

MEMORANDUM

April 24, 2023

TO: Joint Health & Human Services (HHS) and Planning, Housing, & Parks (PHP) Committee

FROM: Naeem M. Mia, Legislative Analyst
Eunice Jeong, Legislative Analyst
Tara Clemons Johnson, Legislative Analyst
Essie McGuire, Senior Legislative Analyst

SUBJECT: **FY24 Recommended Operating Budget – Rental Assistance Programs – Department of Housing and Community Affairs (DHCA) Housing Initiative Fund (HIF)**

PURPOSE: Vote on recommendations for the Council’s consideration

Expected Attendees:

- Scott Bruton, Acting Director, DHCA
- Nicolle Katrivanos, Manager, Office of Landlord-Tenant Affairs (OLTA), DHCA
- Somer Cross, Manager, Affordable Housing Program, DHCA
- Pofen Salem, Chief of Finance and Administration, DHCA
- Dr. James Bridgers, Acting Director, DHSS
- Ilana Branda, Acting Chief, Services to End and Prevent Homelessness, DHSS
- Jason Rundell, Acting Chief Operating Officer, DHHS
- Deborah Lambert, Office of Management and Budget (OMB)

A. Staff Recommendations

- For other (non-rental assistance) programs funded through the Housing Initiative Fund (HIF) budget, Council staff will review in further detail and make recommendations at the PHP Committee’s May 1 worksession (along with discussion of a proposed Non-Profit Preservation Fund).
- HIF-funded programs: Council staff recommends approval of the FY24 recommended operating budget for HIF-funded rental assistance programs, **totaling \$16,273,590 (an overall decrease of \$3,236,787)**.

- HHS programs (general and federal funded): Council staff recommends approval of the FY24 recommended operating budget for HHS (funded through general fund and federal funding) rental assistance programs, totaling \$66,314,688, an increase of \$21,005,8785 which includes \$14,016,832 of one-time federal funds (American Rescue Plan Act, ARPA) for emergency rental assistance.
 - Please see HHS/PHP Item #2 for further information and discussion on HHS' programs, including the Services to End and Prevent Homelessness program.
- Attached on circle 17 is a summary chart containing funding levels in the FY23 Approved, FY23 Estimated, and FY24 Recommended operating budget for each program.

B. Overview

According to the Office of Legislative Oversight's (OLO) 2018 report on the County's inventory of rent subsidy programs¹, the County provides various forms of public programs to directly or indirectly make rent more affordable for low- income residents, such as:

- Public Housing: In public housing, a local public housing authority owns the rental housing and acts as the landlord. Income-eligible residents pay a rent that is below the market rate. In the County, the Housing Opportunities Commission (HOC) is the public housing authority that administered this type of program
 - Incentives to Developers and Landlords: Privately-owned housing complexes may offer rental units at below-market rates to qualifying low-income households in exchange for a tax credit, favorable loans or grants, or other financial incentives from the government. Both DHCA and HOC provide various forms of financial subsidies to target certain income populations and achieve affordability at various income levels.
 - Inclusionary Zoning: Inclusionary zoning programs such as the County's Moderately Priced Dwelling Unit (MPDU) program increase the local supply of affordable housing by offering density bonuses to developers in exchange for the production of price/rent controlled units.
 - Rental Assistance/Subsidies: A rent subsidy is direct assistance in which a government pays a portion of a tenant's monthly rent obligation. Most commonly, the tenant's landlord receives the subsidy payment directly from the government. The amount and duration of the rent subsidies vary by program.
- Nearly all rent subsidy programs have income eligibility requirements. Area Median Income (AMI) is frequently used to measure both rent affordability and income eligibility for rent

¹ <https://www.montgomerycountymd.gov/OLO/Resources/Files/2019%20Reports/Inventory-Rent-Subsidy-Programs.pdf>

assistance. AMI represents the household income for the middle household (or midpoint in the distribution of households) in a geographic area.

Each year, the U.S. Department of Housing and Urban Development (HUD) calculates the AMI for metropolitan regions around the country. HUD adjusts the AMI based on family size. To determine a household's eligibility for housing assistance, a household's income is typically compared to a percentage of AMI, as follows:

- Low-income households earn less than 80 percent of the AMI.
- Very low-income (VLI) households earn less than 50 percent of the AMI.
- Extremely low-income (ELI) households earn less than 30 percent of the AMI.

As of June 2022, the AMI for a family of four in Montgomery County was \$ 142,300, an increase of \$25,100 (or 21%) from the AMI of \$117,200 in June 2018. Various rent assistance programs may also target benefits to different types of low-income households, including veterans, the elderly, persons with disabilities, people with HIV/AIDS, people at risk of homelessness, and families with children.

The County's rental assistance programs are primarily funded through the Housing Initiative Fund (HIF) with allocations made to various programs administered by HHS, HOC, and DHCA. Recordation tax revenues collected by the County are appropriated within the HIF and are required by Chapters 25 and 52 of the County Code to provide rent subsidies to low- and moderate-income tenants.

In addition, during the COVID-19 pandemic, federal funds (such as the Coronavirus Aid, Relief, and Economic Security Act and American Rescue Plan funding) were directly received by the County and appropriated in the HHS General Fund to provide emergency rental assistance (E-RAP) to County households. The FY24 recommended operating budget for HHS includes both federal funds and general fund dollars to continue these programs.

Rental assistance programs are also administered by HOC using direct federal funds, the most well-known of which is the Housing Choice Voucher (HCV) program (as well as the Veteran's Affairs Supportive Housing program, or VASH). HCV program participants rent in the private market; the voucher provides the landlord an amount equal to the difference between the market rent and 30% of the household's gross adjusted monthly income (subject to a maximum subsidy amount).

Families are eligible to receive a voucher if they are either (a) very low-income (50% or less of AMI) or, (b) extremely low-income (80% or less of AMI) and meet other special criteria (for example, are elderly or have disabilities). The federal program requires HOC to allocate 75% of all vouchers available in a year to extremely low-income families (30% or less of AMI). As the HCV (and similar programs) are administered by HOC using highly-restricted federal funds, they are not discussed below.

C. Discussion of Individual Programs and FY24 Cost Changes

DHCA oversees the process of allocating County Housing Initiative Fund (HIF) dollars to the entities who administer them. The County loans HIF dollars to non-profit and for-profit property owners and developers to acquire, build, or renovate affordable housing units. DHCA also allocates HIF dollars for rent subsidies. While DHCA allocates HIF dollars, HOC and DHHS administer the rent subsidy programs that receive HIF funding.

A summary of rental assistance programs, including both HIF-funded and HHS-administered emergency assistance programs, and their FY24 funding level is provided below. The discussion is outlined as follows:

1. HOC-administered programs funded by the HIF
2. HHS-administered programs funded by the HIF
3. DHCA-administered programs funded by the HIF

HHS-administered programs funded through federal and/or general funds will be covered in item #2 for this joint Committee session.

County Code Section 52-16B, Recordation Tax

This section of the County Code governs the collection and use of the recordation tax by setting an additional rate for properties where the amount paid, or the principal amount of debt secured exceeds \$500,000. The law also requires that half (50%) of the revenue from this "Recordation Tax Premium" be used for rent assistance for low- and moderate-income households, which must not be used to supplant any otherwise available funds.

The County Code does not say that this revenue must be assigned to the HIF, but previous Councils decided that assigning to the HIF helps track that the revenues have been assigned, ensures that they are used for rent assistance (either tenant-based or project-based), and ensures it does not revert to the General Fund reserve at the end of a fiscal year if it is not fully spent.

There are three main expenditures for these funds: (1) funds for permanent supportive housing and other housing programs administered by the Department of Health and Human Services' Services to End and Prevent Homelessness, (2) funding to the Housing Opportunities Commission for the Rent Supplement Program that assist households (non-voucher) that are significantly rent-burdened; and (3) support for production and preservation of housing that increases the affordability of rent for low income household.

1. HOC-administered programs funded by the HIF in FY24

- a. **Rent Supplement Program:** The Rent Supplement Program (RSP) serves Montgomery County residents with a gross household income of no more than 50% of the Area Median Income (AMI) and holding no more than \$10,000 in liquid assets.

Other eligibility requirements are as follows - applicants must:

- Reside, and have an active lease, at unit/property within Montgomery County where the landlord has (or has agreed to have) an active RSP contract for the property or have a commitment from a landlord to execute a lease;
- Reside, or intend to reside, in a unit where the landlord is in compliance with all RSP contracts;
- Reside, or intend to reside, at a unit/property that meets RSP rent guidelines;
- Be current with rent payments, or have documented resources to become current, as well as landlord approval to accept rent arrearages for the unit that the subsidy is applied for;
- Not (nor the unit the prospective recipient resides in) be receiving other Federal subsidies (e.g., Housing Choice Voucher, Low Income Public Housing, Section 236 Preservation Program, etc.);
- Have a rent obligation/burden greater than 30% of the gross household income; and, have a documented need for assistance;
- Demonstrate the ability to pay their full rent regularly with their documented income, any other documented resources and the estimated RSP subsidy;
- Complete the annual recertification process by the required deadlines; and,
- Not have been terminated from the RSP for non-compliance within the past five (5) years.

For FY24, this program has 300 funded slots, and 19,477 individuals on the waitlist.

