



Annual Report 2015

**MONTGOMERY COUNTY
DEPARTMENT
of
HOUSING and COMMUNITY AFFAIRS**



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Montgomery County Department of Housing and Community Affairs

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Rockville, Maryland 20850

Visit our website - www.montgomerycountymd.gov/dhca

Information and Assistance

Call 311

or

240-777-0311 (For Cell Phones or Outside Montgomery County)

www.montgomerycountymd.gov/311



DHCA's Front Desk Support
Ready to Serve



Top Row: Churchill Senior Living, Burtonsville Signage, and Glenville Project.
Bottom Row: Thayer Avenue and Victory Court.
Front Page: Bonifant Senior Living (rendering) and Long Branch Bridge.

MESSAGE FROM THE Montgomery County Executive Isiah Leggett

It is with pleasure that I present the Fiscal Year 2015 Annual Report of Montgomery County's Department of Housing and Community Affairs (DHCA).

Providing affordable housing opportunities for Montgomery County residents has been a priority of my administration since I assumed office. This past year, DHCA administered \$43.7 million in funding the acquisition and preservation of affordable housing units, the creation of housing units for special needs residents, services for "Building Neighborhoods to Call Home" and "Housing First", the creation of mixed income housing, the renovation of distressed housing as well as direct rental assistance to more than 2,000 households.

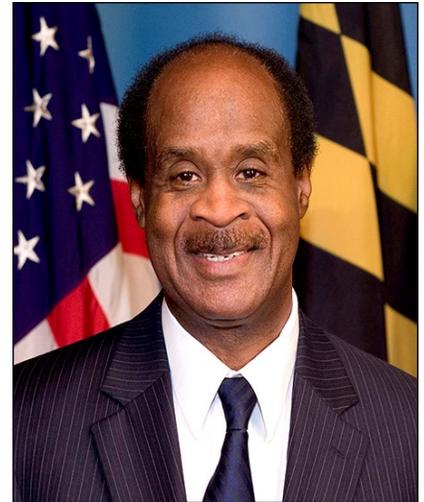
We preserved about 200 more affordable housing units in Fiscal Year 2015 than in FY 2014, and are producing about 100 more units. That is steady, substantial progress.

Including my FY16 budget, the County's total investment in affordable housing during the last eight years has been nearly \$660 million. This funding has enabled us to preserve and create over 36,700 affordable housing units. These funds have leveraged nearly an \$1 billion investment in other housing development and rehabilitation during this period of economic uncertainty.

The department has also helped to reduce the incidences of foreclosure in the County. In partnership with the State of Maryland Department of Housing and Community Development and local housing counseling agencies, DHCA has held nearly 400 workshops and counseled over 13,000 residents facing foreclosure. These efforts have directly contributed to the decline of foreclosures in the County, outpacing most in the region. We will continue our efforts to keep families in their homes, which is one of the most effective means of addressing homelessness.

DHCA does a lot more. It enforces County Codes designed to prevent deterioration, promote safety, and maintain sanitary conditions. It provides a mechanism for landlords and tenants to resolve conflicts. It works with nonprofits and local municipalities to offer financial management and homeownership counseling; and works with Federal, State, and community stakeholders to promote a broad range of affordable housing opportunities to low- and moderate-income households.

DHCA staff takes seriously its missions of affordable housing and the right to quality living conditions. I am extremely proud in the work they have performed and their dedication to the valuable services they deliver in this fiscal year and in every fiscal year.



Isiah Leggett





MESSAGE FROM THE DIRECTOR

Clarence J. Snuggs

It is with pleasure that I present the Fiscal Year 2015 Annual Report for the Montgomery County Department of Housing and Community Affairs (DHCA).

I would like to start by thanking former Director, Richard Y. Nelson, Jr., for his outstanding service to the citizens of Montgomery County for the past eight (8) years. It was through his leadership and the work of the DHCA team that the Department was able to achieve the terrific results outlined in this report.

I am honored to serve as Housing Director in the Leggett Administration. I come to this responsibility as a community developer, having served in State government, with two national community development intermediaries, two regional banking institutions, as well as on various boards, task forces, and committees, all focused on housing and community building.

I had the pleasure of working with Mr. Nelson and the DHCA team for the past eight (8) years, while I served as Deputy Secretary at the Maryland Department of Housing and Community Development. DHCA is known for its strong relationships and for supporting its community and business partners strategically. I look forward to advancing the Department's outstanding history of offering innovative and pragmatic solutions to address the affordable housing and community development needs of hard-working families and individuals throughout the County.

The mission of the Department has not changed. We will continue to work to increase the supply of quality affordable housing opportunities throughout the county; we will continue to support community programs which benefit our residents and improve the quality of life; we will enforce housing codes to assure that existing housing is maintained in a safe, sanitary fashion; and, we will work with residents and property owners to prevent and correct problems that may contribute to the physical decline of residential and commercial areas.

We welcome your comments and feedback on this report and look forward to working with you to continue our efforts to make Montgomery County a great place to live, work and enjoy.

