
Housing Opportunities Commission

AGENCY DESCRIPTION

The Housing Opportunities Commission (HOC) of Montgomery County, Maryland, is a public corporation authorized by State and local law to act as builder, developer, financier, owner, and manager of housing for low and moderate-income persons in Montgomery County.

The agency was first established in Montgomery County in 1939 and reactivated by the County Council in 1966 as the Housing Authority of Montgomery County. It was retitled in 1974 as the Housing Opportunities Commission. Specific powers of the HOC include: acquiring land; utilizing Federal/State housing subsidies; executing mortgage loans, construction loans, and rent subsidy payments; providing permanent financing; purchasing mortgages; and issuing bonds.

PROGRAM DESCRIPTION AND OBJECTIVES

To meet its public mandate, HOC acts in cooperation with the County Department of Housing and Community Affairs, the Federal Department of Housing and Urban Development, the State Department of Housing and Community Development, local developers, lenders, realtors, and property owners to provide affordable rental and homeownership opportunities. The County, acting through the County Department of Housing and Community Affairs, sets housing policy, part of which is implemented by HOC.

HOC provides assisted housing to three income levels: very low, low, and moderate-income households. This objective is achieved, in part, through a full range of Federally-subsidized housing programs which consist of Public Housing Rental and Homeownership, the Federal Tax Credit Program, and the Housing Choice Voucher (HCV).

The HOC also provides below-market-rate housing through the use of non-County mortgage revenue bonds, as provided for under Federal and State statutes and regulations, in the following programs:

- The Single Family Mortgage Purchase Program
- Multi-Family Revenue Bond Program

The Strategic Plan, which the Commission publishes biennially, with annual updates of estimated unit production figures, provides a full description of the agency's plans for the production of new housing units and the maintenance of HOC current housing stock.

During the period covered by the most recent seven-year Strategic Plan, below-market-rate housing will be produced under the following programs, most of which rely heavily on County support:

- Moderately Priced Dwelling Units (MPDU) Programs
- New Construction
- Acquisition and Rehabilitation
- Homeownership Program

HIGHLIGHTS

- Add funding for capital improvements to 236 Funded Elderly Properties.
- Continue funding to support Public Housing Improvements.
- Continue funding to support Sprinkler Systems for HOC Elderly Properties and add funds for additional work at the Town Center Apartments.

PROGRAM CONTACTS

Contact Terri Fowler at 240-773-9107 or Jennifer Bryant of the Office of Management and Budget at 240.777.2761 for more information regarding this department's capital budget.

CAPITAL PROGRAM REVIEW

Because the HOC capital program includes two revolving funds for interim financing, as well as one statutorily determined loan guarantee, there may be years when all funds are in use, and, thus, the six-year period shows no funding. This apparent lack of funding and activity is actually a reflection of the fact that fund capacity has been reached in the three projects. As repayments flow into the funds, additional expenditures may be made. For that reason, the HOC recommended FY13-18 Capital Program shows no expenditures in the six-year period for the non-County funded projects. Shown in the FY13-18 Recommended Capital Improvements Program is the HOC request along with the Executive's recommendation, where the recommendation is different from the Agency's request.

The HOC relies on five funding sources to support the six projects included in its Capital Program: Current Revenue General; General Obligation Bonds; County revolving funds for interim financing with expenditures up to a specified maximum; permanent financing provided by direct Federal Public Housing assistance; and HOC bonds that are guaranteed by the County up to a maximum of \$50 million. Funds are replenished when HOC obtains permanent financing or in

certain circumstances, through an additional County appropriation.

For more information on the five ongoing projects in the HOC capital program, refer to the respective project description forms.

STATUTORY AUTHORITY

The Housing Opportunities Commission is authorized by Articles 44A and 44B of the Annotated Code of Maryland and Article VI, Housing Opportunities Act, Chapter 56, Montgomery County Code. The Montgomery County Code, Chapter 25A, Housing, Moderately Priced, and Chapter 25B, Housing Policy, further specifies the role of the Commission in implementing County housing policies.

Seven HOC Commissioners are appointed by the County Executive with concurrence of the County Council for five-year terms. The Commissioners determine HOC policies and programs and appoint an Executive Director who carries out policy and administers the activities of the Commission.

