

Supplemental Funds for Deeply Subsidized HOC Owned Units Improvements (P091501)

Category	Housing Opportunities Commission	Date Last Modified	12/23/13
Sub Category	Housing	Required Adequate Public Facility	No
Administering Agency	Housing Opportunities Commission (AAGE12)	Relocation Impact	None
Planning Area	Countywide	Status	Ongoing

Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
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EXPENDITURE SCHEDULE (\$000s)

Planning, Design and Supervision	0	0	0	0	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0
Other	7,500	0	0	7,500	1,250	1,250	1,250	1,250	1,250	1,250
Total	7,500	0	0	7,500	1,250	1,250	1,250	1,250	1,250	0

FUNDING SCHEDULE (\$000s)

Current Revenue: General	7,500	0	0	7,500	1,250	1,250	1,250	1,250	1,250	1,250
Total	7,500	0	0	7,500	1,250	1,250	1,250	1,250	1,250	0

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 15	1,250
Appropriation Request Est.	FY 16	1,250
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditure / Encumbrances		0
Unencumbered Balance		0

Date First Appropriation	FY 15
First Cost Estimate	
Current Scope	FY 15 7,500
Last FY's Cost Estimate	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.

Starting in FY14, HOC will begin transition of many of its Public Housing units. This transfer in ownership will allow for greater preservation and financial stability of the housing through the use of the Section 8 subsidy. Since the conversion of the Public Housing units may take up to 36 months and the units will still be highly subsidized, the project formerly known as Supplemental Funds for Public Housing number P017601 will be changed to Supplemental Funds for Deeply Subsidized HOC Owned Units (project number P091501) to allow for continued funding in FY15-20 to support these units.

Capacity

1,546 Deeply Subsidized HOC Owned units for low and very low-income residents.

Cost Change

In addition to funds previously allocated to the Supplemental Funds for Public Housing project (FY15-18) that have been moved into this project, the increase includes the addition of FY19 and FY20.

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

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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.

The funds previously allocated under the Supplemental Funds for Public Housing (project number P017601) will be used across HOC's public housing elderly, multi-family and scattered site properties over the six year period under this new project, "Supplemental Funds for Deeply Subsidized HOC Owned Units".

Disclosures

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

Coordination

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