

Supplemental Funds for Public Housing Improvements -- No. 017601

Category **Housing Opportunities Commission**
 Agency **Housing Opportunities Commission**
 Planning Area **Countywide**
 Relocation Impact **None.**

Date Last Modified **April 3, 2006**
 Required Adequate Public Facility **NO**

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY05	Est. FY06	Total 6 Years	FY07	FY08	FY09	FY10	FY11	FY12	Beyond 6 Years
Planning, Design and Supervision	0	0	0	0	0	0	0	0	0	0	0
Land											
Site Improvements and Utilities											
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	9,337	1,421	1,416	6,500	1,250	250	1,250	1,250	1,250	1,250	0
Total	9,337	1,421	1,416	6,500	1,250	250	1,250	1,250	1,250	1,250	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	2,000	0	0	2,000	0	0	0	0	1,000	1,000	0
Current Revenue:											
General	7,237	1,421	1,316	4,500	1,250	250	1,250	1,250	250	250	0
State Aid	100	0	100	0	0	0	0	0	0	0	0

ANNUAL OPERATING BUDGET IMPACT (\$000)

DESCRIPTION

Due to projected Federal funding cuts, there is insufficient funding available to address the basic ongoing capital improvements needed each year. These ongoing capital improvements to public housing properties include security upgrades at properties that house the elderly; Section 504 handicapped accommodations; interior/exterior painting for County code and Homeowners' Association (HOA) compliance; major overhaul of elevators in buildings that house the elderly; and interior and exterior modernization of over 1,500 public housing properties.

County funds are used to supplement/cover the shortfall of Federal funds in the public housing units. Improvements are both interior and exterior but are not limited to kitchens, baths, roofs, siding, windows, doors, structural repairs, drainage/foundation deficiencies, landscape improvements, fencing, etc. Target group is primarily the scattered site public housing units and some of our older multi-family properties.

Service Area

Countywide

Capacity

1,547 low- and very low-income public housing residents.

JUSTIFICATION

Current and projected Federal Capital Fund Program funds are not adequate for maintaining HOC public housing units at community norms throughout Montgomery County. Federal funding for public housing will be cut. At the same time the public housing stock in the County is aging and will need additional repairs. Montgomery County has a higher property standard than the Federal government. In addition, neighbors in the communities with the public housing units expect the properties to be well maintained. Almost half of the public housing units (700+ units) are MPDUs scattered throughout the County in many communities governed by HOAs, and some have higher standards than the County code. As Federal funding levels for public housing are declining, additional funding is necessary if HOC units are to be maintained at levels consistent with community norms and standards.

Plans and Studies

Comprehensive Grant Program 5-year Action Plan from HUD 52834; HOC Modernization Department CGP Long Range Plan; HOC Resident Surveys; HOC Engineering Studies.

Cost Change

Cost increase due to a FY06 supplemental amendment, a greater level of funding to support initiatives starting in FY07, and the addition of FY11 and FY12.

STATUS

Future funding will be spent in public housing units. Typical work will include improvements to doors, windows, kitchens, baths, roofs, siding, and landscaping.

FISCAL NOTE

Federal funding for public housing capital improvements is based on a multi-year plan annually. All available non-County funds should be used before County funding is applied. Also, County funds should be allocated across all HOC properties Countywide first to code compliance and second to renovations that extend the useful life of the facility.

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY01	(\$000)
Initial Cost Estimate		1,500
First Cost Estimate		
Current Scope	FY07	9,337
Last FY's Cost Estimate		3,837
Present Cost Estimate		9,337
Appropriation Request	FY07	1,250
Appropriation Request Est.	FY08	250
Supplemental Appropriation Request	FY06	0
Transfer		0
Cumulative Appropriation		1,837
Expenditures/Encumbrances		1,421
Unencumbered Balance		416
Partial Closeout Thru	FY04	0
New Partial Closeout	FY05	0
Total Partial Closeout		0

COORDINATION

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

The Executive asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

MAP