- b. **Move Up Initiative:** The program is intended for residents residing in a permanent supportive housing program within the County's Continuum of Care who has been determined to no longer need the supportive services but still need subsidy assistance. This program offers a monthly subsidy of up to the fair market rent amount for a unit minus the amount each household is responsible for paying (30% of their monthly household income). HOC receives referrals/applicants directly from the County HHS; eligibility requirements include:

- Total household income must be no higher than 60% of AMI; and
- Participants may not receive a Housing Choice Voucher or any other Federal housing assistance.

For FY24, this program has 20 funded slots.

- c. **Community Choice Homes Initiative:** The Community Choice Homes Initiative (CCH) serves Montgomery County residents who are non-elderly and disabled.

- Applicants must be referred by the Maryland Department of Disabilities or the Money Follows the Person Bridge Subsidy Program; and
- have a rent obligation/burden that exceeds 30% of gross monthly income.

For FY24, this program has 40 funded slots.

- d. **McKinney Supportive Housing Program:** The program serves homeless residents who are referred by the Department of Health and Human Services and have at least one household members with a documented long-term disability.

For FY24, this program has 242 funded slots.

Youth Bridge Initiative: The program is intended for residents who have aged out of the County's foster care system who have a documented need for assistance in order to obtain or retain rental housing. This program offers a monthly subsidy of up to the fair market rent amount for a unit minus the amount each household is responsible for paying (30% of their monthly household income). HOC receives referrals/applicants directly from the Department of Health and Human Services.

Eligibility requirements include:

- Total household income must be no higher than 60% of AMI; and
- Participants may not receive a Housing Choice Voucher or any other Federal housing assistance.

For FY24, this program has 5 funded slots.

- e. **Rental Arrearage Assistance Program (RAAP):** HOC receives an annual allocation of Rental Assistance funding via Recordation Tax Revenue. These programs reallocate unspent funding from prior years and repurposes them to assist with rental arrearages. Funding is not specifically allocated or budgeted for in FY24; if prior-year (FY23) unspent funding is available, HOC may utilize those funds for this program.

The Rental Arrearage Assistance Program is a rental assistance program designed to assist HOC residents in retaining their housing by paying off arrearages accumulated during the COVID-19 health crisis. Utilities, late fees, and other expenses including courts costs are not eligible. Maximum income for this program is set at the Montgomery County maximum for affordable housing, or 70 percent of the area median income (AMI). HOC agrees to not initiate eviction proceedings against a tenant for a time period equal to the number of months for which the tenant was provided assistance after the assistance is provided. Through the RAAP, HOC will bring current tenants not served by other federal, state or local emergency rental assistance programs. The following procedures and guidelines govern the implementation and ongoing operation of the RAAP.

There are several eligibility rules to apply for RAAP. Households must:

- Be a Montgomery County resident residing in a HOC-controlled unit;
- Have a gross household income of no more than 70% of the Area Median Income (AMI);
- Be in danger of losing their housing; and

- Owe at least \$1,000 or more to current landlord.

By accepting assistance for an eligible tenant, the landlord agrees to cancel any current action. By accepting assistance for an eligible tenant, the landlord agrees to stay any eviction activity for a period of time equal to the length of the assistance after the assistance has been provided (i.e., if 6 months of arrearages are paid, there can be no eviction action for 6 months after the receipt of assistance.

Additionally, if a tenant's lease is expiring or has already expired the landlord must offer at least a 90-day lease extension. (This does not include breach of lease for safety reasons.) Priority will be given to households who do not meet the eligibility criteria for existing rental arrearage programs including the County's Emergency Rental Assistance Program and CDBG-CV Rental Assistance Program.

Eligible households may receive up to \$12,000 (or 18,000 if HOC writes off 10% of arrearages) for past due rent and up to three (3) months future rent. Households that have received rent relief assistance are eligible to receive additional funds for arrearage not covered by other rent relief programs up to a combined maximum of \$12,000, or \$18,000 if HOC writes off 10% of arrearages.

In FY23, there were 151 beneficiaries of this program totaling \$814,502; in FY22, there were 215 beneficiaries of this program totaling \$1,438,755.

2. HHS-administered programs funded by the HIF in FY24

DHHS is the primary Montgomery County Government department responsible for implementing rent subsidy programs. DHHS is responsible for managing the Rental Assistance Program and the Housing Initiative Program. In addition, DHHS contracts with multiple non-profit organizations to provide housing assistance, including rent subsidies, for County residents. The largest DHHS rental assistance programs funded through the HIF is the HHS Rental Assistance Program (RAP).

- f. **Rental Assistance:** The HHS Rental Assistance Program is a long-standing shallow subsidy program and is not related to the rental assistance programs that are in response to COVID. Through this program, eligible low-income households may receive rent subsidies of between \$50 and \$200 per month. Households of two or more persons (or one person who is at least 62 years of age or disabled) with gross income at or below 50% of the area median income (AMI) limit are eligible to receive rent subsidies under this program.

Recently, the Council approved changes through Bill 25-20 to update the program based on the recommendations of the Interagency Commission on Homelessness and the gap analysis. The main changes were:

- i. Reduced age of eligibility for RAP from 62 to 55;
- ii. Clarified definition of a person with a documented disability;

- iii. Removed the prohibition of eligibility for County residents without certain immigration documentation; and
 - iv. Provided that the specific benefit amount is established in regulation rather than law.
- g. **Permanent Supportive Housing:** provide long-term rent assistance, combined with case management services to people with disabilities. Residents of permanent supportive housing have an on-going need for both rent assistance and case management services.
- h. **Rapid Rehousing:** Rapid Rehousing is time-limited assistance provided to households that are expected to be able to be financially sustainable once this specific subsidy ends. Depending on the program, Rapid Rehousing usually lasts from 12 to 24 months.

3. DHCA-administered programs funded by the HIF in FY24

- i. **Eviction Prevention (Homeless Prevention and Relocation Assistance, HRP):** This program provides one-time financial assistance for tenants to prevent eviction and utility shut-offs and to assist tenants in securing new housing. HRP targets tenants who need additional financial assistance after having exhausted benefits available through DHHS and HOC.
- j. HRP does not have specific eligibility criteria. Rather, the program serves households determined eligible for DHHS or HOC programs, but which have received the maximum amount of assistance allowed from those agencies. Only applicants referred to DHCA from DHHS and HOC will be considered. Screening and assessment processes.

A DHCA investigator is responsible for screening and assessing applicants' need for emergency assistance. This review of the applicant's case and resources includes:

- Verification of the emergency as documented by the investigator;
- Examination of client's past history of meeting financial obligations;
- Examination of reasonableness and possible modification of recurring expenses; Consideration of the actions client has taken during DHHS and HOC assistance to address their financial circumstances; and
- Consideration of whether HRP award is likely to prevent rather than defer homelessness.

Current limits on HRP assistance are as follows:

- The HRP yearly financial benefit is limited to \$1,500 per client unless approved by the Housing Division Chief for extraordinary extenuating circumstances;
- The HRP typically limits assistance to one time per year per client; and

- No client may receive HPRA benefits for more than 3 consecutive years unless approved by the Housing Division Chief.

For FY24, this program is funded at \$445,025.

- k. **Rental Assistance (based on Existing Rental Agreements):** This program funds the extension of soon-to-expire agreements between the County and private landlords to continue maintaining rental affordability levels. Extensions are generally for multi-year (5-10) periods.

In FY24, \$1.0M is allocated to extend rental agreements with Hampshire Towers for a period of 10 years (as part of a total extension package for \$6M; the FY24 funding is the final allocation). In addition, \$312,060 is allocated to extend an agreement with Grosvenor Towers.

- l. **Capitalized Rental Assistance (to Reduce Rents on New HCA-financed Projects):** This program provides funding to further reduce rents at lower affordability levels for projects financed by DHCA loans.

For FY24, \$391,400 is allocated for this program.

- m. **Rental Contingency:** DHCA will typically reserve an allocation as a contingency in case recordation tax revenues do not materialize as projected; for FY24, the contingency is \$179,000 (in comparison, a contingency of \$1.5M was set-aside in FY23). In the event a shortfall results, DHCA will typically hold harmless funding for HHS and HOC and will reduce allocations for its own administered programs.

This packet contains:

	<u>Circle Page #</u>
1. FY24 County Executive Recommended Budget for DHCA	1-16
2. List of Rental Assistance Programs with FY23 Approved, FY23 Estimated and FY24 Recommended Funding Levels	17



Housing and Community Affairs

RECOMMENDED FY24 BUDGET
\$69,398,865

FULL TIME EQUIVALENTS
108.20

✧ SCOTT BRUTON, ACTING 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 FY24 Operating Budget for the Department of Housing and Community Affairs is \$69,398,865, an increase of \$950,380 or 1.39 percent from the FY23 Approved Budget of \$68,448,485. Personnel Costs comprise 20.61 percent of the budget for 114 full-time position(s) and no part-time position(s), and a total of 108.20 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 79.39 percent of the FY24 budget.

DHCA expects the total signed agreements for affordable housing projects through the Payment in Lieu of Taxes (PILOT) program to abate \$20.6 million in taxes in FY23.

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 \$89.6 million for affordable housing, including \$57.6 million in the Montgomery Housing Initiative (MHI) Fund and \$32 million in the Affordable Housing Acquisition and Preservation CIP project. This dedicated funding provides for the renovation of distressed housing, the acquisition and preservation of affordable housing units, creation of housing units for special needs residents, homeowner downpayment assistance, services to the "Building Neighborhoods to Call Home", "Design for Life", and "Housing First" programs, and the creation of mixed-income housing.

