149 units for elderly households with 139 units restricted to incomes at or below 60% of the Area Median Income, and 10 market rate units. Retail space is located on the ground floor.

Approximately 93% of the 149-units are affordable with the following income mix distribution: 11% or 15-units are for tenants whose AMI is 30% or less, 31% or 43-units are for tenants whose AMI is 50% or less, and 58% or 81-units are for tenants whose AMI is 60% or less. The remaining balance of 10-units are rented at market-rate. This project opened in July 2016 and is fully leased and operating.

Victory Crossing

Victory Crossing Apartments is a 105-unit, affordable, senior (62+) housing rental apartment located at 1090 Milestone Drive, next to the recently constructed Third District Police Station, in the White Oak area of Silver Spring. The proposed project was constructed on property that was owned and leased to the developer by the County. The project provides a mix of one- and two-bedroom units at various affordability levels. This project opened in late 2019 is fully leased and operating.

Discussion

Parkview Glenmont

Parkview Glenmont had been proposed as a mixed-income, age-restricted community located adjacent to the newly constructed WMATA parking garage on Georgia Avenue. The proposed project was estimated to include 100+/- units that would be designed, constructed and managed in a manner to meet today's market demands. DHCA had an option to purchase the site from WMATA and entered into an option agreement with WMATA. This project never materialized due to the inability to reach agreement with WMATA on the price of the land.

Randolph Road/Bushey Drive Project

In July 2019, Montgomery County issued a Request for Development Proposals (RFDP) for the redevelopment of 4010 Randolph Road in Silver Spring MD. The 6.07-acre County-owned site is currently occupied by the Department of Recreation's administrative offices, which was scheduled to relocate in 2020.

The site will be redeveloped to increase the stock of mixed-income affordable housing in the Veirs Mill corridor with unit sizes from 1 bedroom to 4 bedroom. It will provide a transition from the Stonemill Square retail to the single-family residential area east of the site, while maintaining compatibility with the existing surrounding residential community.

The selected proposal, called the Gardens on the Park, would produce a 100% affordable development with a total of 194 units comprised of 166 rental units and 28 homeownership units ranging the full affordable income spectrum from 30% AMI to 70% AMI.

The proposed unit and income mix for the rental units includes 166 units with 34 of the units affordable to households under 40% AMI, 52 units at 50% AMI and 80 units at 60% of AMI; the unit mix includes 57 units of 3 bedroom or larger. The property will also include 28 homeownership units, with 24 condominium units priced for households at or below 50% AMI, and 4 single family homes priced for 70% AMI.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Department of Housing and Community Affairs	Government	Ownership Planning Rental neighborhood improvements public facilities public services	Region

Table 49 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The lead departments, DHCA for CDBG and HOME-funded activities, and DHHS, for ESG, work closely with other County departments and agencies on a variety of issues important to our consolidated planning efforts. Additional county departments and other agencies, including area universities, inform planning efforts and provide consultation in their respective areas of expertise. These include Montgomery County Public Schools, the Maryland National Park and Planning Commission, The Metropolitan Washington Council of Governments, the State of Maryland, Urban Land Institute and other county departments such as Economic Development, Transportation and Environmental Protection. Residents with interest and expertise volunteer to serve on some 75 appointed boards, committees and commissions. The work of many of these informs the planning process, including the Interagency Commission on Homelessness, the Interagency Fair Housing Coordinating Committee, the Community Development Advisory Committee, the Commission on Persons with Disabilities, the Commission on Veterans' Affairs, the Commission on Aging, our government Regional Services Centers' Directors and their advisory boards, the Commission on Children and Youth, the Collaboration Council for Children, Youth and Families, the Commission on Landlord-Tenant Affairs, the Commission on Common Ownership Communities, the Criminal Justice Coordination Commission, the Workforce Investment Board and others.

A major strength of Montgomery County's Institutional Delivery system is the longstanding commitment to affordable housing demonstrated by our local elected officials. The County's Moderately Priced Dwelling Unit Program, established in 1974, is the oldest inclusionary zoning program in the country, and in 1988 the County established the Housing Initiative Fund to provide a dedicated local source of funds for the purpose of creating and preserving affordable housing throughout the county, and , in 2006, a Workforce Housing Program. The current County Executive and County Council members have continued to provide strong support for affordable housing and a commitment to end

homelessness. Montgomery County also has a strong Continuum of Care, and an innovative public housing/housing redevelopment authority currently in the process of converting public housing properties under the HUD Rental Demonstration Program to expand and preserve deeply affordable rental housing. The major gap is one of supply; the supply of affordable housing is insufficient to meet the needs of those who live and/or want to live here. Additionally, there is an ongoing need for funding for supportive services.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
Substance Abuse Treatment	X	X	X

Table 50 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Montgomery County has an integrated system of care to meet the needs of homeless persons. Continuum of Care providers routinely assess homeless persons to identify supportive services

needs including but not limited to housing, physical/behavioral health, financial, employment and other service needs. Case managers are trained in basic entitlement eligibility criteria and will refer clients to the appropriate mainstream resources such as Supplemental Nutritional Assistance Programs, TANF, Social Security, Medical Assistance, local emergency assistance, and other benefits, if eligible.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Although Montgomery County has a coordinated system of care with a range of services available, there are gaps in the system. It is a challenge to find supportive housing for people with special needs including mental illness and intellectual disabilities. Such housing can help to stabilize individuals and work to prevent homelessness.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

To overcome the gap of not finding housing for persons with high housing barriers, the county provides assistance through the Department of Health and Human Services “housing locators,” who work with area landlords to identify ways to help persons gain acceptance into units and through working in partnership with homeless providers to create additional units, as is the case with the 21 units of permanent housing included as a part of the day center for the homeless being built in Silver Spring.

To address the gap of lack of housing for persons living in nursing homes who could otherwise reside in the community, staff from the Housing Opportunities Commission, the Department of Housing & Community Affairs, DHHS and others, including the non-profit advocacy organization, Independence Now, are continuing to work to identify a funding source to provide affordable housing for this special needs population.

To address the gap around the need to preserve the housing stock in our Common Ownership Communities, DHCA is working with HUD and FHA in an effort to address issues that arise when communities are ineligible for FHA certification.

To address the gap of insufficient supply of affordable units, the County is actively working to preserve the existing, regulated affordable housing stock, with the goal of no net loss of income-restricted affordable housing and conducted a Rental Housing Study (MNCPPC and DHCA) with the goal of identifying the county’s rental housing needs and offering holistic and sustainable approaches to meeting them, including recommending potential changes to current policies and programs to help guarantee long-term affordability of rental housing.

