



Housing and Community Affairs

RECOMMENDED FY27 BUDGET

\$77,729,110

FULL TIME EQUIVALENTS

127.00

SCOTT BRUTON, DIRECTOR

MISSION STATEMENT

The Department of Housing and Community Affairs (DHCA) works to preserve and increase the supply of affordable housing; maintain existing housing in a safe and sanitary condition; preserve the safety and quality of residential and commercial areas; ensure fair and equitable relations between landlords and tenants; and support the success of common ownership communities - all with a focus on reducing racial inequities and climate change impacts.

BUDGET OVERVIEW

The total recommended FY27 Operating Budget for the Department of Housing and Community Affairs is \$77,729,110, a decrease of \$5,971,529 or 7.13 percent from the FY26 Approved Budget of \$83,700,639. Personnel Costs comprise 26.09 percent of the budget for 133 full-time position(s) and no part-time position(s), and a total of 127.00 FTEs. Total FTEs may include seasonal or temporary positions and may also reflect workforce charged to or from other departments or funds. Operating Expenses and Debt Service account for the remaining 73.91 percent of the FY27 budget.

In addition, this department's Capital Improvements Program (CIP) requires Current Revenue funding.

COUNTY PRIORITY OUTCOMES

While this program area supports all seven of the County Executive's Priority Outcomes, the following are emphasized:

- A Greener County**
- An Affordable, Welcoming County for a Lifetime**
- Effective, Sustainable Government**

INITIATIVES

- Provide \$102.0 million to support the production and preservation of affordable housing units in Montgomery County. This

investment includes allocating \$86 million and incorporating \$10.1 million in FY26 loan repayments into the Affordable Housing Acquisition and Preservation CIP project, \$2.0 million for the Affordable Housing Opportunity Fund, an additional \$128,000 in loan repayments for the Nonprofit Preservation Fund, \$2.2 million to revitalize Common Ownership Communities through the CIP-supported Common Area Assistance Loan Fund, and \$1.62 million for the Montgomery Housing Initiative (MHI) Fund.

- ★ Allocate \$52.3 million to the Montgomery Housing Initiative Fund to sustain programs and projects dedicated to developing and preserving affordable housing and related services. This funding will support renovation of distressed housing, development of units for residents with special needs, rental assistance and rapid rehousing initiatives, homelessness prevention and relocation assistance, homeowner downpayment assistance and counseling, home accessibility improvements, services under the Building Neighborhoods to Call Home and Housing First programs, and the development of mixed-income housing.
- ★ Add one position to the Multifamily program to enhance capacity for evaluating project proposals and negotiating Payment in Lieu of Taxes (PILOT) agreements that implement affordability requirements for eligible housing development projects.
- ★ Add one position in the Office of Landlord and Tenant Affairs for implementation of legislative mandates required in Bill 31-25 to provide tenants with timely eviction notification.
- ★ Increase funding for fair housing testing by leveraging Federal resources to identify and assess evidence of housing discrimination within Montgomery County.
- ★ Provide \$7.07 million in the Housing Initiative Fund for required debt service to support leveraging additional resources for the Housing Production Fund, which finances construction of mixed-income, mixed-use developments.
- ★ Continue funding to support implementation and enforcement of regulatory compliance related to housing, solid waste, and weeds/rubbish standards. This includes annual targeted inspections in areas requiring concentrated code enforcement for troubled properties, increased inspection frequency for at-risk properties, and triennial inspections for compliant properties.
- ★ Continue funding to support the Rental Housing Division in administering rent stabilization mandates, ensuring landlords receive a fair return on investment while strengthening tenant services through coordination between the Rent Stabilization Program and the Office of Landlord and Tenant Affairs.
- ★ Maintain current rental housing licensing fees at FY26 levels and utilize projected revenue to support operations required for mandated services. This includes enhanced collaboration and technological improvements across Licensing and Registration, Code Enforcement, Landlord and Tenant Mediation, and Rent Stabilization programs.
- ★ Maintain the \$6.50 per-unit registration fee for Common Ownership Communities to continue providing technical assistance and regulatory guidance to distressed COCs and to administer the Common Area Assistance Loan Fund.

INNOVATIONS AND PRODUCTIVITY IMPROVEMENTS

- ★ The Moderately Priced Dwelling Unit (MPDU) program continues to generate new affordable units throughout the County. During FY25, the MPDU program generated 201 new MPDUs offered for sale (126 units) and rent (75 units).
- ★ Launched an online application for the Focused Neighborhood Assistance program (FNA). Allowing the application to be easily accessed by the community affirms our commitment to open, accessible, and equitable neighborhood revitalization resources.
- ★ The department, in partnership with the Technology and Enterprise Business Solutions department, developed and launched an innovative Housing Portal that enables landlords to register the rents and fees they are charging to enforce provisions of the County's rent stabilization law. In FY26, DHCA will further improve efficiency and customer experience by expanding this portal to incorporate other publicly-facing DHCA programs and functions.

- ✦ The Grants section executed and monitored twenty-five federal Community Development Block Grants (CDBG) totaling \$660,000 for community-based public services in FY25. Services provided support to low-income residents in areas such as education, healthcare, job readiness, and housing. In addition, the Section provided similar support through other federal grants and multiple County grants.
- ✦ The Commission on Common Ownership Communities successfully closed 104 cases in FY25. Of those, 78 cases were closed before a hearing, representing an 82 percent success rate of all cases.

PROGRAM CONTACTS

Contact Pofen Salem of the Department of Housing and Community Affairs at 240-777-3728 or Anita Aryeetey of the Office of Management and Budget at 240-777-2784 for more information regarding this department's operating budget.

PROGRAM PERFORMANCE MEASURES

Performance measures for this department are included below (where applicable), with multi-program measures displayed at the front of this section and program-specific measures shown with the relevant program. The FY26 estimates reflect funding based on the FY26 Approved Budget. The FY27 and FY28 figures are performance targets based on the FY27 Recommended Budget and funding for comparable service levels in FY28.

PROGRAM DESCRIPTIONS

✦ Administration

This program provides overall direction, administration, and managerial support to the Department. Activities include budgeting, financial management, asset management, personnel management and administration, program oversight, training, automated systems management, and policy/program development and implementation.

Program Performance Measures	Actual FY24	Actual FY25	Estimated FY26	Target FY27	Target FY28
Asset Management - Loan repayments received ¹	\$77,924,288	\$7,695,371	\$7,926,232	\$8,164,019	\$8,408,939
Number of affordable housing units managed under DHCA Rental Agreements	1,219	1,306	1,406	1,506	1,606
Department MC311 Service Requests (SR)	25,266	24,006	24,726	25,468	26,232
Percent of department MC311 Service Requests meeting service length agreement	87.0%	88.7%	86.2%	86.2%	86.2%

¹ There were two large Right of First Refusal (ROFR) transactions involving loan repayments in FY24; therefore, the changes from FY24 to FY25 reflect a standalone repayment schedule.

