

Resolution No: 16-966  
Introduced: May 21, 2009  
Adopted: May 21, 2009

**COUNTY COUNCIL  
FOR MONTGOMERY COUNTY, MARYLAND**

---

By: County Council

---

**SUBJECT:** Approval of Amendments to the Approved FY09-14 Capital Improvements Program of the Housing Opportunities Commission, and Approval of and Appropriation for the FY10 Capital Budget

**Background**

1. In a spirit of cooperation, the Housing Opportunities Commission sent to the County Executive a 6-year Capital Improvements Program (CIP) for the Housing Opportunities Commission.
2. Section 302 of the County Charter requires the Executive to send to the County Council by January 15 in each even-numbered calendar year a 6-year CIP, which the Executive did on January 15, 2008 for the 6-year period FY09-14. Section 302 requires the affirmative vote of at least 5 Councilmembers to approve or modify the Executive's Recommended CIP. On May 22, 2008, the Council approved a CIP for FY09-14 in Resolution 16-573. After the Council approves a CIP, Section 302 permits the Council to amend it at any time with the affirmative vote of at least 6 Councilmembers.
3. As required by Section 304 of the County Charter, the Council held public hearings on February 10, 2009 and April 14, 15, and 16, 2009 on the FY10 Capital Budget and on amendments requested to the Approved CIP for FY09-14 that were transmitted on January 15, 2009 and March 19, 2009.

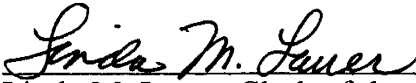
**Action**

The County Council for Montgomery County, Maryland approves the following resolution for the Housing Opportunities Commission:

1. For FY10, the Council approves the Capital Budget and appropriates the amounts by project as shown in Part I. The expenditure of funds for each item in the Capital Budget must comply with all restrictions and requirements in the project description form for that item, as the form is contained in the Approved CIP as amended by this resolution, and as the CIP is amended by the Council under Charter Section 302 after the resolution is adopted.

2. The Council reappropriates the appropriations made in prior years for all capital projects:
  - a) except as specifically reflected elsewhere in this resolution;
  - b) in the amounts and for the purposes specified in the approved CIP for FY 2009-14; and
  - c) to the extent that those appropriations are not expended or encumbered.

This is a correct copy of Council action.

  
\_\_\_\_\_  
Linda M. Lauer, Clerk of the Council

**PART 1: FY10 CAPITAL BUDGET FOR HOUSING OPPORTUNITIES COMMISSION**

**The appropriation for FY10 in this Part is made to implement the projects in the Capital Improvements Program for FY09-14.**

<b>Project #</b>	<b>Project Name</b>	<b>FY10 Appropriation</b>	<b>Cumulative Appropriation</b>	<b>Total Appropriation</b>
097600	Sprinkler Systems for HOC Elderly Properties	4,330,000	100,000	4,430,000
017601	Supplemental Funds for Public Housing Improvements	<u>1,125,000</u>	<u>4,587,000</u>	<u>5,712,000</u>
<b>TOTAL – HOUSING OPPORTUNITIES COMMISSION</b>		<b>5,455,000</b>	<b>4,687,000</b>	<b>10,142,000</b>

**Part II: Revised Projects**

**The projects described in this section were revised from the projects as requested by the Housing Opportunities Commission in the County Executive's FY10 Capital Budget and FY09-14 Capital Improvements Program as of March 19, 2009.**

# Sprinkler Systems for HOC Elderly Properties -- No. 097600

Category  
Subcategory  
Administering Agency  
Planning Area

**Housing Opportunities Commission**  
**Housing**  
**Housing Opportunities Commission**  
**Countywide**

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

**May 12, 2009**  
**No**  
**None**  
**Planning Stage**

## EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY08	Rem. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	523	0	0	523	100	86	111	226	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	7,897	0	0	7,897	0	1,480	2,653	3,764	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>8,420</b>	<b>0</b>	<b>0</b>	<b>8,420</b>	<b>100</b>	<b>1,566</b>	<b>2,764</b>	<b>3,990</b>	<b>0</b>	<b>0</b>	<b>0</b>