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- ★ Add four positions in various programs to enhance DHCA's operations and service delivery related to rental licensing, housing code enforcement, and landlord-tenant mediation to support increasing demand and provide more effective services.
 - ★ Allocate \$30.2 million from loan repayments to the Preservation of Naturally Occurring Affordable Housing Fund to continue housing preservation efforts in areas at risk of rent escalation to higher market rents, including the Purple Line Corridor and other County transit corridors.
 - ★ Continue to actively underwrite affordable housing loans to preserve and produce affordable housing. Three developments for multi-family projects have already been identified for potential funding in FY24. These developments would preserve or produce a total of 590 units, including 412 affordable units.
 - ★ Collaborate with the Department of Health and Human Services (HHS), and the Housing Opportunities Commission (HOC) to provide rental assistance programs to the County's most vulnerable residents. Funding supports lower-income residents by offsetting rent increases and preserving affordable rents.
 - ★ Continue funding the "Design for Life" Program to provide for accessibility upgrades in single-family residences.
 - ★ Provide additional resources to offset discontinued Federal funds for tenants to access legal assistance, counseling, and education services.
 - ★ Provide funding to develop a "Faith-Based Housing Development Initiative" pilot project by working with mission-aligned houses of worship to increase the supply of affordable housing for low- and moderate-income households and advance racial equity in the County.
 - ★ Continue funding support in the Homeowner Assistance Program for downpayment assistance to first-time homebuyers, including full-time career employees of Montgomery County and Montgomery County Public Schools, to help make homebuying more affordable in the County.
 - ★ Continue to apply for and receive Federal grants, including the Community Development Block Grant (CDBG), the HOME Investment Partnership Grant, and the Emergency Solutions Grant, which provide funding for affordable housing, housing rehabilitation, commercial revitalization, focused neighborhood assistance, public services, and preventing homelessness.

INNOVATIONS AND PRODUCTIVITY IMPROVEMENTS

- ★ DHCA's Moderately Priced Housing Unit (MPDU) program is the first mandatory inclusionary zoning law program in the United States. As of FY22, there are approximately 4,000 units under control in the MPDU program, split between rental and individually owned homeownership MPDUs. During FY22, the MPDU program oversaw the construction of 249 new MPDUs built and offered either for sale (122 units) or for rent (127 units) in Montgomery County.
- ★ DHCA's Multifamily Housing Development Team successfully closed eight residential real estate transactions in FY22. Montgomery County provided more than \$22 million towards these developments. Across Montgomery County, these real estate projects preserved, rehabilitated and/or produced 516 units of affordable rental housing, at an average cost of \$42,800 per unit.
- ★ The Code Enforcement team completes an average of 28,000 site visits and 10,000 service requests annually. Due to departmental COVID-19 protocols and other complications associated with the pandemic, site visits and service requests declined in FY21. During FY22, when nearly all COVID-19 protocols were lifted, the Division returned to its pre-pandemic productivity where 28,185 site visits and 10,221 service requests were completed.
- ★ Historically, DHCA has maintained a contract with the City of Takoma Park to inspect the City's residential rental facilities and units. This agreement, which began in 2003, was put in place to ensure the protection of the health, welfare and safety of persons residing in over six hundred rental facilities and 3,700 rental units within the City of Takoma Park. A new contract was ratified in early FY23.
- ★ The Focused Neighborhood Assistance (FNA) program provides financial and technical assistance to select neighborhoods to improve the quality of life, safety and welfare of their residents. Construction is currently underway for the Grover's Forge, Center Stage, Walker's Choice and The Hamptons neighborhoods of Montgomery Village. Construction activities are also underway for the Montclair Manor community of Silver Spring and the Wedgewood drainage and site improvement project. All of these communities will benefit from site improvements and new lighting throughout their neighborhoods.

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 FY23 estimates reflect funding based on the FY23 Approved Budget. The FY24 and FY25 figures are performance targets based on the FY24 Recommended Budget and funding for comparable service levels in FY25.

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 FY21	Actual FY22	Estimated FY23	Target FY24	Target FY25
Asset Management - Loan repayments billed / received	\$16,761,478	\$47,141,999	\$48,556,259	\$50,012,947	\$51,513,335
Department MC311 Service Requests (SR)	19,328	22,909	23,596	24,304	25,033
Department MC311 Service Request success rate	91.2%	89.8%	92.5%	95.3%	98.2%
NACo Awards earned	2	1	1	1	1

FY24 Recommended Changes	Expenditures	FTEs
FY23 Approved	2,331,339	13.80
Replace: Grant Funded Positions to Be Funded with County Resources to Meet Federal Requirements	118,321	0.90
Technical Adj: Realign Budget by Shifting Expenditures between Personnel Costs and Operating Expenses	115,155	0.00
Increase Cost: Three Percent Inflationary Adjustment to Non-Profit Service Provider Contracts	48,242	0.00
Add: Ayuda - Domestic Violence & Family Law Survivors Program	45,000	0.00
Add: Community Clinic, Inc. - Increasing Breastfeeding Access for Low-Income Women	45,000	0.00
Add: Collegiate Directions - Career Mentoring Initiative	45,000	0.00
Add: Community Bridges - College Access and Success Program for Girls	45,000	0.00
Add: EveryMind - Friendly Visitor and Rep Payee Case Management Services	45,000	0.00
Add: Foods and Friends - Improving the Lives and Health of the Most Vulnerable by Improving Food Delivery and Reducing Food Insecurity	45,000	0.00
Add: Montgomery County Coalition for the Homeless, Inc. - Rapid Exit Specialist	45,000	0.00
Add: Community Reach of Montgomery County - Rockville Emergency Assistance Program (REAP)	44,963	0.00
Add: Community Clinic, Inc. - Food as Medicine: CCI's Teaching Kitchen	40,928	0.00
Add: Community FarmShare - Expanding Culturally Valued Fresh Produce Access to at Risk Residents	37,000	0.00
Add: Horizon Greater Washington Inc. Summer Program	35,000	0.00
Add: Digital Bridge USA - Technology Training Community	34,109	0.00
Add: Arts for the Aging - Health Equity Through the Participatory Arts	30,000	0.00
Add: Ethiopian Community Center - Education and Youth Development	25,572	0.00
Add: Mobile Medical Care - Keeping Focused on Diabetic Eye Health	24,065	0.00
Add: Germantown Cultural Arts Center, Inc. - Beyond BlackRock: Positive Youth Development Arts Outreach Programming	22,428	0.00
Add: Community Reach of Montgomery County - Cancer Prevention and Screening and Hypertension Management in the Mansfield Kaseman Health Clinic	20,935	0.00
Increase Cost: Three Percent Inflationary Adjustment to Non-Profit Service Provider Contracts	16,981	0.00

FY24 Recommended Changes	Expenditures	FTEs
Replace: Shift Grant Funded Positions to Be Funded with County Resources to Meet Federal Requirements	0	(0.90)
Decrease Cost: Miscellaneous Operating Expenses	(14,941)	0.00
Decrease Cost: Community Development Block Grant (CDBG) Adjustments	(630,000)	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.	(63,928)	(0.10)
FY24 Recommended	2,551,169	13.70

☼ Affordable Housing Programs

This program creates and preserves affordable single-family housing units. It enforces Chapter 25A of the County Code to ensure that Moderately Priced Dwelling Units (MPDUs) are provided and monitored for resale control. The Code requires that 12.5 percent to 15.0 percent of an approved development of 20 dwelling units or more be MPDUs, depending on the amount of density bonus achieved. The housing units produced are marketed at controlled prices, which makes them affordable to moderate-income households. Additional single-family housing programs provide funding to replace and rehabilitate single-family housing units, and provide energy efficiency solutions and savings. Also, this program is responsible for the Work Force Housing Program.

Program Performance Measures	Actual FY21	Actual FY22	Estimated FY23	Target FY24	Target FY25
Affordable Housing Program - Number of MC311 Service Requests	1,170	1,780	1,500	1,200	1,236
Affordable Housing Program - Percent of MC311 Service Requests meeting service length agreement	99.3%	97.0%	100.0%	100.0%	100.0%
Number of affordable housing units produced and available for occupancy (at no cost to the County)	264	249	300	300	300
Number of housing units improved/rehabilitated ¹	118	24	28	0	0

¹ The single-family housing units improved or rehabilitated are implemented through the Weatherization Program, funded by the Merger Funds which is limited and expected to be exhausted by the end of FY23. DHCA does not expect any funding to be remaining in FY24.