FY27 Recommended Changes	Expenditures	FTEs
FY26 Approved	4,026,764	20.80
Increase Cost: Rental Assistance Program Due to Increased Recordation Tax Premium Estimates	2,960,167	0.00
Increase Cost: Operating Expenses to Reflect Increase in the General Fund Transfer	1,078,500	0.00
Shift: Senior Planning Specialist Position (Grant Officer) Shifted from the Housing Development Program to the Director's Office	129,966	1.00
Increase Cost: Two and a Half Percent Inflationary Adjustment to Non-Profit Service Provider Contracts	66,004	0.00
Increase Cost: Two and a Half Percent Inflationary Adjustment to Non-Profit Service Provider Contracts	14,156	0.00
Decrease Cost: Miscellaneous Operating Expenses	(16,973)	0.00

FY27 Recommended Changes	Expenditures	FTEs
Decrease Cost: Other Revenue Sources in the Housing Initiative Fund	(1,538,477)	0.00
Decrease Cost: Operating Expenses to Reflect the Debt Service Transfer for the Housing Capital Improvements Program and the Housing Opportunities Commission Production Fund	(6,462,610)	0.00
Multi-program adjustments, including negotiated compensation changes, employee benefit changes, changes due to staff turnover, reorganizations, and other budget changes affecting multiple programs.	4,351,141	0.00
FY27 Recommended	4,608,638	21.80

Affordable Housing Programs

This program oversees the creation, selection, and oversight of inclusionary affordable housing units. It primarily enforces Chapter 25A of the County Code to ensure that both rental and sale Moderately Priced Dwelling Units (MPDUs) are provided. The housing units produced are marketed at controlled prices, which makes them affordable to moderate-income households. Additional single-family housing programs are also overseen by this program to provide energy efficiency solutions and savings, and home accessibility rehabilitation.

Program Performance Measures	Actual FY24	Actual FY25	Estimated FY26	Target FY27	Target FY28
Number of moderately priced dwelling units agreed upon to be constructed for future occupancy	273	205	191	190	78
Number of moderately priced dwelling units produced and available for occupancy ¹	285	201	250	225	225
Affordable Housing Program - Number of MC311 Service Requests	1,480	1,241	1,394	1,394	1,394
Affordable Housing Program - Percent of MC311 Service Requests meeting service length agreement	91.0%	86.1%	90.0%	90.0%	90.0%
Number of housing units improved/rehabilitated (Improved for energy efficiency) ²	24	14	10	11	11
Number of housing units improved/rehabilitated (HARP - Accessibility Improvements) ³	95	50	50	45	45

¹ The department of Housing and Community Affairs (DHCA) works with developers in a timely manner to make sure projects move at a steady pace. Timely completion of projections is dependent on the developer and can be impacted by design issues, funding issues, market conditions and other factors external to DHCA's control.

² Prior to FY24, data for this measure was reported under a single metric: the number of housing units improved /rehabilitated. To better capture the Department's energy efficiency work, this measure has been split into two separate metrics. The first focuses specifically on improvements made for energy efficiency and the second reports on improvements made through the Home Accessibility Rehabilitation Program (HARP).

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FY27 Recommended Changes	Expenditures	FTEs
FY26 Approved	2,071,533	7.00
Multi-program adjustments, including negotiated compensation changes, employee benefit changes, changes due to staff turnover, reorganizations, and other budget changes affecting multiple programs.	21,738	0.00
FY27 Recommended	2,093,271	7.00

Common Ownership Community Program

The Office of Common Ownership Communities (OCOC) is committed to providing owners, tenants, residents, boards of directors, and management companies of self-governing residential communities with information, assistance, and impartial dispute resolution programs that improve the quality of life in the community, strengthen the self-governing community structure, and enhance the value of residential property in community associations. The OCOC enforces Chapter 10B, Common Ownership Communities of the Montgomery County Code.

The OCOC program ensures fair and equitable relations between the governing bodies of homeowner associations, condominium associations, and cooperatives, and the individuals living within these common ownership communities, and encourages the maintenance and improvement of housing. Activities include mediating and arbitrating disputes; providing information and technical assistance to all parties; and taking legal action as necessary, including referring unresolved complaints to the Montgomery County Commission on Common Ownership Communities.

Program Performance Measures	Actual FY24	Actual FY25	Estimated FY26	Target FY27	Target FY28
COC Program Customer Service - Number of MC311 Service Requests	716	625	742	742	742
COC Program Customer Service - Percent of MC311 Service Requests meeting service length agreement	96.0%	93.1%	94.2%	94.2%	94.2%
Percent of Commission on Common Ownership Communities (CCOC) cases resolved prior to a hearing	77.2%	75.0%	69.1%	69.1%	69.1%

FY27 Recommended Changes	Expenditures	FTEs
FY26 Approved	1,213,094	7.15
Multi-program adjustments, including negotiated compensation changes, employee benefit changes, changes due to staff turnover, reorganizations, and other budget changes affecting multiple programs.	95,426	0.00
FY27 Recommended	1,308,520	7.15

Grants Administration - Federal Programs

Staff provides management and oversight to ensure compliance with all regulatory requirements for Federal funding awarded to Montgomery County by the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant, the HOME Investment Partnership Grant, and the Emergency Solutions Grant programs. Funds from these programs support both operating activities and capital projects. Activities funded may include property acquisition, new construction, housing rehabilitation, commercial area revitalization, and handicapped accessibility improvements. Staff administers contracts with the cities of Rockville and Takoma Park, as well as nonprofit organizations awarded funding to provide a variety of public services involving assistance to persons with low incomes.

Program Performance Measures	Actual FY24	Actual FY25	Estimated FY26	Target FY27	Target FY28
Number of contracts awarded and monitored	17	19	19	19	19
Funding awarded to CDBG public service contracts	\$630,000	\$660,000	\$660,000	\$660,000	\$660,000
CDBG public service contract compliance rate	100%	100%	100%	100%	100%
CDBG public service contract non-housing beneficiaries ¹	10,527	14,354	14,354	14,354	14,354

¹ DHCA partners with the Community Development Advisory Committee, which provides funding recommendations for public service contracts. The beneficiaries of these contracts fluctuate annually based on the type of services provided.