A handwritten signature in black ink that reads "Clarence J. Snuggs".

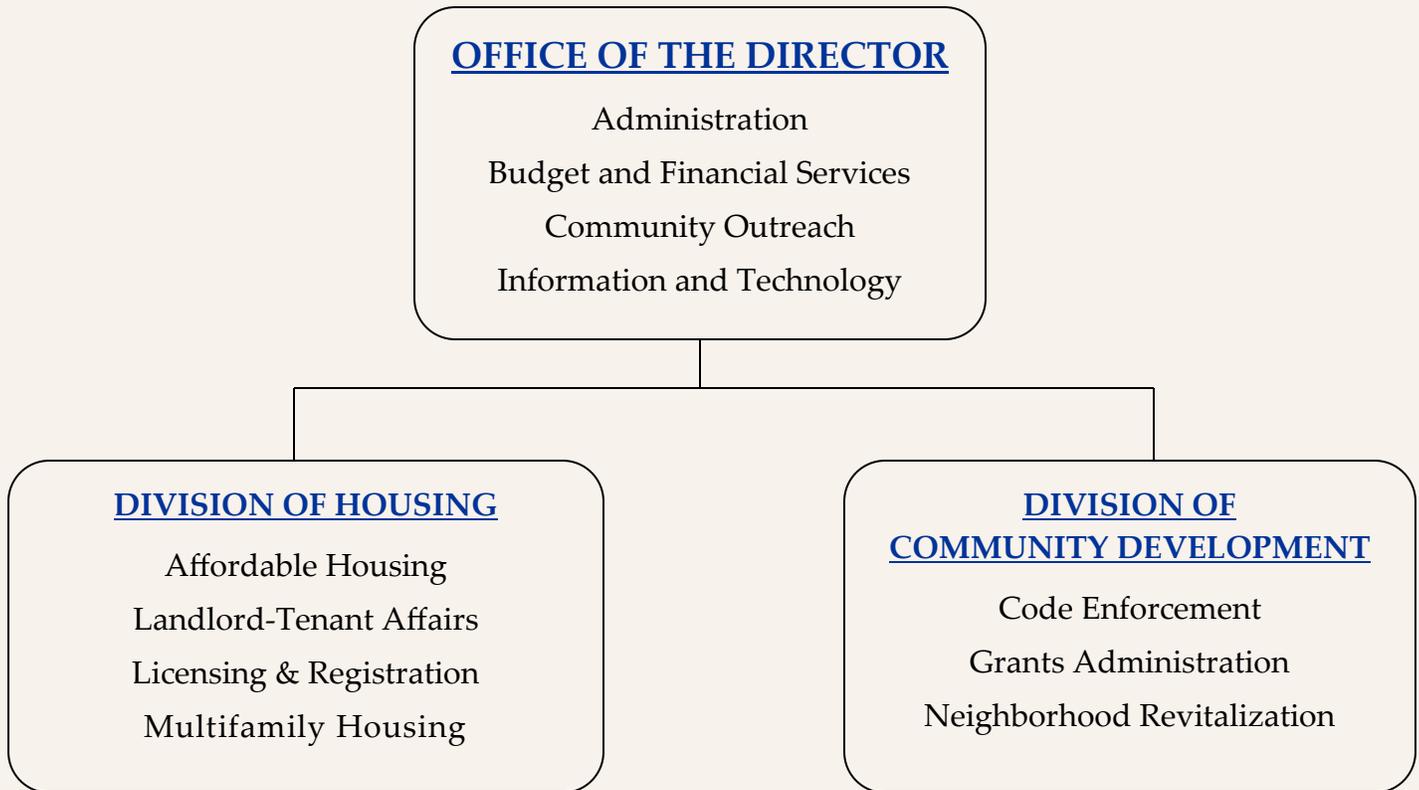


DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Mission Statement

The mission of the Department of Housing and Community Affairs is to plan and implement activities which prevent and correct problems that contribute to the physical decline of residential and commercial areas; ensure fair and equitable relations between landlords and tenants; increase the supply of affordable housing; and maintain existing housing in a safe and sanitary condition.

Organization Chart



DHCA AND COUNTY PRIORITY OBJECTIVES



Montgomery County Data

April 2010 to July 2014 Population Growth.....	58,641
2014 Estimated Population.....	1,030,447
2015 Projected Population.....	1,036,000
2010 to 2014 Number of New Multifamily	
Housing Units Authorized for Construction.....	9,539
FY2015 Affordable Housing Units Preserved.....	2487
FY2015 Affordable Housing Units Produced.....	609

The Department of Housing and Community Affairs is committed to supporting the County’s mission to provide “A Responsive and Accountable County Government,” “Affordable Housing in an Inclusive Community,” and “Healthy and Sustainable Communities.” DHCA’s goals, programs, and relationships with community stakeholders focus on housing production and preservation for low- and moderate-income households, senior citizens, and residents with special needs. The Department works with businesses and residents providing direction on improving their surroundings. In addition, DHCA is a vehicle that allows homeowners, landlords, and tenants to bring and address issues that affect the quality of their living conditions. As Montgomery County grows, DHCA will continue to collaborate with partners and work to improve the quality of living conditions where it is most needed.