FY24 Recommended Changes	Expenditures	FTEs
FY23 Approved	925,856	7.50
Enhance: Design for Life Program	300,000	0.00
Replace: Grant Funded Positions to Be Funded with County Resources to Meet Federal Requirements	170,825	1.50
Replace: Shift Grant Funded Positions to Be Funded with County Resources to Meet Federal Requirements	0	(1.50)
Decrease Cost: Miscellaneous Operating Expenses	(1,000)	0.00
Re-align: Shift a Sr. Planning Specialist Position from the Affordable Housing Program to the Multi-family Program to Support Operational Needs	(110,155)	(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.	(147,507)	0.00
FY24 Recommended	1,138,019	6.50

☼ Common Ownership Community Program

The Common Ownership Community (COC) 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 FY21	Actual FY22	Estimated FY23	Target FY24	Target FY25
COC Program Customer Service - Number of MC311 Service Requests	675	802	745	750	773
COC Program Customer Service - Percent of MC311 Service Requests meeting service length agreement	99.7%	99.5%	99.0%	99.0%	100.0%
Percent of Commission on Common Ownership Communities (CCOC) cases resolved prior to a hearing	42.0%	58.0%	40.0%	45.0%	46.4%

FY24 Recommended Changes	Expenditures	FTEs
FY23 Approved	905,190	6.15
Decrease Cost: Miscellaneous Operating Expenses and Professional Education/Training	(23,500)	0.00

FY24 Recommended Changes	Expenditures	FTEs
Multi-program adjustments, including negotiated compensation changes, employee benefit changes, changes due to staff turnover, reorganizations, and other budget changes affecting multiple programs.	129,642	0.00
FY24 Recommended	1,011,332	6.15

☼ 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 low-income persons.

Program Performance Measures	Actual FY21	Actual FY22	Estimated FY23	Target FY24	Target FY25
Number of contracts awarded and monitored	25	22	23	24	25
Funding awarded to CDBG public service contracts	\$591,067	\$630,000	\$625,000	\$630,000	\$648,900
CDBG public service contract compliance rate	100%	100%	100%	100%	100%
CDBG public service contract non-housing beneficiaries ¹	\$8,250	\$23,220	\$6,277	\$6,000	\$6,180

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.

FY24 Recommended Changes	Expenditures	FTEs
FY23 Approved	8,741,200	6.70
Technical Adj: Realign budget allocation between PC and OE to Meet the Estimated Grant Amount	178,282	0.00
Increase Cost: Emergency Solutions Grant Operating Expenses	4,119	0.00
Increase Cost: Takoma Park Code Enforcement Contract	3,569	0.00
Decrease Cost: Miscellaneous Operating Expenses	(1,000)	0.00
Decrease Cost: Home Investment Partnership Program (HOME) Grant Operating Expenses	(282,255)	0.00
Decrease Cost: Community Development Block Grant (CDBG) Operating Expenses	(732,797)	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.	1,435,859	0.00
FY24 Recommended	9,346,977	6.70

☼ Housing Administration

This program provides management and oversight to support activities within the housing division including single and multi-family housing programs, and landlord tenant mediation. This program was formerly included as part of Housing Development and Loan Programs.

Program Performance Measures	Actual FY21	Actual FY22	Estimated FY23	Target FY24	Target FY25
Affordable housing units produced in the production pipeline	313	961	793	817	841
Number of affordable housing units in the preservation pipeline	558	521	849	903	930
Cost per unit of affordable housing units preserved	\$8,623	\$10,050	\$13,516	\$9,194	\$9,470
Cost per unit of affordable housing units produced ¹	\$56,284	\$45,744	\$87,804	\$89,522	\$92,208
Percent of affordable units created or preserved serving households under 50% AMI ²	30.0%	33.0%	25.0%	25.0%	25.0%

¹ Average cost per unit fluctuates with the type of project financed.

² DHCA's underwriting criteria was recently updated to reflect a goal of providing a certain attainable and consistent level of affordable housing for very low income households.

FY24 Recommended Changes	Expenditures	FTEs
FY23 Approved	399,229	3.95
Replace: Grant Funded Positions to Be Funded with County Resources to Meet Federal Requirements	61,621	0.40
Replace: Shift Grant Funded Positions to Be Funded with County Resources to Meet Federal Requirements	0	(0.40)

FY24 Recommended Changes	Expenditures	FTEs
Multi-program adjustments, including negotiated compensation changes, employee benefit changes, changes due to staff turnover, reorganizations, and other budget changes affecting multiple programs.	(17,359)	0.00
FY24 Recommended	443,491	3.95

☼ 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 FY21	Actual FY22	Estimated FY23	Target FY24	Target FY25
Number of Housing Code Enforcement inspections	27,031	28,185	29,000	30,000	30,900
Housing Code Enforcement Program Customer Service - Number of MC311 Service Requests	6,428	10,220	10,000	10,000	10,300
Housing Code Enforcement Program Customer Service - Percent of MC311 Service Requests meeting service length agreement	74.3%	76.4%	77.0%	78.0%	79.31%
Code Enforcement - Number of violations per unit	1.67	2.12	2.12	2.12	2.18
Code Enforcement - Average severity of violations per unit	1.5	2.6	2.6	2.6	2.7

FY24 Recommended Changes	Expenditures	FTEs
FY23 Approved	4,768,248	38.50
Add: One Housing Code Inspector III Position to Meet County Mandates	143,756	1.00
Replace: Shift Grant Funded Positions to Be Funded with County Resources to Meet Federal Requirements	99,058	1.00
Replace: Shift Grant Funded Positions to Be Funded with County Resources to Meet Federal Requirements	0	(1.00)
Decrease Cost: Miscellaneous Operating Expenses	(9,500)	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.	503,626	0.00
FY24 Recommended	5,505,188	39.50

☼ Landlord-Tenant Mediation

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 FY21	Actual FY22	Estimated FY23	Target FY24	Target FY25
Number of Landlord Tenant mediations	610	845	900	925	953
Landlord Tenant Affairs Program - Number of MC311 Service Requests	7,049	7,783	7,800	8,000	8,240
Landlord Tenant Affairs Program - Percent of MC311 Service Requests meeting service length agreement	99.7%	99.7%	99.7%	99.7%	99.7%
Percent of landlord/tenant cases mediated successfully (not referred to the Commission)	97.2%	97.0%	97.0%	97.0%	97.0%
Number of evictions prevented due to Landlord & Tenant Affairs' intervention	450	153	250	290	299

FY24 Recommended Changes	Expenditures	FTEs
FY23 Approved	1,487,910	9.00
Replace: Discounted Federal Funding to Continue Service Delivery for Tenant Outreach, Education, and Counseling	389,400	0.00
Add: One Investigator III Position and One Administrative Specialist III Position to Comply with County Mandates	178,150	2.00
Increase Cost: Implement Bill 26-22 for Radon Testing and Mitigation	58,940	0.00
Decrease Cost: Miscellaneous Operating Expenses	(1,500)	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.	(8,159)	0.00
FY24 Recommended	2,104,741	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 FY21	Actual FY22	Estimated FY23	Target FY24	Target FY25
Licensing and Registration Program - Number of MC311 Service Requests	3,426	4,211	4,337	4,467	4,601
Licensing and Registration Program - Percent of MC311 Service Requests meeting service length agreement	99.9%	99.9%	99.0%	100.0%	100.0%
Number of rental licenses issued	107,626	110,421	113,733	117,145	120,659

FY24 Recommended Changes	Expenditures	FTEs
FY23 Approved	470,853	3.20
Add: One Program Specialist II Position (Licensing and Registration) to Increase Outreach and Revenue Collections	80,280	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.	20,053	0.00
FY24 Recommended	571,186	4.20

☼ Multi-Family Housing Programs

This program creates and preserves affordable multi-family housing units. Loans are made to the HOC, nonprofit organizations, property owners, and for-profit developers. This program provides funding to:

- preserve existing affordable housing units;
- construct and acquire affordable housing units;
- rehabilitate existing rental housing stock;
- participate in housing or mixed-use developments that will include affordable housing;
- acquire land to produce affordable housing; and
- provide low-income rental housing assistance.

Major funding for these projects is provided from the Montgomery Housing Initiative Fund, 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 FY21	Actual FY22	Estimated FY23	Target FY24	Target FY25
Number of affordable housing units preserved and available for occupancy (County funded)	6,197	6,454	6,003	6,256	6,444
Number of affordable housing units produced and available for occupancy (County funded) ¹	650	379	299	327	955
Ratio of non-County dollars leveraged to County dollars in affordable housing projects	4.38	7.05	5.18	5.18	5.34
Total affordable housing units produced	1,640	1,654	1,405	1,249	1,286
Total affordable housing units preserved	7,129	6,755	6,852	7,159	7,374

¹ Out year projections may fluctuate based on current pipeline activity and certain assumptions on preservation / production strategies.