More information on the 2017 Rental Housing Study can be found here:

<https://montgomeryplanning.org/tools/research/special-studies/rental-housing-study/>

Additionally, the county is actively creating additional affordable housing units and will be examining its existing programs, like MPDU, to best address the needs of the market.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing in an Inclusive Community	2021	2025	Affordable Housing		Affordable Housing Healthy and Sustainable Neighborhoods Prevent and End Homelessness		Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 3675 Households Assisted Rental units rehabilitated: 800 Household Housing Unit Homeowner Housing Rehabilitated: 390 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Promote Healthy and Sustainable Neighborhoods	2021	2025	Affordable Housing Non-Housing Community Development		Affordable Housing Healthy and Sustainable Neighborhoods Prevent and End Homelessness		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 13095 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 41775 Persons Assisted Housing Code Enforcement/Foreclosed Property Care: 3700 Household Housing Unit
3	Prevent and End Homelessness	2021	2025	Homeless Non-Housing Community Development		Affordable Housing Healthy and Sustainable Neighborhoods Prevent and End Homelessness		Tenant-based rental assistance / Rapid Rehousing: 175 Households Assisted Homelessness Prevention: 770 Persons Assisted

Table 51 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing in an Inclusive Community
	Goal Description	<p>1. Provide affordable housing opportunities for low and moderate income households through housing rehabilitation activities that eliminate code violations and make other necessary improvements, including accessibility and energy conservation improvements, and through the construction, acquisition, and / or rehabilitation of housing for low and moderate income households, in cooperation with CHDOs, the private sector, non-profits and / or the Montgomery County Housing Opportunities Commission (HOC) (five-year outcome – 715 units using both HOME and CDBG funds). The County uses no HOME funds for home buyer programs.</p> <p>2. Assist non-profit providers in rehabilitating group homes occupied by lower-income, special needs persons (five-year outcome – 85 units).</p> <p>3. Address community needs for neighborhood preservation and enhancement (five-year outcome – 390 households will benefit from home improvements and 3,675 households will benefit from neighborhood improvements).</p>
2	Goal Name	Promote Healthy and Sustainable Neighborhoods
	Goal Description	<p>1. Conduct activities that serve to affirmatively further fair housing choice. Activities may include sales, rental and lending testing, education/outreach, training and research. Activities will be administered by the Office of Human Rights.</p> <p>2. Provide Code Enforcement service in CDBG eligible areas. Consistent enforcement of the County Codes will help to: improve the quality of life for Montgomery County citizens; stabilize neighborhoods; provide safe, decent, and clean dwelling units; maintain and enhance property values; and prevent blight.</p> <p>3. Provide funding for Public Service grants providing services to low-income residents, such as workforce readiness training, after-school STEAM and academic enrichment programming, college and career planning services, support for a medical clinic, emergency financial assistance and eviction prevention, mental health education and programming, IT-focused job training, family planning services, and homeless food service.</p>

3	Goal Name	Prevent and End Homelessness
	Goal Description	<ol style="list-style-type: none"> 1. Assist approximately 175 homeless households to locate, obtain and retain permanent housing through the provision of case management services and security deposits. Provide medium-term rental assistance to these households to help them retain permanent housing. 2. Provide funding for repair and maintenance of a multi-family facility providing permanent supportive housing for 595 persons. 3. Place 175 homeless persons in housing that is not emergency shelter

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

HUD requires that households served with HOME funds are at or below 80% of Area Median Income (AMI). Montgomery County maintains a goal that all households served with HOME funds are at or below 60% of AMI. In projects with more than five units, HUD requires 20% of the units serve households at or below 50% of AMI. Montgomery County often exceeds this requirement. It is estimated that all households served in the Plan period will be at or below 60% AMI and that 30% of households served will be at or below 50% of AMI.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

N/A

Is the public housing agency designated as troubled under 24 CFR part 902?

No

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The lack of land available for development can serve as a barrier to the creation of affordable housing. With only about four percent of land in Montgomery County remaining available for development, Greenfield development is almost entirely a thing of the past. The County Planning Board has identified that only 15% of the land in Montgomery County is not constrained by environmental, man-made, and redevelopment qualifiers. Developers must now face the challenges of assembling parcels, creating infill developments, and building higher density projects.

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

Likewise, the development review process has been streamlined and permitting more efficient, both issues present in the previous Consolidated Plan.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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

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

Likewise, the development review process has been streamlined and permitting more efficient, both issues present in the previous Consolidated Plan.

The barrier of complex regulations was addressed with the adoption of a new zoning code and new zoning map by the County Council in the spring of 2014. The new code and map became effective on October 30, 2014. The new code allows flexibility for more housing in and around commercial centers and encourages more mixed-use developments. At the same time, the new law provides greater protections for existing residential neighborhoods that might be impacted by new and infill development. In addition, the new code improves the efficiency of the development review process by stipulating a 120-day deadline for site plan approvals. This comprehensive zoning rewrite culminates years of collaborative effort among the Planning Department and Board, County Council, the real estate industry and the civic community. With the Zoning Ordinance now enacted, the Planning Department has turned its attention to a top-to-bottom revision of the provisions of the Montgomery County Code governing the subdivision of land. This project, Thrive Montgomery 2050, will produce the most comprehensive reform of the subdivision regulations in 50 years and, like the new zoning code, will modernize and streamline the development review process. A PowerPoint explaining the new code and progress on Thrive Montgomery 2050, can be found here:

<https://montgomeryplanning.org/planning/master-plan-list/general-plans/thrive-montgomery-2050>

<https://www.montgomeryplanning.org/development/zoning/documents/ZoningCodeTraining10.29.14.pdf>

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

Montgomery County's Department of Permitting Services (DPS) has expanded and improved its online services. eServices is a suite of online tools that affords customers the opportunity to use some of our services and programs online. Customers may apply and pay for permits, submit information for review, schedule inspections, obtain property information, submit complaints, and check the status of permits electronically. Most electronic services do not require use of a log in account. The exceptions are the ability to apply for permits and to receive electronic plan review. DPS has mandated the use of electronic application and plan submission for several permits.

SP-60 Homelessness Strategy – 91.215(d)

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

Montgomery County Department of Health & Human Services (MCDHHS) is the primary funder of outreach services to homeless persons. Working with the Continuum of Care (CoC), Montgomery County has developed a standard scope of services for all homeless outreach providers including outreach strategies to engage unsheltered homeless persons and procedures to refer, link, and provide a “warm” transfer to other services or housing providers. The CoC has also developed a referral protocol between local Police and outreach providers. Four outreach providers serve the entire CoC geographic area. The CoC has identified more than 115 “hot spots” in the CoC including encampments in the woods, storage bins and 24hr establishments that are targeted for outreach. All providers maintain policies to access resources to serve limited English proficiency clients and recruit diverse staff to engage the population.

This year, Montgomery County CoC has partnered with the Behavioral Health and Crisis Services division of the Department of Health and Human Services to provide increased mobile crisis services to people sleeping rough.

In addition, Montgomery County has also established standard protocols to collaborate with other DHHS providers working in Montgomery County Public Schools including the Linkages to Learning program and the Kennedy Cluster project, which serve low-income, at-risk families in targeted neighborhoods.

Addressing the emergency and transitional housing needs of homeless persons

Montgomery County operates a coordinated assessment system . Emergency shelter is available 24/7. Individuals & families access help at designated locations where they are assessed for diversion/shelter and referred to shelter as needed. Help is also provided to those at-risk of homelessness to preserve housing.

A common assessment tool is used to screen, assess & refer households to all emergency, transitional & permanent housing programs. The tool covers housing history, financial/social supports, health status, service needs & barriers to housing. Providers enter the assessment into HMIS to promote coordination. DHHS tracks and coordinates shelter openings for the CoC. The CoC meets regularly to identify vacancies prioritize persons for housing & facilitate referrals. DHHS monitors outcomes to assure that persons are placed based on need.

The system is advertised via the County’s 311 phone line, DHHS website, community events, & training for service providers.