SOURCE: Population data from Population Division, U.S. Census Bureau, release date March 2015.
 Projections prepared by the Maryland Department of Planning, *2014 Maryland Statistical Handbook*.
 Photo: Thayer Avenue



Silver Spring Bonifant



Gaithersburg North Frederick

Silver Spring Long Branch Walkway Bridge And Pedestrian Bridge



Before Bethesda Avondale



Today



Silver Spring Charter House



Silver Spring Long Branch



COLLABORATIONS

DHCA collaborates with Federal and State agencies, and with other Montgomery County departments to better serve the residents and businesses of Montgomery County. Combining resources and drawing on the expertise of our partners enables DHCA to build greater leverage of County resources in order to achieve its goals and fulfill its mission.

Federal and State Agencies

- Federal Department of Housing and Urban Development (HUD)
- Maryland-National Capital Park and Planning Commission (M-NCPP)
- Maryland State Highway Administration
- State of Maryland Department of Assessments and Taxation
- State of Maryland Department of Housing and Community Development



Montgomery County Departments and Agencies

- Environmental Protection • Fire and Rescue Services • General Services
- Health and Human Services • Office of the County Attorney • Office of Human Rights
- Permitting Services • Police • Procurement • Recreation • Transportation
- Housing Opportunities Commission



Department of Housing and Community Affairs



The **Office of Landlord-Tenant Affairs (OLTA)** assists landlords and tenants by informing them of their rights and responsibilities. OLTA offers free information seminars designed specifically for landlords and tenants. Landlord seminars cover such topics as the Federal, State, and County Fair Housing laws, and Chapter 26 of the Montgomery Code; licensing; the eviction process; security deposits - maintenance, interest earned and refunds; and obligations of landlords. Tenant seminars include topics on the lease application process; lease agreements; obligations of tenants and landlords; tenants rights; security deposits; ordinary wear and tear; complaint process; and court actions. OLTA holds these seminars on a regular basis.

In addition, **DHCA's Senior Fellow** in conjunction with OLTA sponsored a program geared toward informing seniors citizens of the services provided by Montgomery County at little or no cost to residents. Topics included transportation services, recreational activities, and programs to assist seniors with routine medical care. Participants included:

**Holy Cross Hospital
Montgomery County Renter's Alliance
Department of Health and Human Services
Montgomery County Recreation**



The Seminar on Senior Services was attended by residents of:

**Charter House
Randolph Village
Victory Forest
Willow Manor of Coleville**



The **Code Enforcement Section** conducted a campaign to work with the residents in the Middlebrook Mobile Home Park to bring their residences up to applicable Montgomery County Codes. Violations and mitigative measures included:

General Cleaning

- Clean roof and exterior walls, remove dirt and foreign matter
- Discard outdoor solid waste

Repairs and Maintenance

- Remove peeling and chipped paint; repaint if necessary
- Replace or repair gutters, downspouts, dilapidated fences
- Cut grass, remove weeds and maintain yard on a regular basis

Vehicles (cars, trucks, etc.)

- Ensure all vehicles are properly tagged and operable
- Remove vehicles that have expired tags, no tags or inoperable



The Code Enforcement campaign provided an opportunity to get the residents to work together to improve their community; to welcome bilingual conversations; and, to ask questions and take actions to correct code violations.

Some of the highlights to the campaign's success included:

- Eighty-eight percent of the residents took corrective action to comply with Montgomery County Codes
- Neighbors helped neighbors to achieve compliance (painting, repairing, cleaning, etc.)
- Residents expressed pride in the outcome and overall new appearance of the neighborhood

Code Enforcement continues to visit the area to answer questions and to help the community to stay in compliance with County Code.



MULTIFAMILY HOUSING DEVELOPMENT

DHCA's Multifamily Housing Section is responsible for financing and monitoring the acquisition, production, and preservation of affordable housing units; renovation of distressed housing; creation of housing units for special needs residents; creation of mixed-income housing; and the administration of services to the "Building Neighborhoods to Call Home" program.

The County invested over \$27.7 million in affordable housing through the Montgomery Housing Initiative (MHI) fund and utilized \$15.9 million from the Affordable Housing Acquisition and Preservation CIP project. This increased funding for affordable housing by more than 12 percent over FY14.

Avondale Street Apartments - *completed.*

DHCA purchased two properties on Avondale Street in accordance with the County's Right of First Refusal laws matching a contract price of \$1,100,000 or \$275,000/unit. The National Center for Children and Families developed the properties in Bethesda. The rehabilitated properties provide affordable housing for formerly homeless persons and families. Each Avondale property contains four (4) one bedroom /one bath/den units in a two-story walk-up garden-style building. The units will serve households earning between 30 percent and 50 percent of the Area Median Income (AMI). In addition, the project location, in downtown Bethesda, is accessible to public transportation, has a close proximity to the Bethesda Metro Station, and supports the concept of transit-oriented affordable housing.