FY27 Recommended Changes	Expenditures	FTEs
FY26 Approved	8,644,826	4.00
Re-align: Operating Expenses with Grant Revenues	399,666	0.00
Increase Cost: Compensation for Grant Funded Positions that Exceed Grant Award	277,497	1.70
Add: Community Reach of Montgomery County, Inc. - Rockville Emergency Assistance Program (REAP): Connecting Residents in Need to Resources	45,000	0.00
Add: Everymind, Inc. - Client Needs	45,000	0.00
Add: Interfaith Works, Inc. - Interfaith Works Connections	45,000	0.00
Add: Jewish Social Service Agency - JSSA's Partners in Care Program for Older Adults at Housing Sites	45,000	0.00

FY27 Recommended Changes	Expenditures	FTEs
Add: Maryland Consumer Rights Coalition, Inc.	45,000	0.00
Add: Mobile Medical Care, Inc. - Improved Health Through Expanded GYN Care & Cancer Diagnostics	45,000	0.00
Add: Montgomery County Coalition for the Homeless, Inc. - Homeless Youth Specialist	45,000	0.00
Add: Ethiopian Community Development Council, Inc. - Expanding Earning Power for Legal Refugees	44,500	0.00
Add: Community Bridges, Inc. - Community Bridges Access and Success Program	42,500	0.00
Add: Liberty's Promise, Inc. - Helping the Youth of Montgomery County Succeed	42,500	0.00
Add: Ayuda, Inc. - Domestic Violence and Family Law Survivors Program	40,000	0.00
Add: Boys & Girls Clubs of Greater Washington, Inc. - After-School Programming in Germantown Branch	40,000	0.00
Add: United Way of the National Capital Area - Community Schools Model	35,000	0.00
Add: Latin American Youth Center, Inc. - LAYC Workforce Programming FY27	35,000	0.00
Add: Arts for the Aging, Inc. - Arts Engagements for Health and Sustainability in Aging Services	30,000	0.00
Increase Cost: Backfill Federal Funding Reduction to Continue Supporting Fair Housing Testing	25,000	0.00
Add: Korean Community Service Center of Greater Washington, Inc. - LETS (Linking and Empowering Towards Success) Project	25,000	0.00
Decrease Cost: Compensation for Grant Funded Positions that Exceed Grant Award	(223,434)	(1.70)
Decrease Cost: Community Development Block Grant (CDBG) Adjustments	(649,500)	0.00
Multi-program adjustments, including negotiated compensation changes, employee benefit changes, changes due to staff turnover, reorganizations, and other budget changes affecting multiple programs.	(314,042)	0.00
FY27 Recommended	8,809,513	4.00

Housing Code Enforcement

This program enforces Chapter 26 of the County Code, *Housing Maintenance*, by inspecting rental condominiums, multi-family apartments, and single-family housing to ensure safe and sanitary conditions; Chapter 48, *Solid Wastes*; and Chapter 58, *Weeds*, the County's residential weeds and rubbish codes. Approximately 80 percent of the single-family inspections result from tenant and/or neighbor complaints; other inspections are the result of concentrated code enforcement efforts in specific areas. The multi-family inspections are based on a requirement for triennial inspections and in response to tenant and/or neighbor complaints. This program is supported by the collection of single-family and apartment/condominium licensing fees.

Program Performance Measures	Actual FY24	Actual FY25	Estimated FY26	Target FY27	Target FY28
Number of single-family housing code enforcement repeat offenses: 2 or more cases in a 2-year period	403	333	368	368	368
Number of single-family housing code enforcement repeat offenses that are deemed a health safety risk: 2 or more cases in a 2-year period	107	101	95	95	95
Number of multi-family housing code enforcement repeat offenses: 2 or more cases in a 2-year period	321	397	332	332	332
Number of multi-family housing code enforcement repeat offenses that are deemed a health safety risk: 2 or more cases in a 2-year period	39	42	38	38	38
Number of Housing Code Enforcement inspections ¹	106,287	98,625	102,456	102,456	102,456
Housing Code Enforcement Program Customer Service - Number of MC311 Service Requests	7,179	8,372	7,595	7,595	7,595
Housing Code Enforcement Program Customer Service - Percent of MC311 Service Requests meeting service length agreement	96.0%	92.9%	95.0%	95.0%	95.0%
Code Enforcement - Number of violations per unit	2.6	1.8	2.2	2.2	2.2
Code Enforcement - Average severity of violations per unit	2.2	2.3	2.2	2.2	2.2

Program Performance Measures	Actual FY24	Actual FY25	Estimated FY26	Target FY27	Target FY28
Percent of cases that achieve voluntary compliance in code enforcement cases before a citation is written	85.0%	76.9%	78.0%	78.0%	78.0%

¹ In FY24, the methodology for this measure was revised to include all inspections (both initial and follow-up) to more accurately reflect the workload of the Code Enforcement program.

FY27 Recommended Changes	Expenditures	FTEs
FY26 Approved	6,641,763	42.50
Increase Cost: Takoma Park Code Enforcement Contract	17,449	0.00
Decrease Cost: Miscellaneous Operating Expenses	(8,082)	0.00
Multi-program adjustments, including negotiated compensation changes, employee benefit changes, changes due to staff turnover, reorganizations, and other budget changes affecting multiple programs.	419,965	0.00
FY27 Recommended	7,071,095	42.50

Housing Development

This program provides management and oversight to support activities within the housing division including single- and multifamily housing programs. In addition to oversight of the affordable housing and multifamily housing programs, Housing Administration also oversees downpayment assistance programs, the creation of new affordable housing initiatives, and tax abatement PILOTs.

Program Performance Measures	Actual FY24	Actual FY25	Estimated FY26	Target FY27	Target FY28
Affordable housing units produced in the production pipeline ¹	283	729	691	3,189	1,307
Number of affordable housing units in the preservation pipeline ²	850	1,098	1,730	451	986
Cost per unit of affordable housing units preserved ³	\$69,320	\$46,602	\$71,239	\$63,100	\$92,203
Cost per unit of affordable housing units produced ⁴	\$90,586	\$80,413	\$105,035	\$93,457	\$93,565

¹ The projected number of affordable housing units in the production pipeline is based on the units listed in the February 2026 pipeline report. Projected affordable housing units may close in projected or future fiscal years, depending on County appropriations and availability of federal and state affordable housing funds. DHCA anticipates the number of affordable housing units produced will change as additional information becomes available and is documented in future pipeline reports.

² The projected number of affordable housing units in the preservation pipeline is based on units listed in the February 2026 pipeline report. As of the February 2026 report, four preservation projects are anticipated for FY27 and four for FY28. Projected affordable housing units may close in the projected or future fiscal years, depending on County appropriations and availability of federal and state affordable housing funds. DHCA anticipates the number of affordable housing units preserved will change as additional information becomes available and is documented in future pipeline reports.

³ The projected cost per unit of affordable housing unit preserved is based on units listed in the February 2026 pipeline report. As of the February 2026 report, four preservation projects are anticipated for FY27 and four for FY28. Projected affordable housing units may close in the projected or in a later year, depending on County appropriations and availability of federal and state affordable housing funds. DHCA anticipates the cost per unit of affordable housing units preserved will change as additional information becomes available and is documented in future pipeline reports.