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

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

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

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

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

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

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education, or youth needs

Montgomery County coordinates a system of emergency assistance to prevent homelessness. Financial assistance is available from the Department of Health and Human Services as well as from Emergency Assistance Coalition providers for rental/utility assistance. This year, a Homeless Prevention Index was developed using local data to identify "high need" census tracts. The index uses multiple predictors of homelessness to determine neighborhoods where households are more at risk. See index. At-risk households with a history of housing instability receive case management to address barriers & link to mainstream resources such as SNAP, TANF, SSI and mainstream rental assistance programs.

Montgomery County provides energy assistance to help low-income residents pay their utility costs & operates the County Rental Assistance Program, a shallow rent subsidy program for low-income families, seniors & the disabled.

Montgomery County Child Welfare Services has implemented local discharge planning policies that prohibit the discharge of foster care youth into homelessness. To prepare for discharge, youth receive independent living skills training starting at age 14. Semi-independent living is open to youth aged 16-21 who are in school or working. As discharge nears, an individualized exit plan is developed for each youth to link him/her to housing, employment, education, & life skills help.

Through the Health Care for the Homeless (HCH) program, Montgomery County developed discharge protocols in collaboration with local hospitals within the CoC (no state hospitals are located within the CoC) to prevent the routine discharge of patients into homelessness. Hospital staff contact HCH nurses for each patient who reports he/she has nowhere to return. HCH nurses work with hospital staff to identify an appropriate discharge option including private market housing, family, friends, skilled nursing facilities assisted living or other housing prior to hospital discharge. CoC permanent supportive housing is another option that is considered for persons who were hospitalized for less than 90 days and were homeless prior to admission. Financial assistance is available in the form of security deposit and first month's rent from DHHS if needed to help obtain housing at exit.

Montgomery County DHHS, the CoC Collaborative Applicant, develops and implements discharge policies through its Core Services Agency (CSA). Prior to discharge, the inpatient hospital social worker/treatment provider must complete an assessment and develop an aftercare plan to address all mental health, substance abuse, co-occurring disorder, housing, health, and vocational needs. The aftercare plan is required before release and must be provided to the Core Service Agency and any aftercare provider. CSA assures that clients are linked to community-based treatment and supportive services, as well as housing.

The Montgomery County Department of Criminal Justice & Department of Health & Human Services (DHHS, the CoC collaborative applicant) have developed a comprehensive system that prepares inmates for release to reduce recidivism by assuring stable housing, and psychiatric stability. Work begins at the correction center where the Community Re-Entry program and Projects for Assistance to Transition from Homelessness program assess needs & make referrals to treatment and housing options. The Pre-Release Center then works with inmates for several months prior to release by providing employment and vocational counseling in a minimum-security setting. Inmates are not routinely discharged to homelessness; instead, they exit the correctional system with employment and housing.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The Montgomery County Department of Health and Human Services has a Childhood Lead Poisoning Prevention program. The program provides services to the community to increase awareness about the hazards of lead exposure, to increase the number of children tested for blood lead poisoning, and to decrease lead poisoning in children. In collaboration with Maryland Department of Environment, the program offers home visitation, environmental home inspections, and health education to families of severely lead-poisoned children. Telephone contact and educational materials are provided to families of moderately lead-poisoned children. Information and education are provided to the general public, medical providers and community-based organizations. Services include:

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

How are the actions listed above related to the extent of lead poisoning and hazards?

Children under the age of six years and pregnant women are most at risk. Attention deficit disorder, hyperactivity, learning disabilities, convulsions, hearing loss, or mental retardation may result from too much lead in the blood. The major source of exposure for children is lead paint dust from deteriorated lead paint or from home renovation. Most childhood exposure occurs through children's normal hand-to-mouth activity after contact with a source of lead dust. The most effective prevention of childhood lead poisoning is to reduce or eliminate being around lead.

How are the actions listed above integrated into housing policies and procedures?

The State of Maryland created the Lead Poisoning Prevention Program in 2004. The law required all residential rental properties built prior to 1950 meet the requirements of the state program in order to be licensed. Effective January 1, 2015, the Maryland General Assembly enacted new legislation expanding the Program to all rental units built prior to January 1, 1978. In response, the licensing unit in Montgomery County has begun processing thousands of units built between 1950 and 1978 under its

licensure program to ensure that they are in compliance with the new provision on age of construction. 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, childcare facilities, landlords, residents, and the medical community about lead poisoning.

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

Rockville Housing Enterprises (RHE) will continue to secure a limited-lead free certificate, from the County, at unit turnover (if the unit has not been certified as lead free).

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The Montgomery County Community Action Agency (CAA), the County's federally designated antipoverty agency, is part of Montgomery's County Department of Health and Human Services and a member of the National Community Action Partnership. The CAA addresses the needs of low-income residents in the County through programs designed to stabilize and strengthen families and communities:

- The Takoma East Silver Spring (TESS) Center – CAA's "walk-in" TESS Center is a "Neighborhood Opportunity Network" site serving the diverse, low-income community of Long Branch. Its information and referrals, social service assistance, interpretation and translation, education, "VITA" and legal services are delivered in partnership with nonprofits, public agencies and community groups.
- Head Start – CAA is the grantee for Montgomery County's Head Start Program, serving 648 three and four-year-olds, in partnership with its delegate, MCPS, and Montgomery College. CAA provides monitoring and technical support to its assigned County contracts, working with 25+ local non-profit organizations to deliver job training, legal services, clothing, food, social services and education.
- Volunteer Income Tax Assistance (VITA) – in partnership with the IRS, and with its government, academic, and nonprofit partners, CAA coordinates free, year-round tax preparation for low-income residents.

The Community Action Board (CAB) serves in an advisory capacity to the County Executive and County Council, and as an advocate on behalf of the poor and working poor of the County. Members are appointed by the County Executive and confirmed by the County Council. The (CAB) supports governance of Community Action Agency programs, including Head Start. Numerous other County agencies are also involved in lifting people out of poverty and helping them remain self-sufficient. An example is the Housing Opportunities Commission's (HOC) Family Self-Sufficiency Program (FSS). The FSS is a career development program that assists HOC residents of Public housing and HCV to achieve self-sufficiency over a five- to seven-year period toward ending dependency on welfare assistance.

Montgomery County has a strong commitment to assist with Section 3 compliance and has implemented a range of activities designed to facilitate covered activities. The Procurement Office has an active database that provides registration and re-certification for various classifications such as Minority Business Enterprise, Woman Owned Business, etc. The County includes Section 3 information in all of its covered bid documents and holds mandatory pre-bid and pre-construction meetings covering

Section 3 requirements. Training and technical assistance is provided on an as-needed basis to contractors. Technical assistance includes showing contractors how to determine whether subcontractors they already have relationships with may be Section 3 eligible and helping them obtain certification. The Section 3 certification registry program reviews and certifies contractors for a one-year period and conducts simplified re-certifications.

Montgomery County has also arranged to partner with Montgomery Works (Works) to assist contractors looking for eligible Section 3 residents for covered projects. Works functions as the County's Workforce Exchange and provides training and referral services, including through the state Maryland Workforce Exchange system, an on-line registration system.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

By continuing to fund the acquisition, development, and rehabilitation of affordable housing units, the County will be providing individuals and families in poverty with a decent, affordable place to live, which will allow them to focus their efforts on overcoming poverty. Funding for homeless related programs will also provide support to individuals and families that are struggling with poverty.