MULTIFAMILY HOUSING DEVELOPMENT - continued

Bonifant Senior Living - under construction, estimated completion: June 2016.

Bonifant Senior Living will be located in downtown Silver Spring adjacent to a future Purple Line Metro stop and the new Silver Spring Library. This 11-story mixed-use, mixed-income development will contain 149 units for independent seniors (including 10 efficiency units, 119 one bedroom/one bath units and 20 two bedroom/one bath units) of which 129 units will be reserved for seniors with incomes at or below 60 percent of the Area Median Income (AMI), and an additional 10 units will be reserved for seniors with incomes at or below 30 percent of the AMI.

The projected total development cost is approximately \$44 million or \$295,000 per unit. Financing includes 4 percent Low Income Housing Tax Credits; Community Development Administration—Rental House Works (CDA—RHW); HUD 221(d)(4) paired with tax-exempted bonds; and permanent financing from DHCA in two loans, \$11.7 million and \$1.7 million.



MULTIFAMILY HOUSING DEVELOPMENT - continued

Churchill Senior Living II - *under construction, estimated completion: June 2016.*

This six-story, 133-unit senior rental community will be located on the west side of Father Hurley Boulevard in Germantown and include 30 one bedroom/one bathroom units, 79 two bedroom/one bathroom units, and 24 two bedroom/two bathroom units. One hundred twenty-one (121) of the 133 units will be reserved for seniors at or below 60 percent of the AMI with an additional five units for seniors at or below 50 percent of the AMI.

The total development cost is approximately \$33 million or \$248,000 per unit. County financing for the project includes a HOME Program loan for \$2.0 million and a Housing Initiative Fund (HIF) loan of \$1.1 million.



MULTIFAMILY HOUSING DEVELOPMENT - continued

Fenwick Lane - *under construction, estimated completion, : March 2016.*

The Fenwick Lane project consists of the acquisition, rehabilitation, and conversion of a 79,462 square foot eight-story office building into 102 market rate, for-sale condominiums located in downtown Silver Spring. The residential building will be comprised of 69 one bedroom/one bath units and 33 two bedroom/one bath units. The average sale price is expected to be \$230,000 for one bedroom units and \$345,000 for two bedroom units.

The primary focus of the project is to fill a gap in the residential market in Silver Spring by providing new for-sale housing at a price that is rarely offered elsewhere in the Washington DC Metropolitan Region, and is affordable to the workforce housing market. The project will be marketed to single, young professionals and couples with no children, including, service-oriented professionals (police, fire, and teachers) that have been priced out of the homeownership market.

The total development cost is estimated at \$23 million. County financing includes a Housing CIP loan of \$4.1 million at eight percent for 36 months. The County loan was used to fund a portion of the acquisition, development, and construction costs.



HOC Jubilee - *a continuing project.*

The Housing Opportunities Commission of Montgomery County, Maryland (HOC) in collaboration with the Jubilee Association of Maryland Inc. (Jubilee) was awarded grant funding from the Maryland Department of Health and Mental Hygiene (DHMH). The funds will be used to purchase two, three-bedroom single family houses to provide housing for six individuals with developmental disabilities.

The State's grant provides up to \$835,000 and covers 75 percent of the total cost of the acquisition and renovation of the two houses to make them handicapped accessible. DHCA will utilize HIF funding to match the remaining 25 percent.

MULTIFAMILY HOUSING DEVELOPMENT - continued

Thayer Avenue - completed.

Thayer Avenue is a newly constructed 52 unit apartment building located in Silver Spring. Forty-two (42) of the 52 units are affordable under the Low Income Housing Tax Credit (LIHTC) guidelines serving families earning between 50 percent to 60 percent of the Area Median Income (AMI). The apartment building has 41 one bedroom/one bath units, and 11 two bedroom/two bath units.

The total development cost was approximately \$18.4 million. Financing for the project included LIHTC equity of \$3.05 million, Maryland Housing and Community Development funds of \$10.21 million, a Housing Initiative Fund (HIF) Loan of \$4.50 million, and a deferred developer's fee of \$685,510.





WORKING
TOGETHER



Montgomery Housing Partnership (MHP) serves more than 1,400 families in Montgomery County and since 1989 their mission has gone unchanged - to preserve and expand quality affordable housing in Montgomery County by housing people, empowering families, and strengthening neighborhoods. In 2013, MHP purchased an abandoned, boarded up property on Glenville Road in Silver Spring’s Long Branch Neighborhood and currently owns five (5) of the 16 small apartment buildings on the cul-de-sac. The non-profit group was awarded a \$500,000 grant from the State of Maryland’s National Conservation Initiative (NCI) and received a \$150,000 loan from DHCA comprised of HOME funds to purchase and renovate the foreclosed property. The renovation provides homes for four (4) new families - three at the market rate and one reserved for a family earning 50 percent of the area median income.



8808 Glenville Ribbon Cutting -

Robert Goldman, MHP President (front, left), Clarence Snuggs, DHCA Director (front, right) and Belle family (center).