⁴ The projected cost per unit of affordable housing units produced is based on the units listed in the February 2026 pipeline report. Projected affordable housing units produced may close in projected or future fiscal years, depending on County appropriations and availability of federal and state affordable housing funds. DHCA anticipates the cost per unit of affordable housing units produced will change as additional information becomes available and is documented in future pipeline reports.

FY27 Recommended Changes	Expenditures	FTEs
FY26 Approved	398,700	1.95
Multi-program adjustments, including negotiated compensation changes, employee benefit changes, changes due to staff turnover, reorganizations, and other budget changes affecting multiple programs.	(93,490)	0.00
FY27 Recommended	305,210	1.95

Landlord-Tenant Mediation

The Office of Landlord-Tenant Affairs (OLTA) is charged with informing the public of the general rights and responsibilities of tenants and landlords and helping resolve disputes amicably, free of charge, without having to go through the District Court process. Landlord-Tenant enforces Chapter 29, Landlord-Tenant Relations of the Montgomery County Code, along with parts of Title 8, Landlord-Tenant of the Real Property Article, Annotated Code of Maryland, the State of Maryland Landlord-Tenant law.

This program ensures fair and equitable relations between landlords and tenants and encourages the maintenance and improvement of housing. Activities including mediating and arbitrating disputes; providing information and technical assistance to all parties; and taking legal action as necessary, including referring unresolved complaints to the Montgomery County Commission on Landlord-Tenant Affairs.

Program Performance Measures	Actual FY24	Actual FY25	Estimated FY26	Target FY27	Target FY28
Number of complaints filed with the Office of Landlord and Tenant Affairs	1,148	1,140	1,150	1,150	1,150
Landlord Tenant Affairs Program - Number of MC311 Service Requests ¹	8,962	6,702	7,000	7,000	7,000
Landlord Tenant Affairs Program - Percent of MC311 Service Requests meeting service length agreement	99.6%	99.3%	95.0%	95.0%	95.0%
Percent of Landlord/Tenant cases that result in consent agreements	97.5%	98.8%	98.0%	98.0%	98.0%
Number of incidents in which Landlord & Tenant Affairs interventions prevented homelessness	224	338	85	85	85

¹ The department reported a 13% decrease in the total volume of public inquiries directed to the Office. Inquiries that were previously handled by the Office of Landlord and Tenant Affairs (OLTA), particularly those related to rent increases and fees, were redirected to the Office of Rent Stabilization following its creation.

FY27 Recommended Changes	Expenditures	FTEs
FY26 Approved	2,148,455	10.00
Add: One Position to Implement Eviction Notification Bill 31-25	125,180	1.00
Multi-program adjustments, including negotiated compensation changes, employee benefit changes, changes due to staff turnover, reorganizations, and other budget changes affecting multiple programs.	41,973	0.00
FY27 Recommended	2,315,608	11.00

Licensing and Registration

This program issues licenses to all rental housing (apartments, condominiums, and single-family) and registers all housing units within common ownership communities.

Program Performance Measures	Actual FY24	Actual FY25	Estimated FY26	Target FY27	Target FY28
Licensing and Registration Program - Number of MC311 Service Requests	6,893	6,254	6,442	6,635	6,635
Licensing and Registration Program - Percent of MC311 Service Requests meeting service length agreement	59.2%	70.8%	75.0%	75.0%	80.0%
Number of rental licenses issued	110,523	112,725	113,175	113,175	114,872

FY27 Recommended Changes	Expenditures	FTEs
FY26 Approved	1,079,113	7.20
Decrease Cost: Miscellaneous Operating Expenses	(4,392)	0.00
Multi-program adjustments, including negotiated compensation changes, employee benefit changes, changes due to staff turnover, reorganizations, and other budget changes affecting multiple programs.	187,856	0.00
FY27 Recommended	1,262,577	7.20

☀ Multi-Family Housing Programs

This program creates, preserves, and rehabilitates affordable multi-family housing units. This section provides funding to supplement rents through rental agreements, negotiates Payments In Lieu of Taxes (PILOTS), reviews and approves rental building sales through the Right of First Refusal (ROFR) program, and negotiates and completes loans to create or preserve affordable units. Loans are made to the Housing Opportunities Commission (HOC), nonprofit organizations, property owners, and for-profit developers.

Major funding for these projects is provided from the Montgomery Housing Initiative Fund and other County Funds, the Federal HOME Grant, the Federal Community Development Block Grant, and State grants. The program emphasizes the leveraging of County funds with other public and private funds in undertaking these activities.

Program Performance Measures	Actual FY24	Actual FY25	Estimated FY26	Target FY27	Target FY28
Number of affordable housing units produced	392	729	1,846	917	190
Ratio of non-County dollars leveraged to County dollars in affordable housing projects	5.9	3.6	3.7	3.8	3.9
FY27 Recommended Changes			Expenditures	FTEs	
FY26 Approved			53,613,466	8.70	
Add: One Position for the Implementation of PILOT Amendments - Bill 2-25E			121,320	1.00	
Re-align: Expenditures with Montgomery Housing Initiative Revenues			(3,870,944)	0.00	
Multi-program adjustments, including negotiated compensation changes, employee benefit changes, changes due to staff turnover, reorganizations, and other budget changes affecting multiple programs.			(4,050,389)	0.00	
FY27 Recommended			45,813,453	9.70	

☀ Neighborhood Revitalization

This program provides planning and implementation for neighborhood revitalization in targeted areas. Activities include commercial revitalization (physical and economic) in both local retail centers and central business districts as well as assistance to address other community concerns, including issues related to housing and public services. Primary funding for these activities is provided from the County's Capital Improvements Program and from other Federal and State funds, including Community Development Block Grants and State Community Legacy Grants.

Program Performance Measures	Actual FY24	Actual FY25	Estimated FY26	Target FY27	Target FY28
Focused Neighborhood Assistance Activity (expenditures) ¹	\$274,328	\$219,603	\$190,000	\$500,000	\$500,000
Focused Neighborhood Assistance Active projects ²	3	2	2	2	2
Focused Neighborhood Assistance beneficiaries ³	1,565	360	360	198	198
Facade Program - Private dollars leveraged	\$289,902	\$454,371	\$2,297,000	\$1,557,000	\$1,245,000
Facade Program - Number of businesses benefited ⁴	8	50	30	26	18
Group Home Loan Program - Number of Residents benefitted	11	24	20	17	17
Group Home Loan Program - Total County Expenditures ⁵	\$723,366	\$1,022,318	\$725,000	\$800,000	\$800,000
Facade Program - Percent of Expenditures Benefiting Businesses ⁶	100%	100%	100%	100%	100%
Facade Program - Leveraging Rate ⁷	50.0%	50.0%	50.0%	50.0%	50.0%
Facade Program - Total County Expenditures ⁸	\$289,902	\$193,557	\$1,362,000	\$1,078,000	\$922,500

¹ The Neighborhood Revitalization Section anticipates starting facility planning/design on two additional Focused Neighborhood Assistance projects in FY25 and completing construction for these projects in FY26 and FY27. Solicitations for new projects will be sent in FY25 via email and placed on the department's website.

