

#6 - Housing Opportunities Commission CIP amendments and Capital Budget: this resolution requires 6 affirmative votes.

Resolution No:	17-145
Introduced:	<u>May 26, 2011</u>
Adopted:	<u>May 26, 2011</u>

**COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND**

By: County Council

SUBJECT: Approval of Amendments to the Approved FY 2011-2016 Capital Improvements Program of the Housing Opportunities Commission, and Approval of and Appropriation for the FY 2012 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, 2010 for the 6-year period FY 2011-2016. Section 302 requires the affirmative vote of at least 5 Councilmembers to approve or modify the Executive's Recommended CIP. On May 27, 2010, the Council approved a CIP for FY 2011-2016 in Resolution 16-1369. 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 8, 2011 and April 5, 6, and 7, 2011 on the FY 2012 Capital Budget and on amendments requested to the Approved CIP for FY 2011-2016 that were transmitted on January 14, 2011.

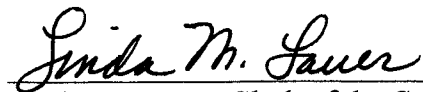
Action

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

1. For FY 2012, 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 2011-2016; and
 - c) to the extent that those appropriations are not expended or encumbered.

This is a correct copy of Council action.

A handwritten signature in cursive script that reads "Linda M. Lauer". The signature is written in dark ink and is positioned above a horizontal line.

Linda M. Lauer, Clerk of the Council

PART 1: FY 2012 CAPITAL BUDGET FOR HOUSING OPPORTUNITIES COMMISSION

The appropriation for FY 2012 in this Part is made to implement the projects in the Capital Improvements Program for FY 2011-2016.

Project #	Project Name	FY 2012 Appropriation	Cumulative Appropriation	Total Appropriation
097600	Sprinkler Systems for HOC Elderly Properties	3,990,000	4,430,000	8,420,000
017601	Supplemental Funds for Public Housing Improvements	1,125,000	6,216,000	7,341,000
TOTAL – HOUSING OPPORTUNITIES COMMISSION		5,115,000	10,646,000	15,761,000

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 FY 2012 Capital Budget and FY 2011-2016 Capital Improvements Program as of January 14, 2011.

Supplemental Funds for Public Housing Improvements -- No. 017601

Category **Housing Opportunities Commission**
 Subcategory **Housing**
 Administering Agency **Housing Opportunities Commission**
 Planning Area **Countywide**

Date Last Modified
 Required Adequate Public Facility
 Relocation Impact
 Status

May 14, 2011
No
None.
On-going

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY10	Rem. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	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	12,341	5,428	163	6,750	625	1,125	1,250	1,250	1,250	1,250	0
Total	12,341	5,428	163	6,750	625	1,125	1,250	1,250	1,250	1,250	0

FUNDING SCHEDULE (\$000)

Current Revenue: General	12,341	5,428	163	6,750	625	1,125	1,250	1,250	1,250	1,250	0
Total	12,341	5,428	163	6,750	625	1,125	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. Housing Opportunities Commission (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 units for low and very low-income Public Housing residents.

COST CHANGE

Reduce Current Revenue by \$125,000 in FY12 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.

Relevant studies include: Comprehensive Grant Program 5-year Action Plan from U.S. Department of Housing and Urban Development (HUD) 52834; HOC Resident Surveys; HOC Engineering Studies.

FISCAL NOTE

Federal funding for public housing capital improvements is based on an annual multi-year plan. County Funds are used concurrently with non-County funds as deemed appropriate to complete work. Also, County funds should be allocated across all HOC properties 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.

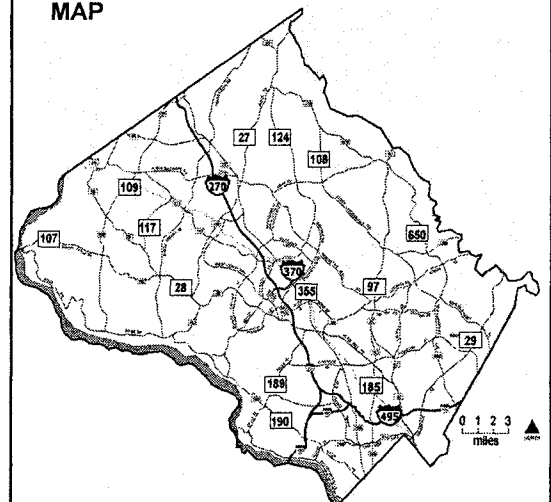
APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY01	(\$000)
First Cost Estimate	FY12	12,341
Current Scope		
Last FY's Cost Estimate		12,466
Appropriation Request	FY12	1,125
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		6,216
Expenditures / Encumbrances		4,466
Unencumbered Balance		1,750
Partial Closeout Thru	FY09	0
New Partial Closeout	FY10	0
Total Partial Closeout		0

COORDINATION

U.S. Department of Housing and Urban Development
 Maryland Department of Housing and Community Development
 Department of Housing and Community Affairs

MAP



PART III: CAPITAL IMPROVEMENTS PROJECTS TO BE CLOSED OUT

The following capital projects are closed out effective July 1, 2011, and the appropriation for each project is decreased by the amount of that project's unencumbered balance.

Project #	Project Name
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NONE

**PART IV: CAPITAL IMPROVEMENTS PROJECTS:
PARTIAL CLOSE OUT**

Partial close out of the following capital projects is effective July 1, 2011

Project #	Project Name	Amount
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NONE