Capital Needs for 236 Funded Elderly Properties -- No. 761301

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

Date Last Modified
 Required Adequate Public Facility
 Relocation Impact
 Status

January 09, 2012
No
None.
Planning Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	0	0	0	0	0	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	730	0	0	730	730	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	730	0	0	730	730	0	0	0	0	0	0

FUNDING SCHEDULE (\$000)

Current Revenue: General	730	0	0	730	730	0	0	0	0	0	0
Total	730	0	0	730	730	0	0	0	0	0	0

DESCRIPTION

The project provides funding for improvements at Town Center Apartments to include replacement of shower pans in the handicapped units, replacement of the air handler in the community room, and replacement of the windows. Improvements at Bauer Park Apartments include replacement of the HVAC equipment, hall convectors, overhauling the chiller and boilers, replacement of the condenser pumps and motors, and installing an emergency generator.

Bauer Park Apartments and Town Center Apartments are two elderly 236 properties located in Rockville, Maryland. Bauer Park Apartments is a three building, 142-unit garden style apartment complex, built in 1978. Town Center Apartments is a 110 unit, ten story high-rise, built in 1977.

The 236 properties offer affordable housing for seniors. Rent increases are based on the budgeted expenses for the properties which does not allow for cash flow on an annual basis. In addition, rents are based on 30% of tenant income. The majority of the residents are on fixed incomes. The Board of Directors has continued to implement rent increases over the last few years in order to increase operational revenues. However, based on the 236 program, rents have only been raised 6% annually to avoid a hardship on this segment of the low income population that has limited options for affordable housing.

CAPACITY

254 units

ESTIMATED SCHEDULE

Work is scheduled to be completed in FY13.

JUSTIFICATION

Both properties have depleted their reserves to the HUD minimum required amount that must be maintained on each property. These properties are each over 34 years old. Neither property has undergone comprehensive renovation, and both are in need of significant building systems and envelope upgrades due to functional obsolescence.

Both properties, in most cases, have their original equipment and, due to a lack of Federal funds and property reserves, have been unable to make all of the needed improvements. The critical improvements that are immediately required are: HVAC systems and equipment replacements, replacement of windows, replacement of failed shower drain pans, and the installation of an emergency generator for health-safety reasons.

A physical needs assessment was recently completed for the properties which showed the needed improvements over a ten-year period. The items that currently need to be addressed are those that have exceeded their useful life.

In connection with DHCA's agreement to maintain and ensure an escrow account equivalent to \$1,000 per unit for both Bauer Park Apartments and Town Center Apartments to be used for capital improvements, DHCA has recommended that HOC request funding for the needed improvements.

FISCAL NOTE

Town Center Apartments: \$320,000 to replace shower pans in handicapped units (six units), the air handler in the community room, and windows.

Bauer Park Apartments: \$410,000 to replace HVAC equipment and hall convectors, overhaul chiller and boilers, circulating condenser pumps and motors, and install an emergency generator.

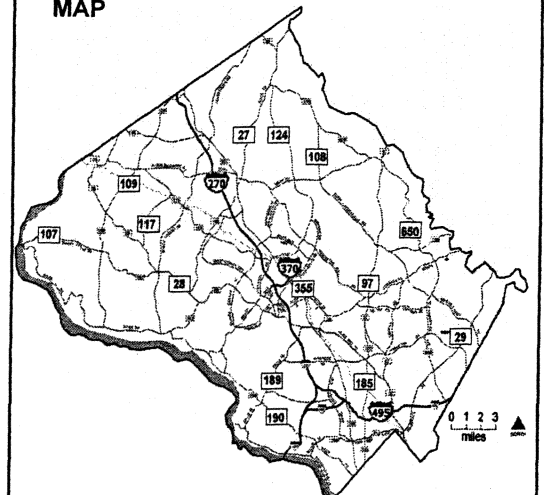
APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY	(\$000)
First Cost Estimate	FY13	730
Current Scope		
Last FY's Cost Estimate		0
Appropriation Request	FY13	730
Appropriation Request Est.	FY14	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditures / Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

COORDINATION

U.S. Department of Housing and Urban Development (HUD)
 Department of Housing and Community Affairs (DHCA)