FY24 Recommended Changes	Expenditures	FTEs
FY23 Approved	46,541,710	7.90
Increase Cost: Operating Expenses to Reflect Adjustments to the General Fund Transfer to Housing Initiative Fund (HIF)	3,525,389	0.00
Increase Cost: Housing Opportunities Commission (HOC) Production Fund Contribution to the Housing Initiative Fund (HIF)	2,131,875	0.00
Increase Cost: Operating Expenses to Reflect Adjusted Investment Income Estimates	590,300	0.00
Increase Cost: Realign Budget by Shifting Expenditures between Personnel Costs and Operating Expenses	394,524	0.00
Re-align: Add a Sr. Planning Specialist Position to Support Multifamily Housing Program Operations	110,155	1.00
Increase Cost: Adjustment Other Revenue Sources in the Housing Initiative Fund (HIF)	7,280	0.00
Decrease Cost: Miscellaneous Operating Expenses	(1,000)	0.00

FY24 Recommended Changes	Expenditures	FTEs
Decrease Cost: Operating Expenses for Affordable Housing Projects Based on Reduced Land Sale Proceeds Contributions to the Housing Initiative Fund (HIF)	(1,500,000)	0.00
Decrease Cost: Operating Expenses to Reflect the Debt Service Transfer for the Housing Capital Improvements Program (CIP) and the Housing Opportunities (HOC) Production Fund	(2,644,600)	0.00
Decrease Cost: Rental Assistance Program Due to Decreased Recordation Tax Premium Estimates	(3,236,787)	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.	(591,010)	0.00
FY24 Recommended	45,327,836	8.90

☼ 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 FY21	Actual FY22	Estimated FY23	Target FY24	Target FY25
Focused Neighborhood Assistance Activity (expenditures) ¹	\$335,287	\$198,276	\$962,039	\$100,000	\$800,000
Facade Program - Private dollars leveraged	\$0	\$0	\$150,000	\$719,000	\$792,000
Focused Neighborhood Assistance Active projects	3	3	1	3	4
Focused Neighborhood Assistance beneficiaries ²	1,400	1,565	1,500	11,892	11,892
Facade Program - Number of businesses benefited	0	0	6	12	12

¹ FY23 activities include three active projects (Montclair Manor, Montgomery Village, and Wedgewood Projects). FY24-25 assumes construction activity for the two phased Long Branch Streetscape and Pedestrian Linkages Projects.

² FY23 activities include three active projects (Montclair Manor, Montgomery Village, and Wedgewood Projects). FY24-25 assumes construction activity for the two phased Long Branch Streetscape and Pedestrian Linkages Projects.

FY24 Recommended Changes	Expenditures	FTEs
FY23 Approved	1,876,950	7.50
Replace: Shift Grant Funded Positions to Be Funded with County Resources to Meet Federal Requirements	153,337	1.30
Replace: Shift Grant Funded Positions to Be Funded with County Resources to Meet Federal Requirements	92,431	0.60
Replace: Shift Grant Funded Positions to Be Funded with County Resources to Meet Federal Requirements	0	(1.90)
Multi-program adjustments, including negotiated compensation changes, employee benefit changes, changes due to staff turnover, reorganizations, and other budget changes affecting multiple programs.	(723,792)	0.10
FY24 Recommended	1,398,926	7.60

BUDGET SUMMARY

	Actual FY22	Budget FY23	Estimate FY23	Recommended FY24	%Chg Bud/Rec
COUNTY GENERAL FUND					
EXPENDITURES					
Salaries and Wages	5,673,863	6,072,291	5,853,978	6,988,420	15.1 %
Employee Benefits	1,688,269	1,680,888	1,628,577	1,972,918	17.4 %
County General Fund Personnel Costs	7,362,132	7,753,179	7,482,555	8,961,338	15.6 %
Operating Expenses	1,999,377	1,751,387	1,734,705	1,909,703	9.0 %
County General Fund Expenditures	9,361,509	9,504,566	9,217,260	10,871,041	14.4 %
PERSONNEL					
Full-Time	107	110	110	114	3.6 %
Part-Time	0	0	0	0	---
FTEs	62.65	65.65	65.65	71.25	8.5 %
REVENUES					
Landlord-Tenant Fees	7,328,326	7,592,500	7,240,000	7,487,350	-1.4 %

BUDGET SUMMARY

	Actual FY22	Budget FY23	Estimate FY23	Recommended FY24	%Chg Bud/Rec
Common Ownership Community Fees	717,625	792,500	802,850	1,024,705	29.3 %
Other Charges/Fees	(12,265)	74,350	64,000	41,500	-44.2 %
Other Fines/Forfeitures	78,376	40,000	40,000	9,000	-77.5 %
Miscellaneous Revenues	(19,872)	6,500	6,500	6,500	---
Board of Appeals Fees	(3,544)	8,000	8,000	0	-100.0 %
Other Licenses/Permits	0	492,000	2,000	3,000	-99.4 %
Fire Code Enforcement Permits	0	60,000	60,000	0	-100.0 %
County General Fund Revenues	8,088,646	9,065,850	8,223,350	8,572,055	-5.4 %

MONTGOMERY HOUSING INITIATIVE

EXPENDITURES

Salaries and Wages	1,318,473	1,988,499	1,435,377	2,455,037	23.5 %
Employee Benefits	369,471	507,794	351,440	626,902	23.5 %
Montgomery Housing Initiative Personnel Costs	1,687,944	2,496,293	1,786,817	3,081,939	23.5 %
Operating Expenses	40,195,853	46,594,130	45,270,354	46,599,753	---
Montgomery Housing Initiative Expenditures	41,883,797	49,090,423	47,057,171	49,681,692	1.2 %

PERSONNEL

Full-Time	0	1	1	1	---
Part-Time	0	0	0	0	---
FTEs	17.05	18.05	18.05	22.15	22.7 %

REVENUES

Land Sale Proceeds	0	1,500,000	9,839,671	0	-100.0 %
Commitment Fee	0	200,000	200,000	200,000	---
Asset Management Fee	0	70,200	70,200	70,200	---
MHI Transfer Tax	0	100,000	120,689	100,000	---
Recordation Tax	27,898,441	19,510,377	18,014,231	16,273,590	-16.6 %
Loan Payments	574,252	3,300,000	2,784,476	3,300,000	---
Miscellaneous Revenues	661,242	75,006	94,708	75,006	---
MPDU Revenues	2,797,573	1,970,000	1,000,000	1,970,000	---
Other Financing Sources	6,643	47,230	47,230	54,510	15.4 %
Investment Income	5,009,877	3,453,280	1,227,134	4,043,580	17.1 %
Other Appropriated Financing Sources	0	0	47,230	54,510	---
Other Charges and Fees	95,100	0	7,290	0	---
MPDU Alternative Payments	0	360,000	360,000	360,000	---
HOC Contributions	0	2,846,875	2,846,875	4,978,750	74.9 %
Montgomery Housing Initiative Revenues	37,043,128	33,432,968	36,659,734	31,480,146	-5.8 %

GRANT FUND - MCG

EXPENDITURES

Salaries and Wages	1,262,949	1,932,732	1,932,732	1,869,393	-3.3 %
Employee Benefits	187,937	507,051	507,051	392,108	-22.7 %
Grant Fund - MCG Personnel Costs	1,450,886	2,439,783	2,439,783	2,261,501	-7.3 %
Operating Expenses	15,127,964	7,413,713	7,413,713	6,584,631	-11.2 %
Capital Outlay	5,544,089	0	0	0	---
Grant Fund - MCG Expenditures	22,122,939	9,853,496	9,853,496	8,846,132	-10.2 %

PERSONNEL

Full-Time	0	(1)	(1)	(1)	---
Part-Time	0	0	0	0	---
FTEs	21.50	20.50	20.50	14.80	-27.8 %

REVENUES

Miscellaneous Revenues	172,954	0	0	0	---
Federal Grants	19,449,342	7,571,762	7,571,762	6,930,829	-8.5 %
Other Intergovernmental	58,755	281,734	281,734	285,303	1.3 %
State Grants	471	0	0	630,000	---
Loan Payments	0	2,000,000	2,000,000	1,000,000	-50.0 %
Investment Income	19,634	0	0	0	---

BUDGET SUMMARY

	Actual FY22	Budget FY23	Estimate FY23	Recommended FY24	%Chg Bud/Rec
Grant Fund - MCG Revenues	19,701,156	9,853,496	9,853,496	8,846,132	-10.2 %
DEPARTMENT TOTALS					
Total Expenditures	73,368,245	68,448,485	66,127,927	69,398,865	1.4 %
Total Full-Time Positions	107	110	110	114	3.6 %
Total Part-Time Positions	0	0	0	0	—
Total FTEs	101.20	104.20	104.20	108.20	3.8 %
Total Revenues	64,832,930	52,352,314	54,736,580	48,898,333	-6.6 %

FY24 RECOMMENDED CHANGES

	Expenditures	FTEs
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COUNTY GENERAL FUND

FY23 ORIGINAL APPROPRIATION **9,504,566 65.65**

Changes (with service impacts)

Add: One Investigator III Position and One Administrative Specialist III Position to Comply with County Mandates [Landlord-Tenant Mediation]	178,150	2.00
Add: One Housing Code Inspector III Position to Meet County Mandates [Housing Code Enforcement]	143,756	1.00
Add: One Program Specialist II Position (Licensing and Registration) to Increase Outreach and Revenue Collections [Licensing and Registration]	80,280	1.00

Other Adjustments (with no service impacts)

