

Supplemental Funds for Public Housing Improvements -- No. 017601

Category	Housing Opportunities Commission	Date Last Modified	May 20, 2008
Subcategory	Housing	Required Adequate Public Facility	No
Administering Agency	Housing Opportunities Commission	Relocation Impact	None.
Planning Area	Countywide	Status	On-going

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	0	0	0	0	0	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	10,837	2,265	1,072	7,500	1,250	1,250	1,250	1,250	1,250	1,250	0
Total	10,837	2,265	1,072	7,500	1,250	1,250	1,250	1,250	1,250	1,250	0

FUNDING SCHEDULE (\$000)

Current Revenue: General	10,837	2,265	1,072	7,500	1,250	1,250	1,250	1,250	1,250	1,250	0
State Aid	0	0	0	0	0	0	0	0	0	0	0
Total	10,837	2,265	1,072	7,500	1,250	1,250	1,250	1,250	1,250	1,250	0

DESCRIPTION

Due to projected Federal funding cuts, there is insufficient funding available to address the basic ongoing capital improvements needed each year. Typical improvements include, but are not limited to, replacement of roofs, windows and doors; improvements to unit interiors such as kitchen and bathroom modernization; replacement of major mechanical, electrical, plumbing systems and equipment; appliance replacement; life-safety improvements; site improvements such as fencing, site lighting, landscaping, and sidewalk and parking lot replacement. HOC will also continue to use its Capital Fund Program (CFP) funds to convert selected dwelling units to mobility handicapped units.

County funds are used to supplement/cover the shortfall of Federal funds in the public housing units. These funds will be allocated across HOC's Public Housing elderly, multi-family and scattered sites properties over the next six (6) years.

CAPACITY

1,555 low and very low-income Public Housing residents.

COST CHANGE

Estimates based in new Comprehensive Grant Program 5-year Action Plan and addition of years FY13-FY14

JUSTIFICATION

Current and projected Federal Capital Fund Program (CFP) funds are not adequate for maintaining HOC public housing units at community norms throughout Montgomery County. Federal funding for public housing will be cut. At the same time the public housing stock in the County is aging and will need additional repairs. Montgomery County has a higher property standard than the Federal government. In addition, neighbors in the communities with the public housing units expect the properties to be well maintained. Almost half of the public housing units (700+ units) are MPDUs scattered throughout the County in many communities governed by Home Owner Associations (HOAs), and some have higher standards than the County code. As Federal funding levels for public housing are declining, additional funding is necessary if HOC units are to be maintained at levels consistent with community norms and standards.

In an effort to stay true to its mandate to provide decent, safe and sanitary housing to low and moderate income residents in Montgomery County and to ensure that its properties and communities are maintained at a level consistent with community norms, HOC will use a combination of CFP and County funds to make capital improvements to its public housing stock.

Comprehensive Grant Program 5-year Action Plan from HUD 52834; HOC Modernization Department CGP Long Range Plan; HOC Resident Surveys; HOC Engineering Studies.

FISCAL NOTE

Federal funding for public housing capital improvements is based on a multi-year plan annually. All available non-County funds should be used before County funding is applied. Also, County funds should be allocated across all HOC properties County wide first to code compliance and second to renovations that extend the useful life of the facility.

OTHER DISCLOSURES

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Date First Appropriation</td> <td style="text-align: center;">FY01</td> <td style="text-align: right;">(\$000)</td> </tr> <tr> <td>First Cost Estimate</td> <td></td> <td></td> </tr> <tr> <td>Current Scope</td> <td style="text-align: center;">FY09</td> <td style="text-align: right;">10,837</td> </tr> <tr> <td>Last FY's Cost Estimate</td> <td></td> <td style="text-align: right;">8,337</td> </tr> </table>	Date First Appropriation	FY01	(\$000)	First Cost Estimate			Current Scope	FY09	10,837	Last FY's Cost Estimate		8,337	<p>U.S. Department of Housing and Urban Development Maryland Department of Housing and Community Development Department of Housing and Community Affairs</p>	
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Supplemental Funds for Public Housing Improvements -- No. 017601 (continued)

- A pedestrian impact analysis will be performed during design or is in progress.
- The Housing Opportunities Commission asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.