MAP



HOC Cty Guaranteed Bond Projects -- No. 809482

Category
Subcategory
Administering Agency
Planning Area

Housing Opportunities Commission
Housing
Housing Opportunities Commission
Countywide

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

January 05, 2012
No
None.
On-going

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	0	0	0	0	0	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	50,000	50,000	0	0	0	0	0	0	0	0	0
Total	50,000	50,000	0	0	0	0	0	0	0	0	0

FUNDING SCHEDULE (\$000)

HOC Bonds	50,000	50,000	0	0	0	0	0	0	0	0	0
Total	50,000	50,000	0	0	0	0	0	0	0	0	0

DESCRIPTION

This project serves to identify the uses of Housing Opportunities Commission (HOC) bonds for housing construction and permanent mortgage financing. In addition, the County guarantee on these HOC revenue bonds may provide coinsurance with appropriate Federal, State, and private insurers on HOC revenue bonds and notes issued to finance new or existing residential units. These bonds will be backed by the revenues of the developments; by the pledge of subsidy funds if appropriate; and by the full faith and credit of Montgomery County. All developments financed under this approach will be self-supporting. They are included in the Capital Improvements Program (CIP) in order to provide the legal authorization of ultimate County backing of specific projects. This project reflects a total authorization of \$50 million. Control over specific projects which are given County backing is maintained by implementation procedures developed in accordance with local legislation. The legislation provides for specific approval by the County Council, except for certain stated uses for which County Executive approval is permitted, subject to action by the County Council at its discretion.

JUSTIFICATION

Relevant legislation and reports include: Code of Maryland as amended by State legislation providing for County backing of HOC bonds; Opportunity Housing legislation; report of the Task Force on Moderate Income Rental; and other studies. In the opinion of County bond counsel, inclusion in the CIP is required even though no County funds will be required.

OTHER

The County General Plan refinement stands in compliance with the General Plan requirement of the Maryland Economic Growth, Resource Protection, and Planning Act. County Master Plans must be in compliance with the General Plan.

FISCAL NOTE

The project has financed the development of housing units at The Oaks at Four Corners (120 units), Magruder's Discovery (134 Section 8 units), Spring Gardens (83 units), Chevy Chase Lake South (68 units), Fairfax Courts (18 units), Montgomery Arms apartments (132 units), The Metropolitan (308 units), Amherst Square (100 units) and Pooks Hill Courtyard (50 units).

In FY95, HOC repaid the Magruder's Discovery bond (\$5.7 million) and financed The Metropolitan (\$33.9 million). During FY97, HOC repaid the \$4.1 million bond for The Oaks at Four Corners. In FY98, the bonds that were used to finance The Metropolitan were repaid using bonds guaranteed under the FHA Risk-Sharing program. Subsequently, in FY99, Pook's Hill Courtyard (50 units) and Landings Edge (100 units), were financed using \$12.9 million in County G.O. bonds.

Beginning in FY01, as a contribution to affordable housing, HOC was given relief on past due interest payments and is no longer required to pay interest on funding for this project.

In FY07, HOC issued \$36.35 Million in Taxable Bond Anticipation Notes to fund the construction of MetroPointe. In 2008, HOC issued \$33.05 million in Fixed-Rate Tax-Exempt Short-Term Notes, which were expected to be redeemed and replaced with Long-Term Variable Bonds in 2009. However, continued dislocation in the Financial Markets necessitated the issuance of another Short-Term Financing. In FY10, HOC issued \$32.3 million in 2 Year Fixed-Rate County Backed Notes which matured on January 1, 2012. Effective December 20, 2011, HOC issued \$33.585 million of Variable-Rate Tax-Exempt Multifamily Housing Development Bonds to, among other things, refinance the FY10 Tax-Exempt Notes guaranteed by the County's General Obligation pledge. On January 3, 2012, the Two-Year Notes issued in FY10 were repaid thereby releasing the County's General Obligation pledge. The mortgages on the property are insured by FHA pursuant to its Risk Sharing Agreement with HOC.