Mrs. Guanee Belle, a teacher’s assistant at Galway Elementary School in Silver Spring, her husband, a certified living assistant, and their two children (girl, age 7 and boy, age 9) recently moved into one of the newly renovated apartments.



NEIGHBORHOOD REVITALIZATION

The Long Branch Walkway Bridge and Pedestrian Bridge is a safe ADA compliant pedestrian and bicycle pathway that connects the Silver Spring’s Long Branch Community Center, the Long Branch Library, and the communities on both sides of the Long Branch Creek.



Before



Today

Long Branch Walkway and Pedestrian Bridge

Burtonsville Commercial Revitalization - DHCA became involved in the Burtonsville commercial core area along MD Route 198 after the realignment of US Route 29 (Old Columbia Pike). Based on recommendations of the Community Legacy Plan, DHCA partnered with private property owners to leverage funds for facade and signage improvements as well as for parking lot illumination.



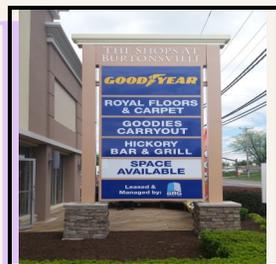
Before

New Facades



Today

New Commercial Signage



NEIGHBORHOOD REVITALIZATION

- continued

McKendree Exterior Home Improvement Project - The McKendree neighborhood is located in Montgomery Village on the outskirts of Gaithersburg. McKendree was constructed in 1976 and 1977 as the first Moderately Priced Dwellings Units (MPDU) in the County and consists of 212 townhomes.

As part of DHCA's nationally recognized, data driven, Focused Neighborhood Assistance Program, there was an identifiable need to make exterior and energy efficiency improvements to some of the homes. DHCA provided home improvement loans to 24 homeowners who were eligible to receive federal Community Development Block Grant (CDBG) funds from the Department of Housing and Urban Development (HUD).

Before

Today



Homes had weathered and damaged wooden battens.

The front of the homes were completely resurfaced with aluminum siding; windows and patio doors were replaced.




 The logo features a green roof icon above the text "DHCA" in a large, bold, black sans-serif font. To the right of "DHCA", the word "GRANTS" is written in a smaller, green, italicized sans-serif font, underlined.

DHCA administers federal housing and community development grants awarded by the U.S. Department of Housing and Urban Development (HUD) as well as local grants awarded by the County Executive and County Council. Federal grants include the Community Development Block Grant (CDBG), the HOME Program Grant, and the Emergency Solutions Grant (ESG). In FY15, DHCA monitored 34 grants that totaled more than \$2.85 million.

Grantees included:

Asian-American Homeownership Counseling, Inc. - Assists in foreclosure prevention and financial management including rebuilding credit and assets.

Asian American LEAD - Provides culturally appropriate enrichment activities, college prep assistance, and leadership development for low income high school students in Wheaton and Silver Spring.

Boys & Girls Clubs of Greater Washington Inc. - Provides homework assistance, tutoring and reading time for elementary students at the Germantown Boys and Girls club.

CASA de Maryland, Inc - Provides individual and group counseling, workshops, and technical assistance in the Long Branch area. Topics covered include home safety, financial management, health lifestyles, disease prevention and legal assistance for housing-related issues.

CASA de Maryland, Inc - Operates the Pine Ridge community Center in Long Branch for low-income residents. The Center provides regular classes in ESOL, computer, citizenship and Spanish literacy; after-school homework help; and activities to promote healthy lifestyles and disease prevention.

Catholic Charities of the Archdiocese of Washington, Inc. - Provides legal services to enable Montgomery County residents to resolve immigration issues concerning naturalization/citizenship, employment and family-based permanent residency and consular processing.

City Rockville - Funds home rehab programs.



GRANTS - continued

City of Takoma Park - Funds CROSSROADS Microenterprise - job training in starting a new microenterprise; YMCA - provides therapeutic group meetings for at-risk middle school students; and Flower Avenue Greenscape Project - street lighting and safety improvements.

College Tracks - Funds College Success Program and College Access Program.

Eastern Montgomery Emergency Assistance Network, Inc. (EMEAN) - Eviction prevention/utility assistance.

Ethiopian Community Center in Maryland - Provides training and counseling on health related issues related to hypertension, diabetes, obesity, and HIV/AIDS to low-income residents.

Faith Connections, Inc. - Provides operating support for GED program.

Habitat for Humanity/Metro Maryland, Inc. - Help supports operations.

Home Care Partners, Inc. - Provides weekly homecare aid services to frail elderly or disabled clients living in subsidized housing.

Housing Unlimited, Inc. - Help supports operations and HOME – Community Housing Development Organization administration.

Interfaith Works - Coordinates volunteers providing meals to homeless individuals.

Jewish Foundation for Group Homes, Inc. - Assists low-income residents of JFGH homes with Autism Spectrum Disorders.

Jewish Social Service Agency - Provides community integration support - including assessment, referrals, employment assistance, citizenship preparation and ESOL assistance - to refugees and recent immigrants.