² The Neighborhood Revitalization Section anticipates starting facility planning/design on two additional Focused Neighborhood Assistance projects in FY25 and completing construction for these projects in FY26 and FY27.

³ The Neighborhood Revitalization Section anticipates starting facility planning/design on two additional Focused Neighborhood Assistance projects in FY25. Each project will consist of 152 units that typically have an average occupancy rate of 2.5 residents per unit which is why FY25-FY27 projections account for 280 beneficiaries.

⁴ FY25-FY26 figures are based on actual tenant counts per property. The FY27 projection figure is the average of FY25 and FY26 figures.

⁵ The projected cost in FY25 is based on actual projects. The projected costs for FY26 and FY27 are based on the increase from our original budget of \$600,000 to \$725,000 (25%) due to the increase in cost of construction material and inflation.

⁶ All private and public dollars invested benefit the property/business owner and all property tenants.

⁷ Program provides 50% reimbursement of total project costs up to \$500K.

⁸ FY25-FY26 amounts are based on actual expenditure amounts by County. FY27 projection figure is average of FY25 & FY26 figures.

FY27 Recommended Changes	Expenditures	FTEs
FY26 Approved	1,590,100	6.70
Shift: Program Manager I Position Shifted from the Neighborhood Revitalization Program to the Director's Office	(129,966)	(1.00)
Multi-program adjustments, including negotiated compensation changes, employee benefit changes, changes due to staff turnover, reorganizations, and other budget changes affecting multiple programs.	126,020	0.00
FY27 Recommended	1,586,154	5.70

Rent Stabilization

This program implements Bill 15-23 Landlord-Tenant Relations- Rent Stabilization which was enacted by the Montgomery County Council on July 18, 2023, and signed into law by the Montgomery County Executive on July 24, 2023. The program will ensure the implementation and compliance of all aspects of the rent stabilization law and regulations, including but not limited to: determining annual rent increase limits for rent stabilized properties and enforcing compliance with these limits; enforcing landlord compliance with limits on fees charged to tenants; managing the application processes for and implementation of fair return, capital improvement, and substantial rehabilitation petitions for rent increases above annual limits; overseeing exemptions for rental properties from rent stabilization requirements; conducting community outreach to educate landlords and tenants about the rent stabilization law and regulations; responding to service inquiries and troubleshooting service problems related to the compliance with the rent stabilization law and regulations; investigating and enforcing remedies for noncompliance with the rent stabilization law and regulations; and enforcing landlord reporting requirements under the rent stabilization law and regulations.

FY27 Recommended Changes	Expenditures	FTEs
FY26 Approved	2,272,825	9.00
Multi-program adjustments, including negotiated compensation changes, employee benefit changes, changes due to staff turnover, reorganizations, and other budget changes affecting multiple programs.	282,246	0.00
FY27 Recommended	2,555,071	9.00

BUDGET SUMMARY

	Actual FY25	Budget FY26	Estimated FY26	Recommended FY27	%Chg Bud/Rec
COUNTY GENERAL FUND					
EXPENDITURES					

BUDGET SUMMARY

	Actual FY25	Budget FY26	Estimated FY26	Recommended FY27	%Chg Bud/Rec
Salaries and Wages	8,768,374	10,143,714	10,075,960	11,170,386	10.1 %
Employee Benefits	2,418,106	2,938,396	2,786,208	3,273,757	11.4 %
County General Fund Personnel Costs	11,186,480	13,082,110	12,862,168	14,444,143	10.4 %
Operating Expenses	2,007,352	2,065,628	2,039,599	2,087,236	1.1 %
County General Fund Expenditures	13,193,832	15,147,738	14,901,767	16,531,379	9.1 %
PERSONNEL					
Full-Time	127	131	131	133	1.5 %
Part-Time	0	0	0	0	—
FTEs	84.45	89.05	89.05	92.75	4.2 %
REVENUES					
Landlord-Tenant Fees	9,894,986	10,986,184	10,986,184	10,113,770	-7.9 %
Common Ownership Community Fees	985,740	998,378	998,378	953,063	-4.5 %
Other Charges/Fees	(6,885)	15,910	15,910	20,750	30.4 %
Other Fines/Forfeitures	71,715	98,400	98,400	225,250	128.9 %
Miscellaneous Revenues	5,172	4,000	4,000	4,000	—
Board of Appeals Fees	(1,690)	35,980	35,980	13,000	-63.9 %
Other Licenses/Permits	60,225	707,500	707,500	200,900	-71.6 %
County General Fund Revenues	11,009,263	12,846,352	12,846,352	11,530,733	-10.2 %
MONTGOMERY HOUSING INITIATIVE					
EXPENDITURES					
Salaries and Wages	2,688,677	3,154,702	3,156,831	3,314,867	5.1 %
Employee Benefits	721,954	882,554	827,120	940,898	6.6 %
Montgomery Housing Initiative Personnel Costs	3,410,631	4,037,256	3,983,951	4,255,765	5.4 %
Operating Expenses	64,437,770	55,785,172	57,424,822	48,017,812	-13.9 %
Montgomery Housing Initiative Expenditures	67,848,401	59,822,428	61,408,773	52,273,577	-12.6 %
PERSONNEL					
Full-Time	2	2	2	2	—
Part-Time	0	0	0	0	—
FTEs	23.15	24.35	24.35	24.35	—
REVENUES					
Land Sale Proceeds	0	0	0	895,464	—
Commitment Fee	0	520,000	520,000	809,500	55.7 %
Asset Management Fee	0	71,758	71,758	99,100	38.1 %
MHI Transfer Tax	0	10,000	0	4,600	-54.0 %
Recordation Tax	28,211,698	25,397,109	24,744,515	28,357,276	11.7 %
Loan Payments	3,587,014	3,300,000	3,300,000	3,300,000	—
Miscellaneous Revenues	366,607	171,600	197,000	256,500	49.5 %
MPDU Revenues	1,836,908	1,700,000	1,700,000	1,090,000	-35.9 %