Montgomery County established minimum wage changes in 2018 which increased the minimum wage in stages to \$15 per hour for large employers July 1, 2021, for smaller employers by 2023 and annual increases based on CPI in the future. Two worker households working full time at minimum wage will earn enough to afford the median rent at 30% of household income. County plans for locating economic development, transportation and public services prioritize connecting all residents with employment and services which align with housing location plans in the M-NCPPC, specifically addressed in the Thrive Montgomery 2050 general plan under development.

SP-80 Monitoring – 91.230

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

Montgomery County receives annual allocations from the Federal CDBG, HOME, and ESG Programs. Monitoring standards and procedures for each program are described here. CDBG and ESG activities are monitored according to program requirements. Subrecipients and contractors are required to submit periodic progress and financial reports and submit quarterly benefit data reports. DHCA staff maintains regular telephone and email contact with subrecipients and contractors. Staff from DHHS continually monitor expenditures and review source documentation annually for ESG services provided by contractors. Occasionally, staff will monitor projects as a joint effort with staff from other County Departments.

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 may attend events sponsored by the sub-recipients/contractors 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 grantees and 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 to follow the timing of required cyclical inspections automatically generating requests for information, receipt of audits and benefit data reports. Additionally, beginning in county fiscal year 2014, DHCA instituted procedures for setting up inspection case files and for clearly identifying the units requiring inspection (most of our projects have floating HOME units). DHCA is filling a new staff position to focus on HOME asset management. This employee will ensure that code staff receive timely notification of the units requiring inspection and will monitor inspection cycle requirements.

DHCA staff conduct contract monitoring meetings with all grantees during the contract period. These visits supplement other contacts (phone/email). A monitoring report is placed in the file of grantees. The County is also subject to review by outside auditors. The current contract calls for programmatic and financial audits to be conducted annually.

Expected Resources

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

Introduction

Provide the highest level of affordable housing funding in the County's history by investing \$89.1 million in affordable housing in Fiscal Year 2022. This includes \$61 million in the Montgomery Housing Initiative (MHI) Fund, \$22 million in the Affordable Housing Acquisition and Preservation CIP project, and \$6 million for the new Affordable Housing Opportunity Fund. Additionally, the County provides real estate tax exemptions to support reducing housing costs, authorizing \$30.2 million in FY2022. This increases dedicated funding and provides for renovation of distressed housing, the acquisition and preservation of affordable housing units, creation of housing units for special needs residents, services to the "Building Neighborhoods to Call Home" and "Housing First" programs, and creation of mixed-income housing. Since FY08, \$1 billion has been invested in support of affordable housing.

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

In addition, DHCA continues to actively underwrite affordable housing loans to preserve and produce affordable housing. Twelve developments, including three senior and eight family projects, have already been identified with another project up for consideration. These developments

would preserve or produce over 1,150 total and 899 affordable units.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	5,126,150	1,000,000	0	6,126,150	24,504,600	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,017,203	1,000,000	0	3,017,203	12,068,812	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	428,409	0	0	428,409	1,713,636	

Table 52 - Expected Resources – Priority Table

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

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

For County fiscal year 2022 (July 1, 2021 – June 30, 2022), the County Executive's recommended budget invests \$61 million dollars in the Montgomery Housing Initiative (MHI) fund. This dedicated funding provides for renovation of distressed housing, the acquisition and

preservation of affordable housing units, creation of housing units for special needs residents, services to the "Building Neighborhoods to Call Home" and "Housing First" and creation of mixed-income housing. The MHI will be the source of the HOME fund match.

ESG fund match will be provided by general county revenue funds that will fund projects through the Department of Health and Human Services (DHHS). The Department provides core services that protect the community's health, protect the health and safety of at-risk children and vulnerable adults, and address basic human needs including food, shelter, clothing, and personal care. The Department also provides a number of other services to assist families to be healthy, safe, and strong. Housing related funding is also recommended in the County fiscal year 2022 budget for the Rental & Energy Assistance Program, Shelter Services, Permanent Supportive Housing Services, and Housing Stabilization Services.

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

Montgomery County is committed to the integration of affordable housing on publicly owned land and has a couple of projects recently completed that reflect this commitment:

Artspace Project (801 Sligo Ave – former Third District Police Station)

The proposed development will consist of the new construction of two multifamily buildings containing a total of 68 affordable rental artist live/work units (100% of the 68 units will be affordable with rents adjusted for a mix of 30%, 40%, 50% and 60% of Area Median Income). The County is providing the land to the developer via a long-term ground lease for the rental portion of the development, and a purchase and sale agreement for the townhome phase of the development. The project was not awarded nine percent Low Income Housing Tax Credits and DHCA is working with the developer and several lenders to finance the project. The project is scheduled to close April 30, 2019. The project closed in late April 2019 and is under construction. The construction completion date for the project is June 2021.

East County Regional Services Center (ECRSC) Site (Willow Manor at Fairland)

This project is a new construction project for 122 units of mixed-income senior rental housing on County-owned land and supported with \$595,000 from Montgomery County's Housing Initiative Fund (HIF). The three-story building has been constructed on approximately 10 acres of County land that will be leased to the developer. The building contains one- and two-bedroom units, and 50% of the units (61 units) will be leased to senior households with incomes at or below 50% of AMI. The remaining 50% of the units (61 units) will be leased to households at market-rate rents. The project closed in November 2018, and the Use and Occupancy Certificate was issued on August 31, 2020.

The Bonifant

The Silver Spring Library Residences (the "Project") is located at 929 Bonifant Street, in downtown Silver Spring, adjacent to a future Purple Line stop and the new Silver Spring Library. The County owns the entire site. The library construction work is completed. The Project is within walking distance of shops, restaurants, two grocery stores, and numerous other amenities in booming downtown Silver Spring making this site desirable for mixed income senior housing.

The Project is an 11-story mixed-use, mixed income development for the elderly in Silver Spring. The Project contains 149 units for elderly households with 139 units restricted to incomes at or below 60% of the Area Median Income, and 10 market rate units. Retail space is located on the ground floor. Approximately 93% of the 149-units are affordable with the following income mix distribution: 11% or 15-units are for tenants whose AMI is 30% or less, 31% or 43-units are for tenants whose AMI is 50% or less, and 58% or 81-units are for tenants whose AMI is 60% or less. The remaining balance of 10-units are rented at market-rate.

This project opened in July 2016 and is fully leased and operating.

Victory Crossing

Victory Crossing Apartments is a 105-unit, affordable, senior (62+) housing rental apartment located at 1090 Milestone Drive, next to the recently constructed Third District Police Station, in the White Oak area of Silver Spring. The proposed project was constructed on property that was owned and leased to the developer by the County. The project provides a mix of one- and two-bedroom units at various affordability levels.

This project opened in late 2019 is fully leased and operating.

Discussion

Parkview Glenmont

Parkview Glenmont had been proposed as a mixed-income, age-restricted community located adjacent to the newly constructed WMATA parking garage on Georgia Avenue. The proposed project was estimated to include 100+/- units that would be designed, constructed and managed in a manner to meet today's market demands. DHCA had an option to purchase the site from WMATA and entered into an option agreement with WMATA. This project never materialized due to the inability to reach agreement with WMATA on the price of the land.