Mobile Medical Care, Inc. - Provides an Anticoagulation Clinic for high-risk, low-income, uninsured individuals who have atria fibrillation, venous thromboembolism, hereditary disease or other illnesses that require close monitoring.



GRANTS - continued

Montgomery County Coalition for the Homeless - Funds a housing locator position at a men’s housing shelter to assist clients to obtain affordable long term housing.

Montgomery County Historical Society - Provides support for the Society’s education and outreach program.

Montgomery County Renters Alliance - Provides support to tenants through their advocacy programs and efforts.

Montgomery Housing Partnership - Funds neighborhood revitalization and the Play and Learn program, which provides an opportunity for preschool children to explore, socialize and acquire necessary skills for kindergarten, in a safe and nurturing learning environment.

National Center for Children and Families, Inc. - Provides program support for immigrant women and their American-born children who are survivors of domestic violence residing in Betty’s House.

National Center for Children and Families, Inc. - Provides housing, counseling, life skills support for young adults who have aged out of the care of public systems and are homeless or living in unstable conditions.

Rebuilding Together Montgomery County - Help supports operations and Critical Needs program.

The Salvation Army - Provides financial assistance and case management for families in housing crisis.

Sunflower Bakery, Inc. - Supports wraparound employment services for Sunflower students to secure employment after completion of the Pastry Arts Training Program.

A Wider Circle - Help funds Center for Professional Development, Center for Community Services, client services and solid waste operations.





GROUP HOME REHABILITATION LOANS

Group Home Rehabilitation Loans are awarded to groups to carry out programs that directly serve low-income people with special needs. These special needs populations include some of our most vulnerable residents: children and youth, people with mental and physical disabilities, people with chronic illnesses, people with addictions, and victims of violence. In FY15, Group Home loans funded by the Community Development Block Grant (CDBG) program totaled \$525,000.

Group Home providers that benefited from the program include:

Community Housing Initiative, Inc. - A private, non-profit agency that helps low- and moderate-income households achieve their housing goals by providing education in housing and financial issues. The programs help participants to make good housing decisions, provide information on funding resources and services in our area, and increase their chances of housing and financial success.

Community Support Service, Inc. - A non-profit charitable organization that is committed to providing quality, community-based service to children and adults with autism and other severe developmental disabilities.

Cornerstone Montgomery, Inc. - An independent, nonsectarian, organization that has the capacity to serve more than 2,200 adults and transition age youth. Cornerstone specializes in the provision of comprehensive, community- and evidence-based, mental health and co-occurring mental health and substance use disorder treatments and interventions.

Housing Unlimited, Inc. - A non-profit organization that provides affordable, permanent housing for low-income individuals in mental health recovery. HUI's mission is to promote independence and recovery by providing tenants with a stable and comfortable home.

Jubilee Association of Maryland - The association provides opportunities and support for adults with intellectual and other developmental disabilities so that they may live in and enrich their community while fulfilling their personal, family, social and spiritual needs.



C•H•I Inc.

Supporting people with disabilities since 1948





Housing Unlimited Inc., a non-profit organization in Montgomery County, provides affordable, permanent housing for low-income individuals in mental health recovery. Their mission is to promote independence and recovery by providing tenants with a stable and comfortable home. With the security of knowing their housing is secure, Housing Unlimited tenants can focus on becoming valued and integrated members of the community.

One such tenant is Marc Lande. Marc wears many hats - nursing assistant, sports lover, volunteer, and student - and prior to moving into his Housing Unlimited home, he had primarily lived with his parents. Now, Marc is empowered and excited to live independently. He enjoys setting his own schedule, buying his own groceries, and taking responsibility for getting himself to school and work.

Marc moved into his home in February 2012 and did not waste any time. He accelerated his college studies and quickly started making friends. He received a Mark and Katherine Simon Scholarship to help with his tuition at Montgomery College and earned his certificate to work as a physical therapy aide. In addition, Marc joined a baseball team and took a swing dancing class.