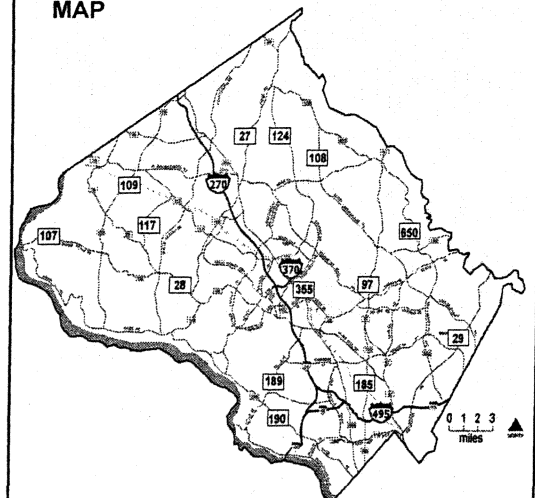
APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY	(\$000)
First Cost Estimate	FY13	50,000
Current Scope		
Last FY's Cost Estimate		50,000
Appropriation Request	FY13	0
Appropriation Request Est.	FY14	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		50,000
Expenditures / Encumbrances		0
Unencumbered Balance		50,000
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

COORDINATION

Department of Finance

MAP



HOC MPDU/Property Acq Fund -- No. 768047

Category
Subcategory
Administering Agency
Planning Area

Housing Opportunities Commission
Housing
Housing Opportunities Commission
Countywide

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

January 04, 2012
No
None.
On-going

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	0	0	0	0	0	0	0	0	0	0	0
Land	8,611	8,103	508	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	3,396	1,263	2,133	0	0	0	0	0	0	0	0
Other	500	0	500	0	0	0	0	0	0	0	0
Total	12,507	9,366	3,141	0	0	0	0	0	0	0	0

FUNDING SCHEDULE (\$000)

Revolving Fund - Current Revenue	107	107	0	0	0	0	0	0	0	0	0
Revolving Fund - G.O. Bonds	12,400	9,259	3,141	0	0	0	0	0	0	0	0
Total	12,507	9,366	3,141	0	0	0	0	0	0	0	0

DESCRIPTION

This is a revolving loan fund which authorizes the Housing Opportunities Commission (HOC) to use up to \$12.5 million at any one time for: (a) interim financing, including cost of acquisition and finishing by HOC, of Moderately Priced Dwelling Units (MPDUs) as permitted in Chapter 25A of the Montgomery County Code, provided that the unit is used in tandem with a Federal, State, or local subsidy program and is developed to provide housing to low- and-moderate-income households; and (b) planning, acquisition, and improvement of sites and/or existing properties for low and-moderate-income, single, or multifamily housing facilities, which are to be owned and operated by HOC or its designees. Sites may be land-banked in anticipation of future development when adequate public facilities become available. Upon receipt of permanent financing, monies are returned to the fund for reuse. No MPDU may be held by the fund for more than 24 months. The 24-month maximum holding period may be extended in unusual situations for a limited time upon determination by the Director of the Department of Housing and Community Affairs that such an extension would best support purposes of this program. HOC may determine that a County lump sum subsidy is required to secure independent financing or meet Federal, State, or local program guidelines for itself or its designees. Such write-downs from County funds shall be made only for projects serving households whose incomes do not exceed the following limits: 1/3 units - 80 percent of Washington Metropolitan Area Median income; 1/3 units - 80 percent of County Median income; and 1/3 units uncontrolled. In the event that a subsidy is undertaken, then in its next CIP submission, HOC shall include a PDF describing the subsidized program and shall request an appropriation sufficient to fully repay this fund.

JUSTIFICATION

HOC is continually evaluating transactions that will require interim funding from the revolving fund. These transactions include redevelopment activities of older HOC properties that require significant capital infusion to improve their physical conditions or to redevelop and/or reposition them in their respective market areas. In addition, HOC continues to seek out new development opportunities, as well as, the acquisition of existing multi-family developments through the conventional real estate sales market that may require interim financing to facilitate the transaction.

The County's right of first refusal law has been changed to include all multifamily properties and not just those built before 1981. The change in law will likely provide HOC with greater acquisition opportunities to preserve affordability. It will also create a greater need for gap and bridge financing than in the past. HOC sets aside revolving funds to capitalize on opportunities to acquire and preserve rental units as they are offered under the current law.

OTHER

The County General Plan Refinement stands in compliance with the General Plan requirement of the Maryland Economic Growth, Resource Protection, and Planning Act. County Master Plans must be in compliance with the General Plan.