Randolph Road/Bushey Drive Project

In July 2019, Montgomery County issued a Request for Development Proposals (RFDP) for the redevelopment of 4010 Randolph Road in Silver Spring MD. The 6.07-acre County-owned site is currently occupied by the Department of Recreation's administrative offices, which was scheduled to relocate in 2020.

The site will be redeveloped to increase the stock of mixed-income affordable housing in the Veirs Mill corridor with unit sizes from 1 bedroom to 4 bedroom. It will provide a transition from the Stonemill Square retail to the single-family residential area east of the site, while maintaining compatibility with the existing surrounding residential community.

The selected proposal, called the Gardens on the Park, would produce a 100% affordable development with a total of 194 units comprised of 166 rental units and 28 homeownership units ranging the full affordable income spectrum from 30% AMI to 70% AMI.

The proposed unit and income mix for the rental units includes 166 units with 34 of the units affordable to households under 40% AMI, 52 units at 50% AMI and 80 units at 60% of AMI: the unit mix includes 57 units of 3 bedroom or larger. The property will also include 28 homeownership units, with 24 condominium units priced for households at or below 50% AMI, and 4 single family homes priced for 70% AMI.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing in an Inclusive Community	2021	2025	Affordable Housing				Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 735 Households Assisted Rental units rehabilitated: 236 Household Housing Unit Homeowner Housing Rehabilitated: 83 Household Housing Unit
2	Promote Healthy and Sustainable Neighborhoods	2021	2025	Affordable Housing Non-Housing Community Development				Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2619 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 8355 Persons Assisted Housing Code Enforcement/Foreclosed Property Care: 740 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Prevent and End Homelessness	2021	2025	Homeless Non-Housing Community Development				Tenant-based rental assistance / Rapid Rehousing: 35 Households Assisted Homeless Person Overnight Shelter: 119 Persons Assisted

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing in an Inclusive Community
	Goal Description	<p>1. Provide affordable housing opportunities for low and moderate income households through housing rehabilitation activities that eliminate code violations and make other necessary improvements, including accessibility and energy conservation improvements, and through the construction, acquisition, and / or rehabilitation of housing for low and moderate income households, in cooperation with CHDOs, the private sector, non-profits and / or the Montgomery County Housing Opportunities Commission (HOC) (one-year outcome – 143 units using both HOME and CDBG funds). The County uses no HOME funds for home buyer programs.</p> <p>2. Assist non-profit providers in rehabilitating group homes occupied by lower-income, special needs persons (one-year outcome – 17 units).</p> <p>3. Address community needs for neighborhood preservation and enhancement (one-year outcome – 78 households will benefit from home improvements and 735 households will benefit from neighborhood improvements).</p>

2	Goal Name	Promote Healthy and Sustainable Neighborhoods
	Goal Description	<p>1. Conduct activities that serve to affirmatively further fair housing choice. Activities may include sales, rental and lending testing, education/outreach, training and research. Activities will be administered by the Office of Human Rights.</p> <p>2. Provide Code Enforcement service in CDBG eligible areas. Consistent enforcement of the County Codes will help to: improve the quality of life for Montgomery County citizens; stabilize neighborhoods; provide safe, decent, and clean dwelling units; maintain and enhance property values; and prevent blight.</p> <p>3. Provide funding for Public Service grants providing services to low-income residents, such as workforce readiness training, after-school STEAM and academic enrichment programming, college and career planning services, support for a medical clinic, emergency financial assistance and eviction prevention, mental health education and programming, IT-focused job training, family planning services, and homeless food service.</p>
3	Goal Name	Prevent and End Homelessness
	Goal Description	<p>1. Assist approximately 35 homeless households to locate, obtain and retain permanent housing through the provision of case management services and security deposits. Provide medium-term rental assistance to these households to help them retain permanent housing.</p> <p>2. Provide funding for repair and maintenance of a multi-family facility providing permanent supportive housing for 119 persons.</p> <p>3. Place 35 homeless persons in housing that is not emergency shelter</p>

Projects

AP-35 Projects – 91.220(d)

Introduction

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

Projects

#	Project Name
1	Housing Acquisition and Preservation
2	Group Home Rehabilitation
3	Focused Neighborhood Assistance
4	Code Enforcement
5	Facility Planning
6	Administration (capped)
7	Fair Housing Activities
8	Contingency
9	Boys & Girls Club of Greater Washington, Inc. - Social Emotional Learning (SEL)
10	Community Reach of Montgomery County, Inc. - Mansfield Kaseman Health Clinic
11	ECDC Enterprise Development Group, Inc. - Small Business Loan Program
12	EveryMind, Inc. - SASS - Stabilizing Adults through Situational Support
13	Korean Community Service Center of Greater Washington, Inc. - Strengthening Asian Families
14	Latin American Youth Center, Inc.- Mental Health Assistance
15	Mobile Medical Care, Inc. - Expanding Family Planning Options
16	Montgomery County Coalition for the Homeless, Inc.
17	Montgomery Housing Partnership, Inc. - Homework Club
18	Montgomery Housing Partnership, Inc.- Play and Learn
19	NAMI Montgomery County (MD), Inc. - Mental Health Promotion
20	Per Scholas, Inc. - IT Job Training
21	The Shepherd's Table, Inc. - Beyond the Table
22	The Shepherd's Table, Inc. - Eye Clinic
23	Vietnamese Literary and Artistic Club of the Washington Metropolitan Area
24	City of Takoma Park
25	City of Rockville - single-family rehab
26	Housing Production and Preservation
27	Community Housing Development Organizations (CHDOs)- Housing Production

#	Project Name
28	CHDO Operating Assistance
29	Administration
30	Emergency Solutions Grant (ESG) HESG 15 Montgomery County
31	Rockville Housing Enterprises (RHE)
32	Housing Unlimited - home repairs
33	Community Reach of Montgomery County, Inc. - home repairs

Table 54 – Project Information

AP-38 Project Summary

Project Summary Information

1	Project Name	Housing Acquisition and Preservation
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$2,177,150
	Description	Funds will be used for affordable housing activities. Eligible activities include loans to assist in the purchase of existing properties for use as housing affordable to low- and moderate-income residents and funds for housing rehabilitation to enable low- and moderate-income owners of single-family homes and owners of multi-family properties occupied by low- and moderate-income tenants to eliminate code violations and make other necessary improvements, including accessibility and energy conservation improvements. Assistance may be provided for public housing modernization and for group home acquisition. An estimated 85 units will be created, preserved, or improved.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
2	Project Name	Group Home Rehabilitation
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$600,000

	Description	Funds will be used to assist nonprofit providers in rehabilitating group homes occupied by lower-income, special needs persons to eliminate code violations and make other necessary improvements, including accessibility and energy conservation improvements. Estimated to benefit 100 clients.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 100 lower-income special needs persons who are elderly and/or disabled and live in group homes will benefit from the improvements above.
	Location Description	
	Planned Activities	
3	Project Name	Focused Neighborhood Assistance
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$945,000
	Description	The Focused Neighborhood Assistance (FNA) program provides financial and technical assistance to select affordable neighborhoods to improve the quality of life, safety, and welfare of residents. Construction services are currently underway for the Grover's Forge, Center Stage, Walker's Choice and The Hamptons neighborhoods of Montgomery Village during FY21 and are expected to be completed in FY22. Additional construction activities are underway in FY21 for the Montclair Manor community in Silver Spring and are also expected to be completed in FY22. All of these communities will benefit from site improvements and new lighting throughout their neighborhoods. Site improvements in the Wedgewood community are expected to begin in FY22. Approximately 627 households will benefit from these common area improvements.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 627 lower-income households, often in single-family or townhomes, will benefit from the above.