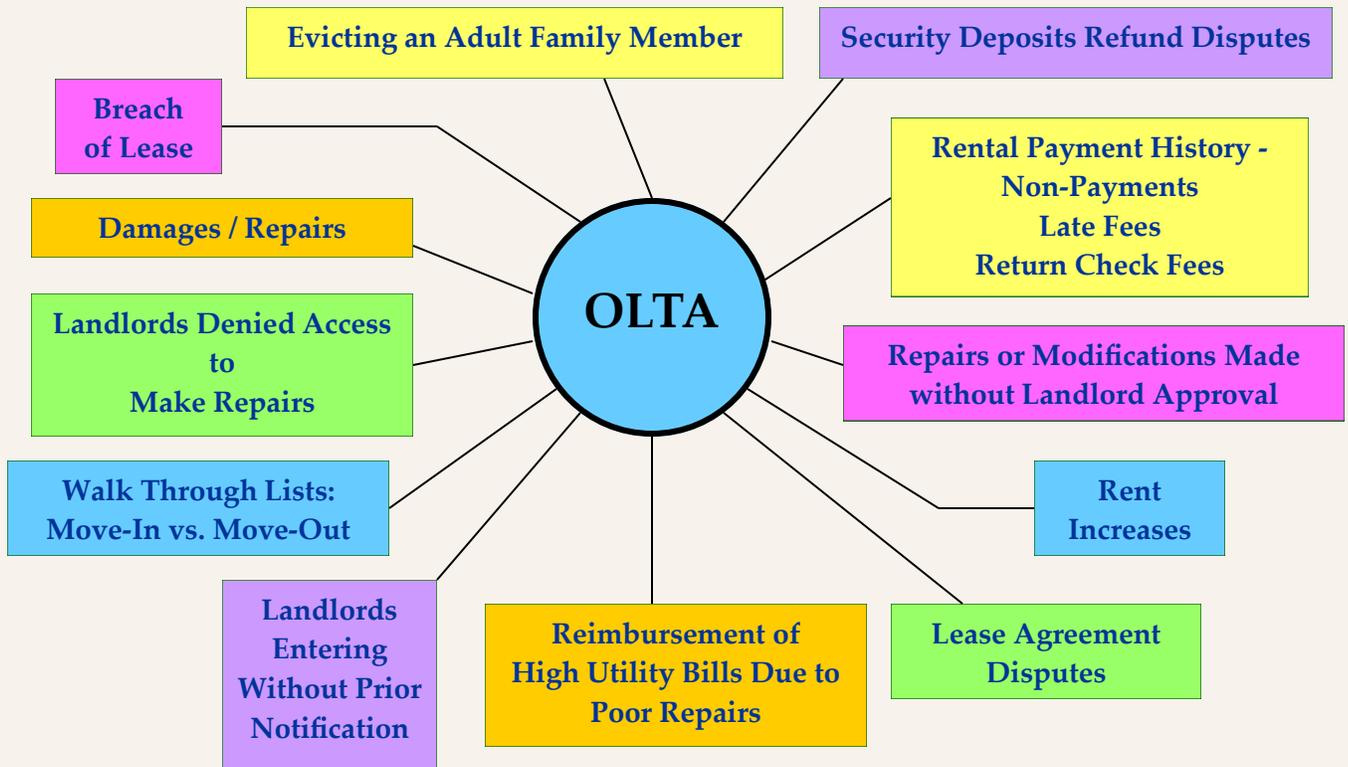
Three days a week, Marc provides companion care to John, an 89 year-old gentleman with dementia. Marc picks up John and together they head to Starbucks for coffee and a treat; afterwards, they head to the library. Marc uses his nursing assistant training to help John manage his diabetes; provides John the physical activity to maintain strength and mobility; but even more, he is a friend. Marc, with obvious pride, explains, "Part of the wonder of the job is that John always seems happy to see me."

Although Marc notes he faces challenges as a person recovering from schizophrenia and anxiety, he is happy with the direction his life is going. Marc's positive attitude fuels his desire to continue to move forward. Now confident in his ability to live on his own, Marc has an apartment only five minutes away from his parents. And that is not all. Marc is considering going back to school for a nursing or physical therapy assistant degree.

Go Marc!



LANDLORD-TENANT MEDIATIONS



The Office of Landlord-Tenant Affairs (OLTA) provides assistance to landlords and tenants to resolve their disputes amicably, quickly, and free of charge - without having to go through the District Court process.

When a case is filed, an OLTA Investigator acts as a fact-finder. Documents are examined, and both parties are interviewed by the Investigator to determine if there has been a violation of the lease or landlord-tenant law. The Investigator attempts to conciliate the dispute between parties; and when needed, will convene a conciliation conference. In FY15, Investigators mediated 684 cases - up 3.9 percent from the previous year. Ninety-seven percent (97%) of cases were mediated successfully and did not need to proceed to the Montgomery County Commission of Landlord-Tenants Affairs - a quasi-judicial body with the power to hold hearings, and issue Decisions and Orders that have the force of law regarding Landlord-Tenant complaints. In addition, the Office of Landlord-Tenant Affairs provided walk-in assistance to over 1,000 people and responded to over 9,000 MC311 calls.

DHCA LICENSING AND REGISTRATION

DHCA's Licensing and Registration Unit administers and enforces Montgomery County's residential rental facility licensing laws for multifamily, single family and accessory apartments. In FY15, licenses were issued for more than 98,500 rental units and over \$5.1 million in fees were collected; an increase from FY14 of 2.30 percent.

Annually, the Licensing and Registration unit surveys all multifamily rental facilities in Montgomery County. The survey provides data on unit sizes and styles; average rents; turn-over rents; vacancy rates; utilities and amenities; and proximity to Metro stations. The 2014 DHCA Rental Housing Survey report is available online on the County Stat | Montgomery County website at <https://reports.data.montgomerycountymd.gov/countystat/objective/housing>.