## FUNDING SCHEDULE (\$000)

Current Revenue: General	100	0	0	100	100	0	0	0	0	0	0
G.O. Bonds	8,320	0	0	8,320	0	1,566	2,764	3,990	0	0	0
<b>Total</b>	<b>8,420</b>	<b>0</b>	<b>0</b>	<b>8,420</b>	<b>100</b>	<b>1,566</b>	<b>2,764</b>	<b>3,990</b>	<b>0</b>	<b>0</b>	<b>0</b>

### DESCRIPTION

This project provides for the first phase of installing sprinkler systems and replacing the fire alarm systems in HOC facilities that house elderly residents. The scope of this project, when fully implemented, is to include Holly Hall, Elizabeth House, Arcola Towers, and Bauer Park Apartments.

### COST CHANGE

Add funding for construction of sprinkler systems.

### JUSTIFICATION

In September 2008, an analysis of building life safety systems for all four of the properties housing elderly residents was completed. The analysis examined fire protection systems and architectural life safety issues for each property, including individual project budgets.

The Housing Opportunities Commission owns and manages four buildings for low income independent seniors. The buildings range in age from 29 years to 45 years old and contain a total of 539 apartments. The existing fire protection and detection systems on these properties are original to each property. These systems are prone to failure and must be periodically tested and serviced to ensure proper operation. The cost to upgrade and replace these obsolete systems exceeds available funds from the Department of Housing and Urban Development (HUD).

Technological advances in fire detection and protection systems have rendered these systems obsolete. Individual replacement parts are becoming increasingly difficult, if not impossible, to obtain. Finding qualified technicians to work on these older systems is also very difficult. While these systems do provide a very basic level of protection, the new, modern systems are more reliable and easier to operate and maintain. Most buildings do not have any sprinkler protection at all. Other buildings have only very limited areas (parking garages, foyers, etc.) protected by old out-of-date sprinkler systems. None have sprinkler protection in the individual apartments.

The installation of sprinklers in each apartment, along with state of the art detection and notification equipment such as flame, heat, smoke, carbon monoxide detectors, and specialized detection equipment for the handicapped, while inter-locking these devices with each entire building system, would afford residents the maximum degree of protection currently available.

County law currently mandates that all new buildings include sprinkler systems. The County code "grandfathers" old buildings with regard to sprinkler systems. Recent fires in older buildings have again brought public attention to this issue.

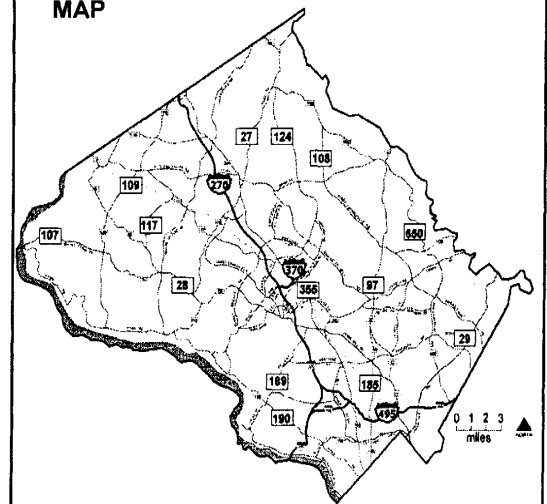
### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY09	(\$000)
First Cost Estimate	FY10	8,420
Current Scope		
Last FY's Cost Estimate		100
Appropriation Request	FY10	4,330
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		100
Expenditures / Encumbrances		0
Unencumbered Balance		100
Partial Closeout Thru	FY07	0
New Partial Closeout	FY08	0
Total Partial Closeout		0