	Location Description	Countywide, generally CDBG census tracts.
	Planned Activities	
4	Project Name	Code Enforcement
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$300,000
	Description	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.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 740 households (multi-family, townhomes, and single-family units) will benefit from code enforcement efforts.
	Location Description	Countywide
	Planned Activities	
5	Project Name	Facility Planning
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$50,000
	Description	The funds will be used for preliminary planning and design for a variety of projects in eligible areas for possible inclusion in a future budget.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	
6	Project Name	Administration (capped)
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$950,000
	Description	This will fund DHCA's staff in planning, administration, and monitoring of the CDBG program, including preparation of the Consolidated Plan, staff support for a citizens advisory committee, environmental reviews, preparation of contracts, payment processing and auditing, federal reporting and loan servicing.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Countywide
	Planned Activities	
7	Project Name	Fair Housing Activities
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$20,000
	Description	Funds will be used for activities that serve to affirmatively further fair housing choice. Activities may include sales, rental and lending testing, education/outreach, training, and research. Activities will be administered by the Office of Human Rights.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	An estimated 140 individuals will directly benefit. However, many more will be educated through the publicity on fair housing promoted by the Office of Human Rights.
	Location Description	
	Planned Activities	
8	Project Name	Contingency
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$100,000
	Description	The funds will be used to cover unanticipated costs for other eligible activities.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Countywide
	Planned Activities	
9	Project Name	Boys & Girls Club of Greater Washington, Inc. - Social Emotional Learning (SEL)
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$45,000
	Description	Provides activities for disadvantaged youth to improve social and emotional well-being, support academic success, and promote a healthy lifestyle. Estimated to benefit 100 youth.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
10	Project Name	Community Reach of Montgomery County, Inc. - Mansfield Kaseman Health Clinic
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$45,000
	Description	Provides support for the operations of a new Diabetes Center, including podiatry services, ophthalmology services, and general care provided by a medical assistant. Estimated to benefit 300 patients.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
11	Project Name	ECDC Enterprise Development Group, Inc. - Small Business Loan Program
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$30,000
	Description	Provides loans and one-on-one technical assistance for low- and moderate-income small business entrepreneurs. Estimated to benefit 30 clients.

	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
12	Project Name	EveryMind, Inc. - SASS - Stabilizing Adults through Situational Support
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$45,000
	Description	Provides assistance to low-income residents in preventing evictions, securing shelter, making and keeping appointments for physical and mental medical health care services, and finding and keeping jobs. Estimated to benefit 140 people.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
13	Project Name	Korean Community Service Center of Greater Washington, Inc. - Strengthening Asian Families
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$40,000

	Description	Provides outreach to clients with limited English proficiency regarding access to social services, health care, and workforce development. Estimated to benefit 2,470 people.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
14	Project Name	Latin American Youth Center, Inc.- Mental Health Assistance
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$42,500
	Description	Provides individual and family counseling, psychoeducational group sessions, and referrals through the Maryland Multicultural Youth Centers. Estimated to benefit 25 youth.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
15	Project Name	Mobile Medical Care, Inc. - Expanding Family Planning Options
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$43,500

	Description	Provides safe and effective long-acting reversible contraception (LARC) for low-income, uninsured Montgomery County women for whom other birth control methods are not a viable family planning option. Estimated to benefit 60 clients.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
16	Project Name	Montgomery County Coalition for the Homeless, Inc.
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$45,000
	Description	Home Builders Care Assessment Center Rapid Exit Specialist - Provides for the Rapid Exit Specialist position to quickly identify and access safe and appropriate alternatives to emergency shelter for men experiencing a housing crisis. Estimated to benefit 120 clients.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
17	Project Name	Montgomery Housing Partnership, Inc. - Homework Club
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods

	Funding	CDBG: \$42,500
	Description	Provides afterschool academic enrichment for kids in grades K-5 who live in Montgomery Housing Partnership Affordable housing properties. Estimated to benefit 108 children.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
18	Project Name	Montgomery Housing Partnership, Inc.- Play and Learn
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$45,000
	Description	Provides a kindergarten readiness program for children, ages 3 to 4 living in Montgomery Housing Partnership Affordable housing properties. Estimated to benefit 107 children.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
19	Project Name	NAMI Montgomery County (MD), Inc. - Mental Health Promotion
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods

	Funding	CDBG: \$31,500
	Description	Mental Health Promotion for Low-Income Latinx Residents - Provides bilingual education, awareness and resources for Spanish-speaking families and caregivers of individuals with mental illness. Estimated to benefit 537 people.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
20	Project Name	Per Scholas, Inc. - IT Job Training
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$45,000
	Description	Provides Information Technology job training to un/underemployed low-income and diverse residents and connects them to regional tech jobs. Estimated to benefit 50 trainees.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
21	Project Name	The Shepherd's Table, Inc. - Beyond the Table
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods

	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$45,000
	Description	Provides 200 prepared meals, once a day, to individuals and families in neighborhoods where the need is the greatest. Estimated to benefit 15,000 people.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
22	Project Name	The Shepherd's Table, Inc. - Eye Clinic
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$45,000
	Description	Provides free eye exams, glasses, and treatment for glaucoma and cataracts. Estimated to benefit 400 patients.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
23	Project Name	Vietnamese Literary and Artistic Club of the Washington Metropolitan Area
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods

	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$40,000
	Description	Healthcare Program - Provides outreach and education in Vietnamese regarding health care options under the Affordable Care Act as well as translators to access services. Estimated to benefit 165 people.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
24	Project Name	City of Takoma Park
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$91,000
	Description	Neighborhood Improvement Initiative Funds will be used for planned ADA streetscape improvements in CDBG eligible areas. Specific projects sites, to be identified in partnership with the Public Works Department, will be approved by Montgomery County to ensure compliance with federal requirements.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	This project will serve an estimated 2,619 people in CDBG-eligible areas of Takoma Park.
	Location Description	
25	Project Name	City of Rockville - single-family rehab
	Target Area	

	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$79,789
	Description	Assistance for income-eligible single-family home repairs
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Up to seven low-income homeowner families (approximately 26 people) will benefit.
	Location Description	
	Planned Activities	
26	Project Name	Housing Production and Preservation
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$2,412,203
	Description	Funds will be used for the construction, acquisition, and / or rehabilitation of housing (both multi- and single-family units). DHCA may work with the private sector, non-profits and / or the Montgomery County Housing Opportunities Commission (HOC) in implementing this program.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	This is estimated to produce or preserve 48 units.
	Location Description	Countywide
	Planned Activities	
27	Project Name	Community Housing Development Organizations (CHDOs)- Housing Production