Increase Cost: FY24 Compensation Adjustment	335,391	0.00
Increase Cost: Annualization of FY23 Compensation Increases	319,817	0.00
Increase Cost: Annualization of FY23 Lapsed Positions	219,337	0.00
Technical Adj: Realign Budget by Shifting Expenditures between Personnel Costs and Operating Expenses [Administration]	115,155	0.00
Re-align: Add a Sr. Planning Specialist Position to Support Multifamily Housing Program Operations [Multi-Family Housing Programs]	110,155	1.00
Replace: Shift Grant Funded Positions to Be Funded with County Resources to Meet Federal Requirements [Housing Code Enforcement]	99,058	1.00
Replace: Shift Grant Funded Positions to Be Funded with County Resources to Meet Federal Requirements [Neighborhood Revitalization]	92,431	0.60
Increase Cost: Implement Bill 26-22 for Radon Testing and Mitigation [Landlord-Tenant Mediation]	58,940	0.00
Increase Cost: Three Percent Inflationary Adjustment to Non-Profit Service Provider Contracts [Administration]	16,981	0.00
Increase Cost: Printing and Mail	4,064	0.00
Decrease Cost: Miscellaneous Operating Expenses [Grants Administration - Federal Programs]	(1,000)	0.00
Decrease Cost: Miscellaneous Operating Expenses [Affordable Housing Programs]	(1,000)	0.00
Decrease Cost: Miscellaneous Operating Expenses [Multi-Family Housing Programs]	(1,000)	0.00
Decrease Cost: Miscellaneous Operating Expenses [Landlord-Tenant Mediation]	(1,500)	0.00
Decrease Cost: Retirement Adjustment	(7,440)	0.00
Decrease Cost: Miscellaneous Operating Expenses [Housing Code Enforcement]	(9,500)	0.00
Decrease Cost: Miscellaneous Operating Expenses [Administration]	(14,941)	0.00
Decrease Cost: Miscellaneous Operating Expenses and Professional Education/Training [Common Ownership Community Program]	(23,500)	0.00
Decrease Cost: Motor Pool Adjustment	(62,909)	0.00
Re-align: Shift a Sr. Planning Specialist Position from the Affordable Housing Program to the Multi-family Program to Support Operational Needs [Affordable Housing Programs]	(110,155)	(1.00)
Decrease Cost: Annualization of FY23 Personnel Costs	(174,095)	0.00

FY24 RECOMMENDED **10,871,041 71.25**

MONTGOMERY HOUSING INITIATIVE

FY23 ORIGINAL APPROPRIATION **49,090,423 18.05**

Changes (with service impacts)

Enhance: Design for Life Program [Affordable Housing Programs]	300,000	0.00
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Other Adjustments (with no service impacts)

FY24 RECOMMENDED CHANGES

	Expenditures	FTEs
Increase Cost: Operating Expenses to Reflect Adjustments to the General Fund Transfer to Housing Initiative Fund (HIF) [Multi-Family Housing Programs]	3,525,389	0.00
Increase Cost: Housing Opportunities Commission (HOC) Production Fund Contribution to the Housing Initiative Fund (HIF) [Multi-Family Housing Programs]	2,131,875	0.00
Increase Cost: Operating Expenses to Reflect Adjusted Investment Income Estimates [Multi-Family Housing Programs]	590,300	0.00
Increase Cost: Realign Budget by Shifting Expenditures between Personnel Costs and Operating Expenses [Multi-Family Housing Programs]	394,524	0.00
Replace: Discounted Federal Funding to Continue Service Delivery for Tenant Outreach, Education, and Counseling [Landlord-Tenant Mediation]	389,400	0.00
Replace: Grant Funded Positions to Be Funded with County Resources to Meet Federal Requirements [Affordable Housing Programs]	170,825	1.50
Replace: Shift Grant Funded Positions to Be Funded with County Resources to Meet Federal Requirements [Neighborhood Revitalization]	153,337	1.30
Replace: Grant Funded Positions to Be Funded with County Resources to Meet Federal Requirements [Administration]	118,321	0.90
Increase Cost: Annualization of FY23 Lapsed Positions	101,042	0.00
Increase Cost: FY24 Compensation Adjustment	84,095	0.00
Increase Cost: Annualization of FY23 Compensation Increases	83,894	0.00
Replace: Grant Funded Positions to Be Funded with County Resources to Meet Federal Requirements [Housing Administration]	61,621	0.40
Increase Cost: Three Percent Inflationary Adjustment to Non-Profit Service Provider Contracts [Administration]	48,242	0.00
Increase Cost: Adjustment Other Revenue Sources in the Housing Initiative Fund (HIF) [Multi-Family Housing Programs]	7,280	0.00
Decrease Cost: Retirement Adjustment	(2,965)	0.00
Decrease Cost: Annualization of FY23 Personnel Costs	(184,524)	0.00
Decrease Cost: Operating Expenses for Affordable Housing Projects Based on Reduced Land Sale Proceeds Contributions to the Housing Initiative Fund (HIF) [Multi-Family Housing Programs]	(1,500,000)	0.00
Decrease Cost: Operating Expenses to Reflect the Debt Service Transfer for the Housing Capital Improvements Program (CIP) and the Housing Opportunities (HOC) Production Fund [Multi-Family Housing Programs]	(2,644,600)	0.00
Decrease Cost: Rental Assistance Program Due to Decreased Recordation Tax Premium Estimates [Multi-Family Housing Programs]	(3,236,787)	0.00

FY24 RECOMMENDED

49,681,692 22.15

GRANT FUND - MCG

FY23 ORIGINAL APPROPRIATION

9,853,496 20.50

Federal/State Programs

Add: Community Clinic, Inc. - Increasing Breastfeeding Access for Low-Income Women	45,000	0.00
Add: Collegiate Directions - Career Mentoring Initiative	45,000	0.00
Add: Community Bridges - College Access and Success Program for Girls	45,000	0.00
Add: Ayuda - Domestic Violence & Family Law Survivors Program	45,000	0.00
Add: Montgomery County Coalition for the Homeless, Inc. - Rapid Exit Specialist	45,000	0.00
Add: EveryMind - Friendly Visitor and Rep Payee Case Management Services	45,000	0.00
Add: Foods and Friends - Improving the Lives and Health of the Most Vulnerable by Improving Food Delivery and Reducing Food Insecurity	45,000	0.00
Add: Community Reach of Montgomery County - Rockville Emergency Assistance Program (REAP)	44,963	0.00
Add: Community Clinic, Inc. - Food as Medicine: CCI's Teaching Kitchen	40,928	0.00
Add: Community FarmShare - Expanding Culturally Valued Fresh Produce Access to at Risk Residents	37,000	0.00
Add: Horizon Greater Washington Inc. Summer Program	35,000	0.00
Add: Digital Bridge USA - Technology Training Community	34,109	0.00
Add: Arts for the Aging - Health Equity Through the Participatory Arts	30,000	0.00
Add: Ethiopian Community Center - Education and Youth Development	25,572	0.00
Add: Mobile Medical Care - Keeping Focused on Diabetic Eye Health	24,065	0.00
Add: Germantown Cultural Arts Center, Inc. - Beyond BlackRock: Positive Youth Development Arts Outreach Programming	22,428	0.00
Add: Community Reach of Montgomery County - Cancer Prevention and Screening and Hypertension Management in the Mansfield Kaseman Health Clinic	20,935	0.00

Other Adjustments (with no service impacts)

Technical Adj: Realign budget allocation between PC and OE to Meet the Estimated Grant Amount [Grants Administration - Federal Programs]	178,282	0.00
Increase Cost: Emergency Solutions Grant Operating Expenses [Grants Administration - Federal Programs]	4,119	0.00
Increase Cost: Takoma Park Code Enforcement Contract [Grants Administration - Federal Programs]	3,569	0.00

FY24 RECOMMENDED CHANGES

	Expenditures	FTEs
Replace: Shift Grant Funded Positions to Be Funded with County Resources to Meet Federal Requirements [Affordable Housing Programs]	0	(1.50)
Replace: Shift Grant Funded Positions to Be Funded with County Resources to Meet Federal Requirements [Housing Code Enforcement]	0	(1.00)
Replace: Shift Grant Funded Positions to Be Funded with County Resources to Meet Federal Requirements [Neighborhood Revitalization]	0	(1.90)
Replace: Shift Grant Funded Positions to Be Funded with County Resources to Meet Federal Requirements [Housing Administration]	0	(0.40)
Replace: Shift Grant Funded Positions to Be Funded with County Resources to Meet Federal Requirements [Administration]	0	(0.90)
Decrease Cost: Annualization of FY23 Personnel Costs	(178,282)	0.00
Decrease Cost: Home Investment Partnership Program (HOME) Grant Operating Expenses [Grants Administration - Federal Programs]	(282,255)	0.00
Decrease Cost: Community Development Block Grant (CDBG) Adjustments [Administration]	(630,000)	0.00
Decrease Cost: Community Development Block Grant (CDBG) Operating Expenses [Grants Administration - Federal Programs]	(732,797)	0.00
FY24 RECOMMENDED	8,846,132	14.80

PROGRAM SUMMARY

Program Name	FY23 APPR Expenditures	FY23 APPR FTEs	FY24 REC Expenditures	FY24 REC FTEs
Administration	2,331,339	13.80	2,551,169	13.70
Affordable Housing Programs	925,856	7.50	1,138,019	6.50
Common Ownership Community Program	905,190	6.15	1,011,332	6.15
Grants Administration - Federal Programs	8,741,200	6.70	9,346,977	6.70
Housing Administration	399,229	3.95	443,491	3.95
Housing Code Enforcement	4,768,248	38.50	5,505,188	39.50
Landlord-Tenant Mediation	1,487,910	9.00	2,104,741	11.00
Licensing and Registration	470,853	3.20	571,186	4.20
Multi-Family Housing Programs	46,541,710	7.90	45,327,836	8.90
Neighborhood Revitalization	1,876,950	7.50	1,398,926	7.60
Total	68,448,485	104.20	69,398,865	108.20

CHARGES TO OTHER DEPARTMENTS

Charged Department	Charged Fund	FY23 Total\$	FY23 FTEs	FY24 Total\$	FY24 FTEs
COUNTY GENERAL FUND					
Permitting Services	Permitting Services	108,638	1.00	118,842	1.00
Recycling and Resource Management	Solid Waste Disposal	707,264	5.50	776,562	5.50
CIP	Capital Fund	165,915	1.70	179,460	1.70
Total		981,817	8.20	1,074,864	8.20

FUNDING PARAMETER ITEMS

CE RECOMMENDED (\$000S)

Title	FY24	FY25	FY26	FY27	FY28	FY29
COUNTY GENERAL FUND						
EXPENDITURES						
FY24 Recommended	10,871	10,871	10,871	10,871	10,871	10,871
No inflation or compensation change is included in outyear projections.						
Annualization of Positions Recommended in FY24	0	183	183	183	183	183
New positions in the FY24 budget are generally assumed to be filled at least two 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 FY24	0	(108)	(108)	(108)	(108)	(108)
Items recommended for one-time funding in FY24, including (operating budget expenses associated with new hires, including office equipment and vehicles), will be eliminated from the base in the outyears.						