Beginning in FY01, as a contribution to affordable housing, HOC was given relief on past due interest payments and is no longer required to pay interest on funding for this project.

FISCAL NOTE

Outstanding draws as of June 30, 2011, totaled \$9,282,604. Repayments of \$2,541,888 were made in FY11 for Pooks Hill - Midrise (\$133,000), HOC/HOP (\$612,394), Metropointe (\$1,250,000), King Farm (\$419,331) and Hermit Bridge (\$127,163). Repayments of \$3,593,532 are expected in FY12 for Holiday Park (\$131,244), Wheaton Metro Bridge (\$250,000), Pooks Hill - Midrise (\$66,500) and MPDU 2004 Program (\$3,145,788). HOC anticipates continued utilization of the revolving fund for the Housing Opportunities Commission Homeownership Program (HOC/HOP).

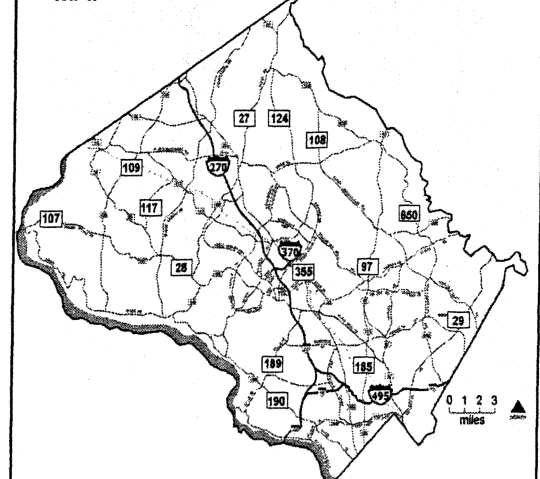
APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY80	(\$000)
First Cost Estimate	FY08	12,507
Current Scope		
Last FY's Cost Estimate		12,507
Appropriation Request	FY13	0
Appropriation Request Est.	FY14	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		12,507
Expenditures / Encumbrances		9,366
Unencumbered Balance		3,141
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

COORDINATION

Department of Finance
Department of Housing and Community Affairs

MAP



HOC Opportunity Housing Dev Fund -- No. 767511

Category
Subcategory
Administering Agency
Planning Area

Housing Opportunities Commission
Housing
Housing Opportunities Commission
Countywide

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

January 03, 2012
No
None.
On-going

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	1,511	1,511	0	0	0	0	0	0	0	0	0
Land	2,989	2,381	608	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	4,500	3,892	608	0	0	0	0	0	0	0	0

FUNDING SCHEDULE (\$000)

Revolving Fund - Current Revenue	4,500	3,892	608	0	0	0	0	0	0	0	0
Total	4,500	3,892	608	0	0	0	0	0	0	0	0

DESCRIPTION

The Opportunity Housing Development Fund (OHDF) is a revolving loan fund from which Housing Opportunities Commission (HOC) is authorized to use up to \$4.5 million at any one time. The project provides funds to temporarily cover project planning, site improvements, building construction loan guarantees, construction financing, short-term financing (including second trusts), insurance for permanent financing, notes and bonds, and associated professional and financing fees for housing developments undertaken by HOC or its designees. Since a separate fund is established for site acquisition and Moderately Priced Dwelling Units (MPDU) acquisition, land and MPDUs shall not be acquired from the OHDF (with the exception of MPDUs acquired under the last resort provision of the MPDU Ordinance). This fund is to be repaid when permanent financing is obtained or when other sources of financing are made available from HOC housing developments. If sufficient funds are not available in the MPDU/Property Acquisition Fund, this fund can also be used, upon County approval, for the acquisition of sites and/or existing properties for low and moderate-income, single, or multi-family housing facilities, which are to be owned and operated by HOC or its designees.

JUSTIFICATION

This project assures availability of short-term financing and front-end costs at favorable interest rates for projects determined by HOC and the County to be in support of the County Housing Assistance Plan and housing policy. The fund permits existing and new properties to be reviewed and insured and, in other ways, secures prompt decisions when time demands require them.