	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$305,000
	Description	The project will fund the housing development activities of CHDOs. This represents the federally mandated fifteen percent of the HOME allocation. Up to 10 percent of this total (\$20,000) may be used for project-specific technical assistance, site control, and seed money loans. It is anticipated that one to three organizations will use these funds for acquisition, construction, or renovation of rental housing for persons with low-incomes.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	This is estimated to produce or preserve 6 units.
	Location Description	Countywide
	Planned Activities	
28	Project Name	CHDO Operating Assistance
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$100,000
	Description	Funds will be used to partially cover the administrative costs of qualified CHDOs: Montgomery Housing Partnership (MHP) and Housing Unlimited, Inc. (HUI). MHP will receive \$60,000 and HUI will receive \$40,000. By regulation, only CHDOs using HOME funds to own, sponsor, or develop affordable housing are eligible for operating support. This operating support cannot exceed 50 percent of a CHDO's operating budget in any fiscal year or \$50,000 annually, whichever is greater.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Countywide
	Planned Activities	
29	Project Name	Administration
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	
	Funding	CDBG: \$200,000
	Description	The fund will be used to cover the County's expenses associated with operating the HOME Program. Administrative expenses cannot exceed 10% of the entitlement amount.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Countywide
	Planned Activities	
30	Project Name	Emergency Solutions Grant (ESG) HESG 15 Montgomery County
	Target Area	
	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Prevent and End Homelessness
	Funding	CDBG: \$428,409
	Description	The ESG Program enables the county to assist persons who are homeless. Funds are used in conjunction with the Continuum of Care homeless assistance system and will be administered by the County Department of Health and Human Services.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	An estimated 70 households will be served through Rapid Re-Housing
	Location Description	Countywide
	Planned Activities	
31	Project Name	Rockville Housing Enterprises (RHE)
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$140,000
	Description	Replacement of roofs for 13 of the proposed 24 units at RHE's David Scull site and for six (6) single-family homes (507 Bickford Ave, 509 Bickford Ave, 512 Woodston Rd, 726 Grandin Ave, 1208 Parrish Dr, 13303 Midway Ave).
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Nineteen families comprised of 50-76 low-income residents will benefit from the new roofs.
	Location Description	
	Planned Activities	
32	Project Name	Housing Unlimited - home repairs
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$31,411
	Description	Housing Unlimited proposes repairs and maintenance at one of its affordable homes for residents in mental health recovery (125B Pasture Side Place). Project includes window replacements, kitchen renovation, and painting work.

	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Three residents in mental health recovery will benefit.
	Location Description	
	Planned Activities	
33	Project Name	Community Reach of Montgomery County, Inc. - home repairs
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$11,800
	Description	Replacement of wooden shutters in disrepair at Jefferson House (111 W. Jefferson Street), a permanent supportive housing dwelling. The location is a historic property.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Six persons living in permanent supportive housing will benefit.
	Location Description	
	Planned Activities	

AP-50 Geographic Distribution – 91.220(f)

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

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	226
Special-Needs	15
Total	241

Table 55 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	172
Acquisition of Existing Units	69
Total	241

Table 56 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

In FY 2014, HOC began using HUD's Rental Assistance Demonstration (RAD) program to convert all of its existing public housing units to either Project Based Rental Assistance (PBRA) or Project Based Vouchers (PBV). As of April 2020, HOC has completed the conversion of all Public Housing units.

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

Over the last six years, HOC converted public housing units using the RAD program at 11 different public housing properties in the County. This effort has ended with the last Public Housing property conversion, Elizabeth House Apartments in Silver Spring. The completion of HOC's public housing RAD conversions constitutes a major shift in the way HOC provides affordable housing to its residents.

However, the end result is a much improved system that not only retains all existing residents, but also increases the number of assisted residents. Furthermore, HOC's RAD conversions allowed for significant renovation of HOC's former public housing units, construction of new subsidized units, and provided an opportunity for income mixing in the former public housing portfolio. The end result is a net gain for HOC's former public housing residents who are transferring into renovated or new construction units all across the County. The increase in affordable housing supply from HOC's RAD activities also allows for new low-income families to rent from HOC at the converted and new construction properties.

Ultimately, the greater Montgomery County community is witnessing a de-concentration in poverty and an increase in high quality, amenity rich affordable housing units with strong access to services, schools, and public transportation all as a result of HOC's public housing RAD conversions.

In the upcoming year Rockville Housing Enterprises (RHE) plans to convert its scattered site public housing units to Project Based Vouchers under the HUD voluntary conversion program. This conversion will provide critically needed increased funding to maintain the affordable housing assets and supportive programs for residents. Additionally, RHE has been designated as a HUD Move to Work Agency. Under the HUD Move to Work Program, RHE will have the flexibility to modify established Public Housing and Voucher program rules, to ensure maximum efficacy of the programs and decrease individuals' dependence on subsidy.

RHE closed the refinance of Fireside Park Apartments with approximately \$5.3 million in funding from the Montgomery County HIF fund. The rehabilitation of the 236 multi-family units is underway.

Rehabilitation is expected to be completed in the summer of 2022.

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

HOC actively works to increase resident input to ensure that real concerns are addressed and not simply those that government perceives as problematic for County residents. This resident input is gathered through a variety of means. HOC holds multiple Town Hall meetings and public hearings each year. HOC also provides public comment periods for many of its policy changes and has regular discussions with HOC's own Resident Advisory Board (RAB). HOC's RAB is composed of HOC residents from across its affordable housing portfolio, including the Public Housing, Housing Choice Voucher, Project-Based Section 8, Tax Credit, and Opportunity Housing programs. HOC staff reviews many proposed policy changes with its RAB, thereby seeking input from its residents prior to implementing policies which affect them. The topics discussed at these different resident meetings include property maintenance, adequacy of supportive services, property management, administrative policies, new HOC programming, and HOC customer service. Numerous self-sufficiency and educational programs, supported with public funds, are also provided by HOC, resulting in many different opportunities for residents to speak out on those issues affecting their families regarding their living conditions and other supportive services. Although HOC has completed its Public Housing Conversion, the FSS program applies to the HCV program. Therefore, the same opportunities are available to the former PH residents now in the voucher program as they are available to all HCV participants.

Rockville Housing Enterprises (RHE) actively recruits families for participation in the Family Self Sufficiency program which can help families achieve self-sufficiency goals which may include homeownership. Under the HUD Move to Work Program, RHE plans to expand services offered to RHE clients to include more robust job training and retention programs and programs designed to address mental health issues. RHE has had 2 families purchase a home last year and RHE aims to have 4 families purchase homes in the upcoming year.

In response to the COVID crisis RHE, in partnership with So What Else has established a food pantry at the David Scull Community Center for the community at large. Over 150,000 thousand pounds of food is distributed each week with over 4,000 families served since March of 2020. RHE continues to assist families experiencing hardships due to COVID related income losses.

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

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

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

Montgomery County Department of Health & Human Services (DHHS) is responsible for the implementation of the Continuum of Care (CoC) strategic plan to end homelessness. The Interagency Commission on Homelessness (ICH), as the governing body of the CoC, has committed to making homelessness rare, brief, and one-time only for all. This work is done by employing specific tactics for each subpopulation, including Veterans, chronic homelessness, families with children, youth, seniors, and single individuals. Over the next year, the CoC will be primarily focused on youth and unsheltered homelessness.

Montgomery County DHHS is working in partnership with the Collaboration Council for Children, Youth, and Families to establish a plan to end youth homelessness in the County. This will involve standing up a homeless drop-in center, establishing a youth-specific coordinated entry system, and creating innovative housing solutions for youth. The drop-in center will include access to basic services such as food, laundry, and showers as well as connection to educational and employment services. Recognizing that the needs of youth are unique, the CoC has committed to adapting youth-specific assessment tools, outreach and engagement, and housing interventions to ensure that youth experiencing homelessness are connected to permanent housing as quickly as possible and that interventions are developmentally appropriate.