DHCA CODE ENFORCEMENT

DHCA's Code Enforcement Section conducts inspections of single-family, multifamily, and condominium rental units to ensure safe and sanitary conditions. In FY15, Code Inspectors performed 24,254 inspections; responded to 7,633 cases; recorded 17,394 violations; and issued 1,439 citations relating to Montgomery County Codes Chapter 26, Housing and Building Maintenance Standards; Chapter 48, Solid Waste; and Chapter 58, Weeds.

Inspectors work closely with homeowners, homeowners' associations, tenants, landlords and apartment managers to address violations such as the accumulation of debris, rubbish, furniture, appliances and inoperable or untagged vehicles. In FY15, 93 percent of the cases were met with compliance and only 69 cases were repeat violators, down from the 73 cases the previous year.





MODERATELY PRICED DWELLING UNIT (MPDU) PROGRAM

Established in 1974, the Moderately Priced Dwelling Unit (MPDU) program is the country's first mandatory, inclusionary-zoning law. The program markets units to renters and first-time homebuyers with moderate incomes. An award-winning program, it has been used by more than 400 jurisdictions across the country as a model and has led to the construction of far more units than any other inclusionary housing program.

Montgomery County Code presently requires that 12.5% of the total number of units in every subdivision or building of 20 or more units be moderately price. Since the program's inception, over 14,000 moderately price dwelling units have been built. Of these units, approximately 68 percent have been for-sale units and priority in the sale of the MPDUs is given to people who either live or work in the County and have a household income of less than 70 percent of the area median income. For owner occupied, for-sale MPDUs, the price for which the unit can be resold is County controlled for 30 years. The rental units must comply with MPDU rent restrictions for 99 years.

Olney Springs on Bowie Mill Road is one such residential development. The 36-acre, 114 unit community is one of the first mixed-income communities in Montgomery County to feature workforce priced homes in addition to affordable and market-rate homes. Montgomery Housing Partnership (MHP) is co-developer with Elm Street Development of this new community of townhouses and single family, detached homes.



Left - June 24, 2015
ribbon cutting at
Olney Springs.

Right - An MPDU's
First Time Home
Buyer Session



Additionally, DHCA, through the Community Housing Initiative, Inc., offers seminars each month to Montgomery County residents who are first time home buyers and whose household income falls within the guidelines. The seminars cover topics on budget and credit management; rent vs. buy decision; the home buying and loan process; and homeownership responsibilities. In FY15, 2,291 people attended First Time Home Buyer Sessions and 1,703 people attended MPDU Orientation Seminars.



THANKS TO THE FORMER DIRECTOR

Richard Y. Nelson, Jr., who retired January 2, 2015, held the helm of the Department of Housing and Community Affairs (DHCA) since his appointment in February 2007 by County Executive Isiah Leggett. “Rick” had the respect of his staff and in many eyes was the perfect boss – supportive, decisive, with a sense of humor, and the experience and knowledge to lead DHCA.

Under Mr. Nelson’s leadership, DHCA tackled the issues of affordable housing and improved the quality of living conditions for Montgomery County residents; weathered the housing foreclosure crisis; oversaw a Housing Initiative Fund that provided over \$320 million for affordable housing; increased the use of “Right of First Refusal” and no cost rental agreements to preserve affordable housing; worked closely with nonprofit housing providers to increase the supply of affordable housing for persons with special needs; supported effective housing code enforcement and landlord-tenant relationships, strengthened the MPDU program; and instituted a nationally recognized Focused Neighborhood Assistance program to enhance and strengthen the County’s single-family neighborhoods.

While Mr. Nelson’s life before DHCA included Executive Director of the National Association of Housing and Redevelopment Officials (NAHRO), Chair of the Housing Opportunities Commission (HOC), and Urban Renewal Representative with the U.S. Department of Housing and Urban Development (HUD), his life after DHCA we can only guess, but we are sure it will include the sun and sand of the beach, as well as affordable housing and community building.

Thanks for the opportunity to have worked for you and with you.

Your family at DHCA





DHCA *NUMBERS AT A GLANCE*

FY15 Operating Budget	\$40,166,479
Revenue - Fees, Fines, and Taxes	\$17,523,149
Total Employees	75
Including	
Landlord-Tenant Investigators	7
Code Inspectors	22
Bi-Lingual Staff	15
Volunteers	2
Total Affordable Housing Produced, FY15	983
(Units includes County funded, no-cost and pipeline)	
Cost per Unit Produced	\$64,317
Total Affordable Housing Preserved, FY15	2,646
(Units includes County funded, no-cost and pipeline)	
Cost per Unit Preserved	\$3,346
New Moderate Priced Dwelling Units (MPDU) Purchased, FY2015.....	127
MC311 Service Requests Total:	26,524
Code Enforcement	11,066
Landlord-Tenant Affairs	9,121
Licensing and Registration	3,953
Moderately Priced Dwelling Unit (MPDU)	2,052
Single Family Home Improvement Loan	72
Multifamily Loan Program	24
Community Development	7
Other, Unspecified or Default	229

To see DHCA FY15 Approved Budget, go to:
www.montgomerycountymd.gov/OMB/Resources/Files/omb/pdfs/FY15/psp_pdf/hca1.pdf