FUNDING PARAMETER ITEMS

CE RECOMMENDED (\$000S)

Title	FY24	FY25	FY26	FY27	FY28	FY29
Labor Contracts	0	312	312	312	312	312
These figures represent the estimated annualized cost of general wage adjustments, service increments, and other negotiated items.						
Subtotal Expenditures	10,871	11,258	11,258	11,258	11,258	11,258

MONTGOMERY HOUSING INITIATIVE

EXPENDITURES

FY24 Recommended	49,682	49,682	49,682	49,682	49,682	49,682
No inflation or compensation change is included in outyear projections.						
Labor Contracts	0	86	86	86	86	86
These figures represent the estimated annualized cost of general wage adjustments, service increments, and other negotiated items.						
Subtotal Expenditures	49,682	49,768	49,768	49,768	49,768	49,768

ANNUALIZATION OF FULL PERSONNEL COSTS

	FY24 Recommended		FY25 Annualized	
	Expenditures	FTEs	Expenditures	FTEs
One Investigator III Position and One Administrative Specialist III Position to Comply with County Mandates	167,790	2.00	223,702	2.00
One Program Specialist II Position (Licensing and Registration) to Increase Outreach and Revenue Collections	75,100	1.00	175,226	1.00
One Housing Code Inspector III Position to Meet County Mandates	80,770	1.00	107,687	1.00
Total	323,660	4.00	506,615	4.00

FY24-29 PUBLIC SERVICES PROGRAM: FISCAL PLAN

Montgomery Housing Initiative

FISCAL PROJECTIONS	FY23 APPROVED	FY23 ESTIMATE	FY24 RECOMMENDED	FY25 PROJECTION	FY26 PROJECTION	FY27 PROJECTION	FY28 PROJECTION	FY29 PROJECTION
ASSUMPTIONS								
Indirect Cost Rate	18.35%	18.35%	17.96%	17.96%	17.96%	17.96%	17.96%	17.96%
CPI (Fiscal Year)	3.0%	6.8%	2.1%	1.8%	2.2%	2.3%	2.4%	2.5%
Investment Income Yield	1.2%	3.0%	4.3%	3.0%	3.0%	3.0%	2.5%	2.5%
BEGINNING FUND BALANCE	12,747,400	47,422,860	15,555,321	2,910,300	2,134,299	1,334,898	511,297	164,696
REVENUES								
Taxes	19,610,377	18,134,920	16,373,590	17,035,642	17,134,946	18,032,213	18,945,292	20,165,327
Charges For Services	70,200	77,490	70,200	71,443	73,008	74,709	76,472	78,346
Miscellaneous	13,752,391	18,400,094	14,981,846	13,738,046	13,738,046	13,738,046	13,278,246	13,294,256
Subtotal Revenues	33,432,968	36,612,504	31,425,636	30,845,131	30,946,000	31,844,968	32,300,010	33,537,929
INTERFUND TRANSFERS (Net Non-CIP)								
Transfers To Debt Service Fund	(19,262,000)	(15,262,000)	(19,155,600)	(22,490,720)	(26,693,590)	(29,742,400)	(29,741,500)	(29,743,400)
MHI HOC Housing Opportunity Fund	(7,073,200)	(3,073,200)	(5,771,000)	(7,069,500)	(7,072,100)	(7,070,300)	(7,068,800)	(7,072,900)
MHI Property Acquisition	(12,188,800)	(12,188,800)	(13,384,600)	(15,421,220)	(19,621,490)	(22,672,100)	(22,672,700)	(22,670,500)
Transfers To The General Fund	(458,070)	(458,070)	(553,516)	(553,516)	(553,516)	(553,516)	(553,516)	(553,516)
Indirect Costs	(458,070)	(458,070)	(553,516)	(553,516)	(553,516)	(553,516)	(553,516)	(553,516)
Transfers From The General Fund	30,182,949	30,182,949	33,257,439	33,257,439	33,257,439	33,257,439	33,257,439	33,257,439
General Fund	30,182,949	30,182,949	33,257,439	33,257,439	33,257,439	33,257,439	33,257,439	33,257,439
TOTAL RESOURCES	56,643,247	98,498,243	60,529,280	43,968,634	39,090,632	36,141,389	35,773,730	36,663,148
PSP OPER. BUDGET APPROP/ EXP'S.								
Operating Budget	(2,939,743)	(34,389,941)	(3,525,390)	(3,649,429)	(3,793,311)	(3,948,342)	(4,111,054)	(4,284,339)
Debt Service: Other (Non-Tax Funds only)	(47,230)	(47,230)	(54,510)	0	0	0	0	0
Rental Assistance Program (RAP)	(19,510,377)	0	(16,273,590)	(17,035,642)	(17,134,946)	(18,032,213)	(18,945,292)	(20,165,327)
Affordable Housing Loans	(12,472,750)	(12,620,000)	(13,946,104)	(5,567,165)	(1,245,378)	1,932,562	3,029,411	3,452,212
HHS Housing Programs	(9,706,200)	0	(9,706,200)	(9,706,200)	(9,706,200)	(9,706,200)	(9,706,200)	(9,706,200)
Neighborhoods to Call Home	(1,414,123)	0	(1,875,899)	(1,875,899)	(1,875,899)	(1,875,899)	(1,875,899)	(1,875,899)
Design for Life	n/a	0	(300,000)	0	0	0	0	0
Homeownership Assistance Program	(3,000,000)	0	(4,000,000)	(4,000,000)	(4,000,000)	(4,000,000)	(4,000,000)	(4,000,000)
Subtotal PSP Oper Budget Approp / Exp's	(49,090,423)	(47,057,171)	(49,681,693)	(41,834,335)	(37,755,734)	(35,630,092)	(35,609,034)	(36,579,553)
OTHER CLAIMS ON FUND BALANCE	(4,276,224)	(35,885,751)	(7,937,287)	0	0	0	0	0
TOTAL USE OF RESOURCES	(53,366,647)	(82,942,922)	(57,618,980)	(41,834,335)	(37,755,734)	(35,630,092)	(35,609,034)	(36,579,553)
YEAR END FUND BALANCE	3,276,600	15,555,321	2,910,300	2,134,299	1,334,898	511,297	164,696	83,595
END-OF-YEAR RESERVES AS A PERCENT OF RESOURCES								
	5.8%	15.8%	4.8%	4.9%	3.4%	1.4%	0.5%	0.2%

Assumptions:

- Approximately \$89.6 million will be allocated in affordable housing, including expenditures of \$57.6 million reflected in this fund and \$32 million for the Affordable Housing Acquisition and Preservation CIP Project #760100. The CIP fund assumes the issuance of \$19.28 million of debt, \$2.72 million in estimated loan repayments, and \$10 million funded with Recordation Tax Premium in FY24. The funding provides a continued high level of support for renovation of distressed housing, the acquisition and preservation of affordable housing units, creation of housing units for special needs residents and mixed-income housing and a variety of services for permanent supportive housing and community development.
- A supplemental request totaling \$30.2 million in Loan Repayments for the Preservation of Naturally Occurring Affordable Housing Fund CIP Project #762201 was submitted to the Council in January 2023 for approval. The funding will be used to preserve current naturally occurring affordable housing in areas at risk of rent escalation to higher market rents, including the Purple Line Corridor and other County transit corridors.
- Montgomery County Council Resolution #15-110 provides for an allocation from the General Fund to the Montgomery Housing Initiative fund (MHI) of the equivalent to 2.5% of actual General Fund property taxes from two years prior to the upcoming fiscal year for the purpose of maintaining and expanding the supply of affordable housing. However, the actual transfer from the General Fund will be determined each year based on the availability of resources.

Notes:

- These projections are based on the Executive's Recommended budget and include the revenue and resource assumptions of that budget. The projected future expenditures, revenues, and fund balances may vary based on changes not assumed here to fee or tax rates.
- The Executive recommends an additional \$3.07 million to be transferred from the General Fund to the MHI fund, compared to \$30.18 million approved for FY23. A combination of the \$33.26 million transferred from the General Fund and the projected \$4.98 million contributed by the interest payments generated from HOC Housing Production Fund will reach beyond the 2.5% policy goal.
- Operating budget includes personnel costs, contracts for homeownership education, and miscellaneous expenses for consultants, technology upgrades and monitoring.