BUDGET SUMMARY

	Actual FY25	Budget FY26	Estimated FY26	Recommended FY27	%Chg Bud/Rec
Investment Income	6,156,654	4,412,480	2,453,050	1,939,240	-56.1 %
Other Charges and Fees	121,090	0	0	0	—
HOC Contributions	0	4,625,000	4,625,000	4,625,000	—
Montgomery Housing Initiative Revenues	40,279,971	40,207,947	37,611,323	41,376,680	2.9 %
GRANT FUND - MCG					
EXPENDITURES					
Salaries and Wages	1,520,632	1,396,752	1,396,752	1,231,603	-11.8 %
Employee Benefits	390,954	390,266	390,266	349,173	-10.5 %
Grant Fund - MCG Personnel Costs	1,911,586	1,787,018	1,787,018	1,580,776	-11.5 %
Operating Expenses	8,455,606	6,943,455	6,943,455	7,343,378	5.8 %
Grant Fund - MCG Expenditures	10,367,192	8,730,473	8,730,473	8,924,154	2.2 %
PERSONNEL					
Full-Time	(2)	(2)	(2)	(2)	—
Part-Time	0	0	0	0	—
FTEs	13.40	11.60	11.60	9.90	-14.7 %
REVENUES					
Federal Grants	4,304,095	6,753,218	7,413,218	7,589,450	12.4 %
Other Intergovernmental	(58,764)	317,255	317,255	334,704	5.5 %
State Grants	2,769,137	660,000	0	0	-100.0 %
Loan Payments	512,441	1,000,000	1,000,000	1,000,000	—
Investment Income	263,490	0	0	0	—
Grant Fund - MCG Revenues	7,790,399	8,730,473	8,730,473	8,924,154	2.2 %
DEPARTMENT TOTALS					
Total Expenditures	91,409,425	83,700,639	85,041,013	77,729,110	-7.1 %
Total Full-Time Positions	127	131	131	133	1.5 %
Total Part-Time Positions	0	0	0	0	—
Total FTEs	121.00	125.00	125.00	127.00	1.6 %
Total Revenues	59,079,633	61,784,772	59,188,148	61,831,567	0.1 %

FY27 RECOMMENDED CHANGES

	Expenditures	FTEs
COUNTY GENERAL FUND		
	FY26 ORIGINAL APPROPRIATION	15,147,738 89.05
<u>Changes (with service impacts)</u>		
Add: One Position to Implement Eviction Notification Bill 31-25 [Landlord-Tenant Mediation]	125,180	1.00
Add: One Position for the Implementation of PILOT Amendments - Bill 2-25E [Multi-Family Housing Programs]	121,320	1.00

FY27 RECOMMENDED CHANGES

	Expenditures	FTEs
<u>Other Adjustments (with no service impacts)</u>		
Increase Cost: FY27 Compensation Adjustment	512,121	0.00
Increase Cost: Compensation for Grant Funded Positions that Exceed Grant Award [Grants Administration - Federal Programs]	277,497	1.70
Increase Cost: Annualization of FY26 Personnel Costs	132,134	0.00
Shift: Senior Planning Specialist Position (Grant Officer) Shifted from the Housing Development Program to the Director's Office [Administration]	129,966	1.00
Increase Cost: Annualization of FY26 Lapsed Positions	127,895	0.00
Increase Cost: Annualization of FY26 Compensation Increases	122,718	0.00
Increase Cost: Printing and Mail	32,454	0.00
Increase Cost: Backfill Federal Funding Reduction to Continue Supporting Fair Housing Testing [Grants Administration - Federal Programs]	25,000	0.00
Increase Cost: Two and a Half Percent Inflationary Adjustment to Non-Profit Service Provider Contracts [Administration]	14,156	0.00
Decrease Cost: Miscellaneous Operating Expenses [Licensing and Registration]	(4,392)	0.00
Decrease Cost: Miscellaneous Operating Expenses [Housing Code Enforcement]	(8,082)	0.00
Decrease Cost: Miscellaneous Operating Expenses [Administration]	(16,973)	0.00
Decrease Cost: Motor Pool Adjustment	(18,275)	0.00
Decrease Cost: Elimination of One-Time Items Approved in FY26	(23,400)	0.00
Decrease Cost: Retirement Adjustment	(35,712)	0.00
Shift: Program Manager I Position Shifted from the Neighborhood Revitalization Program to the Director's Office [Neighborhood Revitalization]	(129,966)	(1.00)
FY27 RECOMMENDED	16,531,379	92.75

MONTGOMERY HOUSING INITIATIVE

	FY26 ORIGINAL APPROPRIATION	59,822,428	24.35
<u>Other Adjustments (with no service impacts)</u>			
Increase Cost: Rental Assistance Program Due to Increased Recordation Tax Premium Estimates [Administration]	2,960,167	0.00	
Increase Cost: Operating Expenses to Reflect Increase in the General Fund Transfer [Administration]	1,078,500	0.00	
Increase Cost: FY27 Compensation Adjustment	138,952	0.00	
Increase Cost: Two and a Half Percent Inflationary Adjustment to Non-Profit Service Provider Contracts [Administration]	66,004	0.00	
Increase Cost: Annualization of FY26 Personnel Costs	58,839	0.00	
Increase Cost: Annualization of FY26 Compensation Increases	26,801	0.00	
Decrease Cost: Retirement Adjustment	(6,083)	0.00	
Decrease Cost: Other Revenue Sources in the Housing Initiative Fund [Administration]	(1,538,477)	0.00	
Re-align: Expenditures with Montgomery Housing Initiative Revenues [Multi-Family Housing Programs]	(3,870,944)	0.00	
Decrease Cost: Operating Expenses to Reflect the Debt Service Transfer for the Housing Capital Improvements Program and the Housing Opportunities Commission Production Fund [Administration]	(6,462,610)	0.00	
FY27 RECOMMENDED	52,273,577	24.35	