OTHER

The County General Plan Refinement stands in compliance with the General Plan requirement of the Maryland Economic Growth, Resource Protection, and Planning Act. County Master Plans must be in compliance with the General Plan.

Beginning in FY01, as a contribution to affordable housing, HOC was given relief on past due interest payments and is no longer required to pay interest on funding for this project.

FISCAL NOTE

Outstanding draws as of June 30, 2011 totaled \$3,802,786. Repayments totaling \$110,661 were made in FY11, with the acquisition loan for Holiday Park fully repaid. Repayments totaling \$89,198 are projected in FY12, and in each subsequent year until the loans for Smith Village and Alexander House are repaid. In FY04, \$3 million was used to acquire Paddington Square that preserved 166 affordable units in Silver Spring. Due to the nature of the Financing, the funds for Paddington Square may be outstanding for up to eight years. The refinancing of the property and the repayment of these funds is anticipated in FY12. Up to \$334,000 is being reserved to provide the local matching funds to be leveraged with a grant (up to \$1 million) from the Maryland Department of Mental Hygiene. Funds will be used to acquire and renovate two homes for developmentally disabled adults. As of July 19, 2011, the first property was acquired in the amount of \$112,349, and the second property is under contract. Repayment is expected from the funding of a loan commitment from Montgomery County DHCA.

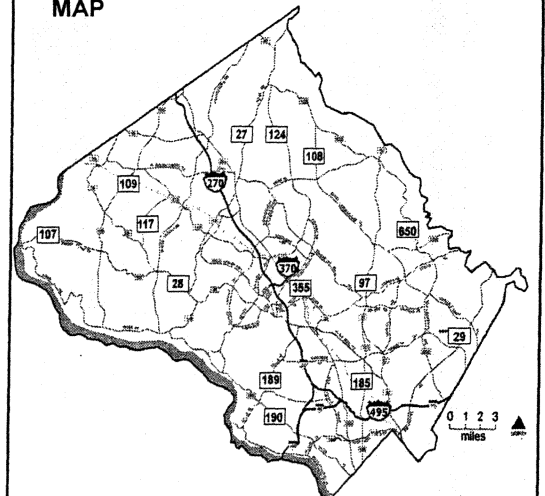
APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY75	(\$000)
First Cost Estimate	FY80	4,500
Current Scope		
Last FY's Cost Estimate		4,500
Appropriation Request	FY13	0
Appropriation Request Est.	FY14	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		4,500
Expenditures / Encumbrances		3,892
Unencumbered Balance		608
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

COORDINATION

Department of Finance
Department of Housing and Community Affairs

MAP



Sprinkler Systems for HOC Elderly Properties -- No. 097600

Category
Subcategory
Administering Agency
Planning Area

Housing Opportunities Commission
Housing
Housing Opportunities Commission
Countywide

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

January 05, 2012
No
None
On-going

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	350	350	0	0	0	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	8,470	659	3,704	4,107	3,707	400	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	8,820	1,009	3,704	4,107	3,707	400	0	0	0	0	0

FUNDING SCHEDULE (\$000)

Current Revenue: General	100	100	0	0	0	0	0	0	0	0	0
G.O. Bonds	8,720	909	3,704	4,107	3,707	400	0	0	0	0	0
Total	8,820	1,009	3,704	4,107	3,707	400	0	0	0	0	0

DESCRIPTION

This project provides for installing sprinkler systems and replacing the fire alarm systems in Housing Opportunities Commission (HOC) facilities that house elderly residents. The scope of this project, when fully implemented, is to include Holly Hall, Elizabeth House, Arcola Towers, and Bauer Park Apartments. The project scope has been expanded to include one additional elderly property, specifically Town Center Apartments.

CAPACITY

651 Units

ESTIMATED SCHEDULE

Holly Hall Sprinkler improvements commenced April 2010 and are expected to be completed by fall 2011. The project experienced delays as a result of the WSSC requirement that the 6" water main serving the property be upgraded to an 8" main.

Elizabeth House sprinkler improvements were delayed as a result of finding asbestos in the building. An acceptable plan to deal with the asbestos has been developed. A sprinkler and fire alarm contract has been signed with work scheduled to commence in September 2011 and conclude in fall 2012.