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

Finally, the CoC is participating in a county-wide effort to reimagining public safety with the goal of reducing police brutality and police response to non-police issues like homelessness. Police are often

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

Addressing the emergency shelter and transitional housing needs of homeless persons

Montgomery County operates a coordinated entry system. Emergency shelter is provided 24 hours / 7 days for individuals & families. Access to services and shelters are provided through the outreach providers and Regional Housing Stabilization Services Offices, and the Crisis Center nights and weekends. Help is also provided to those at-risk of homelessness to preserve housing. A common assessment tool is used to screen, assess & refer households to all emergency, transitional & permanent housing programs. The tool screens for household vulnerability and acuity of needs to ensure those most in need are prioritized for housing.

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

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

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

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

Individuals and families experiencing homelessness have access to case management services to help

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

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

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

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

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

The CoC has received significant federal resources for eviction/ homeless prevention due to the pandemic. To ensure households with the greatest risk of homelessness are prioritized for assistance, the CoC developed a Homeless Prevention Index that uses local data on community-level predictors of homelessness to identify census tracts with the greatest need. To date, approximately 5000 households have been provided rent relief, 90% of whom are people of color. This is particularly important since the

homelessness and evictions disproportionately impact Black and Brown households.

Montgomery County Child Welfare Services has implemented local discharge planning policies that prohibit the discharge of foster care youth into homelessness. To prepare for discharge, youth will receive independent living skills training. Semi-independent living is open to youth aged 16-21 who are in school or working. As discharge nears, an individualized exit plan will be developed for each youth. Through the Health Care for the Homeless (HCH) program, Montgomery County developed discharge protocols in collaboration with local hospitals within the CoC (no state hospitals are located within the CoC) to prevent the routine discharge of patients into homelessness. Hospital staff will contact HCH nurses for each patient who reports he/she has nowhere to return and will identify an appropriate discharge option. CoC permanent supportive housing will also be considered for persons who were hospitalized for less than 90 days and were homeless prior to admission.

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

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

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

Introduction:

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

Since the County's last Consolidated Plan (2015-2019), the County Council has adopted a new zoning code to modernize antiquated regulations of the past, and to clarify and encourage infill and mixed-use development (Zoning Ordinance, Chapter 59 of the Montgomery County Code). This has removed a major barrier to new housing investment. Likewise, the development review process has been streamlined and permitting more efficient, both issues present in the previous Consolidated Plan.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Montgomery County continues to identify county-owned sites that can be redeveloped to include housing along with other public facilities and is promoting transit-oriented redevelopment, in conjunction with private developers, in White Flint and Wheaton. New master plan efforts and updated zoning regulations allow for more high-density and mixed-used developments near public transit and in other formally single-use non-residential areas, leading to an increase in future housing supply. Plans in progress include Thrive 2050, a comprehensive 30-year plan for the entire county. Area plans underway include the Ashton Village Center Sector Plan, the Germantown Plan for the Town Sector Zone, and the Shady Grove Minor Master Plan Amendment.

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

As part of Montgomery County's ongoing efforts to provide more paths to homeownership, the County

has committed \$1 million in Fiscal Year 2021 for the Montgomery County Homeownership Assistance Fund “McHAF,” a partnership between the Housing Opportunities Commission of Montgomery County (“HOC”) Single Family Mortgage Purchase Program (“MPP”) and Montgomery County Department of Housing and Community Affairs (“DHCA”). This is the third allocation of \$1 million being provided by DHCA. The program will provide to eligible Maryland first time homebuyers purchasing a home in Montgomery County a deferred Down Payment and Closing Cost Assistance loan granting up to 40% of the household’s qualifying income for a maximum of \$25,000.

Montgomery County’s Department of Permitting Services has expanded and improved its online services. Site users now have fast access to permit processes accessible through ePermits and ePlans including the ability to schedule or cancel inspections, apply for permits, and submit plans. This will enable more efficient, and therefore, less expensive, additions to the housing supply.

During County fiscal year 2018, the Montgomery County Department of Permitting Services (DPS) has improved its building code effectiveness rating and is now in the best rating category for insurance rate credits for new construction. This higher rating can result in lower property insurance rates for those building in the County. “The Department’s improved score on building code effectiveness is a considerable accomplishment and advances our mission of assuring that our residents and businesses are safe and realizing economic value,” said DPS Director Diane Jones. “We want residents and business owners to take advantage of the new rating, which can result in discounted insurance rates for new construction projects.”

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

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

Actions planned to reduce lead-based paint hazards

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

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

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

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

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

Actions planned to reduce the number of poverty-level families

All activities described in this Action Plan are designed with poverty reduction in mind. Programs to prevent and end homelessness help bring people and households out of poverty and into self-sufficiency. Rental assistance helps stabilize households and allow them to build savings, gain skills, and engage in other positive behaviors associated with a rise out of poverty. Public Service grants that provide households with workforce preparedness programs, such as the second-year grants to A Wider Circle, Inc. to provide holistic, intensive, and highly personalized support to adults seeking to enter or re-enter the workforce and the grant to Per Scholas, Inc. to provide low-income residents with IT Job training and connect them to jobs, will help low-income households get out of or stay out of poverty.

Actions planned to develop institutional structure

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

To address the gap of lack of housing for persons living in nursing homes who could otherwise reside in the community, staff from the Housing Opportunities Commission, the Department of Housing & Community Affairs, DHHS, the Interagency Commission on Homelessness and others, continue to work to identify additional funding sources to provide affordable housing for this special needs population.

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

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

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

In 2014 the Interagency Commission on Homelessness (ICH) was established by the County to act on behalf of County residents experiencing homelessness and to provide advice, counsel, and recommendations to the County Executive and County Council. The Commission's responsibilities involve matters influencing provision of services, County government policies and procedures, development and implementation of State and Federal laws, and other issues affecting the lives, rights, and welfare of people experiencing homelessness in Montgomery County. The Montgomery Continuum of Care (CoC) is the U.S. Department of Housing and Urban Development (HUD) recognized body responsible for community planning to prevent and end homelessness in Montgomery County. It is a public-private partnership that includes County and other government agencies, non-profit service providers, landlords and others who have a role in the County's housing market. The CoC is required to have a formal governance structure to guide its activities, including the designation of a Governing Board. The CoC has designated the ICH as the Governing Board of the Montgomery County CoC. The ICH has broad representation of public and private housing and social service agencies and it, and its several subcommittees, will meet regularly and also hold open public meetings to enhance coordination and public involvement.

Program Specific Requirements

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

Introduction:

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

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

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

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

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

DCHA effectively leverages HOME investments with private and public resources including but not

limited to the following: bank loans, tax-exempt and taxable bond debt from state and local governments, land contributions from local government and private resources, developer equity investments through private resources and the sale of Low-Income Housing Tax Credits and Payments in Lieu of Taxes from county and local governments.

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

The County uses no HOME funds for owner housing programs.

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

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

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

Montgomery County does not use HOME funds to refinance existing debt.

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

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

See Appendix for the ESG written guidelines.

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

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

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

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

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

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

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

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

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

5. Describe performance standards for evaluating ESG.

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