FY27 RECOMMENDED CHANGES

	Expenditures	FTEs
GRANT FUND - MCG		
FY26 ORIGINAL APPROPRIATION	8,730,473	11.60
<u>Federal/State Programs</u>		
Add: Community Reach of Montgomery County, Inc. - Rockville Emergency Assistance Program (REAP): Connecting Residents in Need to Resources	45,000	0.00
Add: Maryland Consumer Rights Coalition, Inc.	45,000	0.00
Add: Mobile Medical Care, Inc. - Improved Health Through Expanded GYN Care & Cancer Diagnostics	45,000	0.00
Add: Montgomery County Coalition for the Homeless, Inc. - Homeless Youth Specialist	45,000	0.00
Add: Everymind, Inc. - Client Needs	45,000	0.00
Add: Interfaith Works, Inc. - Interfaith Works Connections	45,000	0.00
Add: Jewish Social Service Agency - JSSA's Partners in Care Program for Older Adults at Housing Sites	45,000	0.00
Add: Ethiopian Community Development Council, Inc. - Expanding Earning Power for Legal Refugees	44,500	0.00
Add: Community Bridges, Inc. - Community Bridges Access and Success Program	42,500	0.00
Add: Liberty's Promise, Inc. - Helping the Youth of Montgomery County Succeed	42,500	0.00
Add: Ayuda, Inc. - Domestic Violence and Family Law Survivors Program	40,000	0.00
Add: Boys & Girls Clubs of Greater Washington, Inc. - After-School Programming in Germantown Branch	40,000	0.00
Add: United Way of the National Capital Area - Community Schools Model	35,000	0.00
Add: Latin American Youth Center, Inc. - LAYC Workforce Programming FY27	35,000	0.00
Add: Arts for the Aging, Inc. - Arts Engagements for Health and Sustainability in Aging Services	30,000	0.00
Add: Korean Community Service Center of Greater Washington, Inc. - LETS (Linking and Empowering Towards Success) Project	25,000	0.00
<u>Other Adjustments (with no service impacts)</u>		
Re-align: Operating Expenses with Grant Revenues [Grants Administration - Federal Programs]	399,666	0.00
Increase Cost: Takoma Park Code Enforcement Contract [Housing Code Enforcement]	17,449	0.00
Decrease Cost: Compensation for Grant Funded Positions that Exceed Grant Award [Grants Administration - Federal Programs]	(223,434)	(1.70)
Decrease Cost: Community Development Block Grant (CDBG) Adjustments [Grants Administration - Federal Programs]	(649,500)	0.00
FY27 RECOMMENDED	8,924,154	9.90

PROGRAM SUMMARY

Program Name	FY26 APPR Expenditures	FY26 APPR FTEs	FY27 REC Expenditures	FY27 REC FTEs
Administration	4,026,764	20.80	4,608,638	21.80
Affordable Housing Programs	2,071,533	7.00	2,093,271	7.00
Common Ownership Community Program	1,213,094	7.15	1,308,520	7.15
Grants Administration - Federal Programs	8,644,826	4.00	8,809,513	4.00
Housing Code Enforcement	6,641,763	42.50	7,071,095	42.50

PROGRAM SUMMARY

Program Name	FY26 APPR Expenditures	FY26 APPR FTEs	FY27 REC Expenditures	FY27 REC FTEs
Housing Development	398,700	1.95	305,210	1.95
Landlord-Tenant Mediation	2,148,455	10.00	2,315,608	11.00
Licensing and Registration	1,079,113	7.20	1,262,577	7.20
Multi-Family Housing Programs	53,613,466	8.70	45,813,453	9.70
Neighborhood Revitalization	1,590,100	6.70	1,586,154	5.70
Rent Stabilization	2,272,825	9.00	2,555,071	9.00
Total	83,700,639	125.00	77,729,110	127.00

CHARGES TO OTHER DEPARTMENTS

Charged Department	Charged Fund	FY26 Total\$	FY26 FTEs	FY27 Total\$	FY27 FTEs
COUNTY GENERAL FUND					
Permitting Services	Permitting Services	135,869	1.00	145,086	1.00
Recycling and Resource Management	Solid Waste Disposal	890,323	5.50	924,018	5.50
CIP	Capital Fund	219,061	1.40	231,438	1.40
Total		1,245,253	7.90	1,300,542	7.90

FUNDING PARAMETER ITEMS

CE RECOMMENDED (\$000S)

Title	FY27	FY28	FY29	FY30	FY31	FY32
COUNTY GENERAL FUND						
EXPENDITURES						
FY27 Recommended	16,531	16,531	16,531	16,531	16,531	16,531
No inflation or compensation change is included in outyear projections.						
Annualization of Positions Recommended in FY27	0	72	72	72	72	72
New positions in the FY27 budget are generally assumed to be filled at least three months after the fiscal year begins. Therefore, the above amounts reflect annualization of these positions in the outyears.						
Elimination of One-Time Items Recommended in FY27	0	(14)	(14)	(14)	(14)	(14)
Items recommended for one-time funding in FY27, including IT equipment and office supplies, will be eliminated from the base in the outyears.						
Labor Contracts	0	131	131	131	131	131
These figures represent the estimated annualized cost of general wage adjustments, service increments, and other negotiated items.						
Subtotal Expenditures	16,531	16,720	16,720	16,720	16,720	16,720
MONTGOMERY HOUSING INITIATIVE						
EXPENDITURES						

FUNDING PARAMETER ITEMS

CE RECOMMENDED (\$000S)

Title	FY27	FY28	FY29	FY30	FY31	FY32
FY27 Recommended	52,274	52,274	52,274	52,274	52,274	52,274
No inflation or compensation change is included in outyear projections.						
Labor Contracts	0	40	40	40	40	40
These figures represent the estimated annualized cost of general wage adjustments, service increments, and other negotiated items.						
Subtotal Expenditures	52,274	52,314	52,314	52,314	52,314	52,314

ANNUALIZATION OF FULL PERSONNEL COSTS

	FY27 Recommended		FY28 Annualized	
	Expenditures	FTEs	Expenditures	FTEs
One Position for the Implementation of PILOT Amendments - Bill 2-25E	112,690	1.00	147,620	1.00
One Position to Implement Eviction Notification Bill 31-25	112,690	1.00	150,250	1.00
Total	225,380	2.00	297,870	2.00