### COORDINATION

Housing Opportunities Commission  
Montgomery County Fire and Rescue Services

### MAP



# Supplemental Funds for Public Housing Improvements -- No. 017601

Category  
Subcategory  
Administering Agency  
Planning Area

**Housing Opportunities Commission**  
**Housing**  
**Housing Opportunities Commission**  
**Countywide**

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

**May 12, 2009**  
**No**  
**None.**  
**On-going**

## EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY08	Rem. 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	10,712	3,282	55	7,375	1,250	1,125	1,250	1,250	1,250	1,250	0
<b>Total</b>	<b>10,712</b>	<b>3,282</b>	<b>55</b>	<b>7,375</b>	<b>1,250</b>	<b>1,125</b>	<b>1,250</b>	<b>1,250</b>	<b>1,250</b>	<b>1,250</b>	<b>0</b>

## FUNDING SCHEDULE (\$000)

Current Revenue: General	10,712	3,282	55	7,375	1,250	1,125	1,250	1,250	1,250	1,250	0
<b>Total</b>	<b>10,712</b>	<b>3,282</b>	<b>55</b>	<b>7,375</b>	<b>1,250</b>	<b>1,125</b>	<b>1,250</b>	<b>1,250</b>	<b>1,250</b>	<b>1,250</b>	<b>0</b>

### 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

Reduce funding and expenditures for fiscal capacity.

### 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

- A pedestrian impact analysis will be performed during design or is in progress.

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 style="text-align: center;">FY10</td> <td style="text-align: right;">10,712</td> </tr> <tr> <td>Current Scope</td> <td></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;">10,837</td> </tr> <tr> <td colspan="3"> </td> </tr> <tr> <td>Appropriation Request</td> <td style="text-align: center;">FY10</td> <td style="text-align: right;">1,125</td> </tr> <tr> <td>Supplemental Appropriation Request</td> <td></td> <td style="text-align: right;">0</td> </tr> <tr> <td>Transfer</td> <td></td> <td style="text-align: right;">0</td> </tr> <tr> <td colspan="3"> </td> </tr> <tr> <td>Cumulative Appropriation</td> <td></td> <td style="text-align: right;">4,587</td> </tr> <tr> <td>Expenditures / Encumbrances</td> <td></td> <td style="text-align: right;">3,337</td> </tr> <tr> <td>Unencumbered Balance</td> <td></td> <td style="text-align: right;">1,250</td> </tr> <tr> <td colspan="3"> </td> </tr> <tr> <td>Partial Closeout Thru</td> <td style="text-align: center;">FY07</td> <td style="text-align: right;">0</td> </tr> <tr> <td>New Partial Closeout</td> <td style="text-align: center;">FY08</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Total Partial Closeout</td> <td></td> <td style="text-align: right;">0</td> </tr> </table>	Date First Appropriation	FY01	(\$000)	First Cost Estimate	FY10	10,712	Current Scope		10,837	Last FY's Cost Estimate		10,837				Appropriation Request	FY10	1,125	Supplemental Appropriation Request		0	Transfer		0				Cumulative Appropriation		4,587	Expenditures / Encumbrances		3,337	Unencumbered Balance		1,250				Partial Closeout Thru	FY07	0	New Partial Closeout	FY08	0	Total Partial Closeout		0	<p><b>COORDINATION</b></p> <p>U.S. Department of Housing and Urban Development Maryland Department of Housing and Community Development Department of Housing and Community Affairs</p>	
Date First Appropriation	FY01	(\$000)																																																
First Cost Estimate	FY10	10,712																																																
Current Scope		10,837																																																
Last FY's Cost Estimate		10,837																																																
Appropriation Request	FY10	1,125																																																
Supplemental Appropriation Request		0																																																
Transfer		0																																																
Cumulative Appropriation		4,587																																																
Expenditures / Encumbrances		3,337																																																
Unencumbered Balance		1,250																																																
Partial Closeout Thru	FY07	0																																																
New Partial Closeout	FY08	0																																																
Total Partial Closeout		0																																																