AFFORDABLE HOUSING SUPPORT SUMMARY

Funding Sources	2019	2020	FY21 CC Approved	FY22 CC Approved Budget	Total County Resources (FY08 - FY22)	Avg Resources FY08-FY22	FY23 Approved Budget	FY24 Recommended Budget	Projected Creation / Preservation of Affordable Housing (FY24)	Notes
Operating Budget Expenditures										
DHCA - MHI Operating Budget	35,589,790	41,293,021	34,679,877	43,122,517	441,644,078	29,442,939	49,090,423	49,681,692		MHI Debt Service Interest in FY24 includes the Taxable Housing Certificates issued for HOC Production Fund. Clients Served
DHCA - MHI Debt Service (interest only)	3,900,000	4,173,700	4,546,700	4,563,250	41,167,514	2,744,501	4,787,383	7,225,931		
HHS - General Fund - Housing Programs	13,115,387	13,115,387	13,115,387	16,847,775	133,855,966	10,257,064	30,962,294	46,931,755	2,700	
HOC - Non-Departmental Account	6,680,270	6,788,019	6,824,693	6,895,693	94,019,182	6,267,945	7,633,168	7,972,501		
Total Operating Budget	59,285,447	65,370,127	59,166,657	71,429,235	730,686,740	48,712,449	92,473,268	111,811,879		
Affordable Housing Acquisition and Preservation Project (CIP)										
MHI	-	-	-	-	4,775,000	397,917	-	-		
HIF Revolving Loan Program	19,679,000	20,559,000	13,293,000	8,751,000	183,534,000	12,235,600	14,896,000	19,277,000		
Loan Repayment Proceeds (actual)	16,817,000	1,441,000	8,707,000	13,249,000	76,946,507	5,129,767	21,854,000	2,723,000		
G.O. Bonds	(9,725,000)	-	4,540	-	4,544,540	504,949	-	10,000,000		
Recordation Tax Premium	-	-	-	-	-	-	-	-		
DHCA - Affordable Housing Acquisition and Preservation Project (CIP) - Total	26,771,000	22,000,000	22,004,540	22,000,000	269,800,047	18,268,233	36,750,000	32,000,000		
Affordable Housing Opportunity Fund (CIP)										
Preservation of Naturally Occurring Affordable Housing (NOAH) Fund	-	-	-	-	14,000,000	14,000,000	6,000,000	-	8,408	Includes MHI and CIP (Including \$30.2 million FY23 supplemental for NOAH fund). In support of operating costs for Non-profits and Senior housing Units captured in DHCA
DHCA - Payment in Lieu of Taxes (Non-HOC PILOTs)	17,297,513	18,162,389	19,070,508	20,024,034	171,456,722	12,765,384	20,624,755	20,624,755	600	
DHCA - Payment in Lieu of Taxes (HOC PILOTs)	10,311,486	9,833,474	9,570,344	9,993,954	125,436,849	9,028,720	10,593,592	11,123,275	157	
DGS - Discounted Land Value	11,540,000	1,000,000	-	6,797,750	49,493,163	8,041,559	1,500,000	-		
Total Affordable Housing Support	125,205,446	116,365,990	109,812,049	137,447,223	144,244,973	110,816,345	206,441,615	175,559,909	11,865	

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#	Program	FY23 Approved	FY23 Estimated	FY24 CE Recommended	% Change FY23 App. to FY24 Rec.
Department of Housing and Community Affairs (DHCA)					
<i>Rental Assistance</i>					
1	Eviction Prevention (HPRA- Homeless Prevention and Relocation Assistance)	\$432,062	\$432,062	\$445,025	3.00%
2	Rental Assistance (based on Existing Rental Agreements)	\$2,446,907	\$2,612,930	\$2,691,318	9.99%
3	Capitalized Rental Assistance (to Reduce Rents on New HCA-financed Projects)	\$428,171	\$380,000	\$391,400	-8.59%
4	Hampshire Towers Rental Assistance (10-Years)	\$1,000,000	\$1,000,000	\$1,000,000	0.00%
5	Grosvenor Tower - Capitalized Rental Assistance	-	-	\$312,060	N/A
6	MPDU Extensions	\$2,398,637	-	-	N/A
A	Total DHCA Affordable Housing Programs (HIF-funded)	\$6,705,777	\$4,424,992	\$4,839,803	-27.83%
Department of Health and Human Services (HHS)					
<i>Rental Assistance</i>					
7	Rental Assistance	\$4,097,726	\$4,097,726	\$4,097,726	0.00%
8	Rental Assistance Program - State Match	\$142,011	\$142,011	\$142,011	0.00%
9	Exp. Hsg 1st - DHHS HIP Rental Subsidies (10 Singles / 10 Families)	\$419,828	\$419,828	\$419,828	0.00%
10	Exp. Hsg 1st - DHHS HIP Service Coordination	\$88,580	\$88,580	\$88,580	0.00%
11	Exp. Hsg 1st - Client Needs	\$153,882	\$153,882	\$153,882	0.00%
12	Exp. Hsg 1st - County RAP (150 Subsidies)	\$431,673	\$431,673	\$431,673	0.00%
13	Med Vulnerable Adults - Rental Subsidies (25 singles)	\$478,641	\$478,641	\$478,641	0.00%
14	Med Vulnerable Adults - Supportive Services (25 singles)	\$322,081	\$322,081	\$322,081	0.00%
15	Rental Assistance Program - Case Manager - IAPS (Broker Position)	\$62,727	\$62,727	\$62,727	0.00%
16	MCCH - PPH (previously HOME)	\$656,728	\$656,728	\$656,728	0.00%
17	Rapid Rehousing Program	\$220,935	\$220,935	\$220,935	0.00%
18	Progress Place PLQ's	\$336,810	\$336,810	\$336,810	0.00%
19	MCCH - PPH	\$175,436	\$175,436	\$175,436	0.00%
20	HHS Rental Assistance Gap	\$499,214	\$499,214	\$499,214	0.00%
B	Total DHHS Affordable Housing Programs (HIF-funded)	\$8,086,272	\$8,086,272	\$8,086,272	0.00%
Housing Opportunities Commission (HOC)					
<i>Rental Assistance</i>					
21	Rent Supplement Program	\$2,181,798	\$2,038,996	\$2,038,996	-6.55%
22	Move Up Initiative	\$177,369	\$320,160	\$320,160	80.51%
23	Community Choice Homes Initiative / McKinney Supporting Hsg Prog	\$720,677	\$720,677	\$720,677	0.00%
24	Youth Bridge Initiative	\$88,682	\$88,682	\$88,682	0.00%
C	Total HOC Affordable Housing Programs (HIF-funded)	\$3,168,526	\$3,168,515	\$3,168,515	0.00%
D	Emergency Rental Assistance Contingency (in HIF)	\$1,550,073	-\$168,009	\$179,000	-88.45%
Services to End and Prevent Homelessness (SEPH)					
25	Administration	\$860,872	IP*	\$962,338	11.79%
26	Continuum of Care				
27	Permanent Supportive Housing				
28	Coordinated Entry	\$1,268,743	IP*	\$1,634,153	28.80%
29	Healthcare for the Homeless	\$1,983,566	IP*	\$2,059,076	3.81%
30	Homeless Services for Families	\$3,341,888	IP*	\$7,496,987	124.33%
31	Homeless Services for Single Adults	\$12,549,040	IP*	\$13,438,681	7.09%
32	Housing Initiative Program	\$297,441	IP*	\$2,207,959	642.32%
33	Interagency Commission on Homelessness	\$4,000	IP*	\$4,000	0.00%
34	Permanent Supportive Housing	\$5,426,912	IP*	\$5,719,969	5.40%
35	Prevention	\$8,441,630	IP*	\$11,088,159	31.35%
36	Rapid Rehousing	\$3,142,840	IP*	\$3,082,070	-1.93%
37	Rental Assistance Program	\$4,553,003	IP*	\$4,604,464	1.13%
38	Emergency RAP (one-time ARPA funding)	\$3,438,875	IP*	\$14,016,832	307.60%
E	Total SEPH Affordable Housing Programs (HHS General Fund and Federal Funds)	\$45,308,810	\$0	\$66,314,688	
Non-Competitive Contracts					
39	A Wider Circle	\$350,290	\$350,290	\$360,800	3.00%
40	CASA	\$457,575	\$457,575	\$471,300	3.00%
41	Community Reach	\$22,248	\$22,248	\$22,915	3.00%
42	Eastern Montgomery Emergency Assistance Network	\$27,810	\$27,810	\$28,640	2.98%
43	Enterprise Community Partners	-	-	\$384,936	N/A
44	Habitat for Humanity Metro Maryland	\$44,496	\$44,496	\$195,830	340.11%
45	Housing Initiative Partnership	\$116,640	\$116,640	\$224,210	92.22%
46	Housing Unlimited	\$88,992	\$88,992	\$91,660	3.00%
47	Latino Economic Development Corporation of Washington, D.C.	\$60,000	\$60,000	\$119,310	98.85%
48	Legal Aid Bureau	\$118,800	\$118,800	\$55,770	-53.06%
49	Montgomery County Renters Alliance	\$70,000	\$70,000	\$244,290	248.99%
50	Montgomery Housing Partnership	\$317,034	\$317,034	\$326,530	3.00%
51	Rebuilding Together Montgomery County	\$406,026	\$406,026	\$568,205	39.94%
F	Total Non-Competitive Contracts (DHCA General Fund and/or HIF)	\$2,079,911	\$2,079,911	\$3,094,396	48.78%