FY27-32 PUBLIC SERVICES PROGRAM: FISCAL PLAN

Montgomery Housing Initiative

FISCAL PROJECTIONS	FY26 APPROVED	FY26 ESTIMATE	FY27 RECOMMENDED	FY28 PROJECTION	FY29 PROJECTION	FY30 PROJECTION	FY31 PROJECTION	FY32 PROJECTION
ASSUMPTIONS								
Indirect Cost Rate	19.98%	19.98%	13.01%	13.01%	13.01%	13.01%	13.01%	13.01%
CPI (Fiscal Year)	2.7%	2.2%	2.9%	2.2%	1.8%	1.7%	1.7%	1.7%
Investment Income Yield	4.1%	4.0%	3.3%	3.0%	3.0%	3.0%	3.0%	3.0%
BEGINNING FUND BALANCE	12,018,738	12,484,490	3,255,291	(0)	(0)	(0)	(0)	(0)
REVENUES								
Taxes	25,407,109	24,744,515	28,361,876	31,335,427	32,737,240	34,194,191	35,309,918	36,319,611
Charges For Services	4,696,758	4,696,758	4,724,100	4,829,448	4,916,378	4,997,990	5,083,456	5,171,400
Miscellaneous	10,104,080	8,170,050	8,290,704	7,395,240	7,395,240	7,395,240	7,395,240	7,395,240
Subtotal Revenues	40,207,947	37,611,323	41,376,680	43,560,115	45,048,858	46,587,421	47,788,614	48,886,251
INTERFUND TRANSFERS (Net Non-CIP)								
Transfers To Debt Service Fund	(24,337,790)	(20,312,290)	(30,807,500)	(36,678,700)	(41,459,000)	(39,081,150)	(42,922,300)	(41,027,100)
MHI HOC Housing Production Fund	0	(7,071,500)	(7,069,200)	(7,067,300)	(7,069,900)	(7,069,500)	(7,065,200)	(7,069,000)
Long Term Leases	(24,337,790)	0	0	0	0	0	0	0
Transfers To The General Fund	(806,644)	(806,644)	(553,675)	(553,675)	(553,675)	(553,675)	(553,675)	(553,675)
Indirect Costs	(806,644)	(806,644)	(553,675)	(553,675)	(553,675)	(553,675)	(553,675)	(553,675)
Transfers From The General Fund	37,924,281	37,924,281	39,002,781	39,002,781	39,002,781	39,002,781	39,002,781	39,002,781
General Fund	37,924,281	37,924,281	39,002,781	39,002,781	39,002,781	39,002,781	39,002,781	39,002,781
TOTAL RESOURCES	65,006,532	66,901,160	52,273,577	45,330,521	42,038,964	45,955,377	43,315,420	46,308,257
CIP CURRENT REVENUE APPROP.								
PSP OPER. BUDGET APPROP/ EXP'S.	0	0	0	0	0	0	0	0
Operating Budget	(59,822,428)	(61,408,773)	(4,706,011)	(4,706,011)	(4,706,011)	(4,706,011)	(4,706,011)	(4,706,011)
CPI-Fiscal Year for OE (= OE w/o FC x CPI)	0	0	0	(10,040)	(18,330)	(26,110)	(34,260)	(42,640)
Compensation Adjustment	0	0	0	(180,019)	(348,579)	(517,008)	(694,171)	(878,804)
Rental Assistance Program (RAP)	0	0	(28,357,276)	(31,335,427)	(32,737,240)	(34,194,191)	(35,309,918)	(36,319,611)
Affordable Housing Loans	0	0	(1,620,000)	8,491,266	13,361,486	11,078,323	15,019,230	13,229,099
HHS Housing Programs	0	0	(9,706,200)	(9,706,200)	(9,706,200)	(9,706,200)	(9,706,200)	(9,706,200)
Neighborhoods to Call Home	0	0	(2,036,033)	(2,036,033)	(2,036,033)	(2,036,033)	(2,036,033)	(2,036,033)
HARP (Design for Life)	0	0	(326,332)	(326,332)	(326,332)	(326,332)	(326,332)	(326,332)
Homeownership Assistance Program	0	0	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)	(5,000,000)
Homebuyer Counseling Services	0	0	(521,725)	(521,725)	(521,725)	(521,725)	(521,725)	(521,725)
Subtotal PSP Oper Budget Approp / Exp's	(59,822,428)	(61,408,773)	(52,273,577)	(45,330,521)	(42,038,964)	(45,955,377)	(43,315,420)	(46,308,257)
OTHER CLAIMS ON FUND BALANCE								
	(4,085,404)	(2,237,096)	0	0	0	0	0	0
TOTAL USE OF RESOURCES	(63,907,832)	(63,645,869)	(52,273,577)	(45,330,521)	(42,038,964)	(45,955,377)	(43,315,420)	(46,308,257)
YEAR END FUND BALANCE	1,098,700	3,255,291	(0)	(0)	(0)	(0)	(0)	(0)
END-OF-YEAR RESERVES AS A								
PERCENT OF RESOURCES	1.7%	4.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Assumptions:

- \$52.3 million in new funding, will be allocated in this fund to support the acquisition and preservation of affordable housing units, renovation of distressed housing, creation of housing units for special needs residents and mixed-income housing, first-time homeowner downpayment assistance, rental assistance, and a variety of services for performance supportive housing and community development.
- A total of \$100.4 million will be funded through the FY27 CIP Budget in support of affordable housing, including \$96.1 million for the Affordable Housing Acquisition and Preservation CIP Project #760100, \$2 million for the Affordable Housing Opportunity Fund CIP Project #762101, \$2.3 million to continue funding the Revitalization of Troubled and Distressed Common Ownership Communities CIP Project #762504 and \$128,000 for Nonprofit Preservation Fund CIP.
- Montgomery County Council Resolution #15-110 provides for an allocation from the General Fund to the Montgomery Housing Initiative fund (MHI) equivalent to 2.5% of actual General Fund property taxes from two years prior to the upcoming fiscal year to maintain and expand the supply of affordable housing. However, the actual transfer from the General Fund will be determined each year based on the availability of resources.

AFFORDABLE HOUSING SUPPORT SUMMARY					
Funding Sources	FY24 Approved Budget	FY25 Recommended Budget	FY26 Recommended Budget	FY27 Recommended Budget	Notes
Operating Budget Expenditures					
DHCA - MHI Operating Budget	49,681,692	56,196,099	59,822,428	52,273,577	MHI Debt Service Interest in FY25 includes Taxable Housing Certificates issued for HOC Production Fund 11,303 Clients Served
DHCA - MHI Debt Service (interest only)	7,225,931	5,771,000	4,412,480	1,939,240	
HHS - General Fund - Housing Programs	46,931,755	30,587,717	41,614,681	47,061,160	
HOC - Non-Departmental Account	7,972,501	8,295,315	9,054,132	9,537,539	
Total Operating Budget	111,811,879	100,850,131	114,903,721	110,811,516	
Affordable Housing Acquisition and Preservation Project (CIP)					
Current Revenue		65,000,000	-	-	Including \$10.1M in loan repayments received in FY26 in the CIP March amendment.
HIF Revolving Loan Program	19,277,000	17,355,000	91,311,000	84,623,000	
Loan Repayment Proceeds (actual)	2,723,000	4,645,000	5,669,000	11,477,000	
G.O. Bonds					
Recordation Tax Premium	10,000,000	10,000,000	5,000,000	-	
DHCA - Affordable Housing Acquisition and Preservation Project (CIP) - Total	32,000,000	97,000,000	102,000,000	96,100,000	
Nonprofit Preservation Fund		50,000,000	-	128,000	Expected loan repayments to be reinvested to fund future projects.
Affordable Housing Opportunity Fund (CIP)	-	-	5,000,000	2,000,000	
Revitalization for Troubled and Distressed Common Ownership Communities Project (CIP)		1,230,000	1,850,000	2,223,000	
DHCA - Payment in Lieu of Taxes (Non-HOC PILOTs)	20,624,755	24,037,676	TBD	TBD	Pending results of analysis of regulation change Pending results of analysis of regulation change
DHCA - Payment in Lieu of Taxes (HOC PILOTs)	11,123,275	10,829,436	TBD	TBD	
DGS - Discounted Land Value	-			895,464	
Total Affordable Housing Support	175,559,909	283,947,243	223,753,721	308,257,980	