Implementation at Arcola Towers was delayed due to design issues, while Bauer Park Apartments was delayed as a result of site development issues relating to WSSC water main improvements. Both buildings are in the final design-development stages and a request for proposals will be issued in late fall 2011 with construction concluding in Fall 2013.

Town Center Apartments is in the preliminary design phase with an anticipated completion date of late summer 2012.

COST CHANGE

Increase due to the addition of the Town Center Apartments.

JUSTIFICATION

In September 2008, an analysis of building life safety systems for all five of the properties housing elderly residents was completed. The analysis examined fire protection systems and architectural life safety issues for each property, including individual project budgets.

The Housing Opportunities Commission owns and manages five buildings for low income independent seniors. The buildings range in age from 29 years to 45 years old and contain a total of 651 apartments. The existing fire protection and detection systems on these properties are original to each property. These systems are prone to failure and must be periodically tested and serviced to ensure proper operation. The cost to upgrade and replace these obsolete systems exceeds available funds from the U.S. Department of Housing and Urban Development (HUD).

Technological advances in fire detection and protection systems have rendered these systems obsolete. It is difficult, if not impossible, to find replacement parts, as well as qualified technicians. While these systems do provide a very basic level of protection, the new, modern systems are more reliable and easier to operate and maintain. Most buildings do not have any sprinkler protection at all. Other buildings have only very limited areas (parking garages, foyers, etc.) protected by old, out-of-date sprinkler systems. None have sprinkler protection in the individual apartments.

The installation of sprinklers in each apartment, along with state of the art detection and notification equipment such as flame, heat, smoke, carbon monoxide detectors, and specialized detection equipment for the handicapped, while inter-locking these devices with each building system, would afford residents the maximum degree of protection currently available.

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP												
<table border="1"> <tr> <td>Date First Appropriation</td> <td>FY09</td> <td>(\$000)</td> </tr> <tr> <td>First Cost Estimate</td> <td>FY13</td> <td>8,820</td> </tr> <tr> <td>Current Scope</td> <td></td> <td></td> </tr> <tr> <td>Last FY's Cost Estimate</td> <td></td> <td>8,420</td> </tr> </table>	Date First Appropriation	FY09	(\$000)	First Cost Estimate	FY13	8,820	Current Scope			Last FY's Cost Estimate		8,420	Housing Opportunities Commission Montgomery County Fire and Rescue Services	
Date First Appropriation	FY09	(\$000)												
First Cost Estimate	FY13	8,820												
Current Scope														
Last FY's Cost Estimate		8,420												
<table border="1"> <tr> <td>Appropriation Request</td> <td>FY13</td> <td>0</td> </tr> <tr> <td>Appropriation Request Est.</td> <td>FY14</td> <td>400</td> </tr> <tr> <td>Supplemental Appropriation Request</td> <td></td> <td>0</td> </tr> <tr> <td>Transfer</td> <td></td> <td>0</td> </tr> </table>	Appropriation Request	FY13	0	Appropriation Request Est.	FY14	400	Supplemental Appropriation Request		0	Transfer		0		
Appropriation Request	FY13	0												
Appropriation Request Est.	FY14	400												
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Transfer		0												
<table border="1"> <tr> <td>Cumulative Appropriation</td> <td></td> <td>8,420</td> </tr> <tr> <td>Expenditures / Encumbrances</td> <td></td> <td>100</td> </tr> <tr> <td>Unencumbered Balance</td> <td></td> <td>8,320</td> </tr> </table>	Cumulative Appropriation		8,420	Expenditures / Encumbrances		100	Unencumbered Balance		8,320					
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<table border="1"> <tr> <td>Partial Closeout Thru</td> <td>FY10</td> <td>0</td> </tr> <tr> <td>New Partial Closeout</td> <td>FY11</td> <td>0</td> </tr> <tr> <td>Total Partial Closeout</td> <td></td> <td>0</td> </tr> </table>	Partial Closeout Thru	FY10	0	New Partial Closeout	FY11	0	Total Partial Closeout		0					
Partial Closeout Thru	FY10	0												
New Partial Closeout	FY11	0												
Total Partial Closeout		0												

Sprinkler Systems for HOC Elderly Properties -- No. 097600 (continued)

County law currently mandates that all new buildings include sprinkler systems. The County code "grandfathers" old buildings with regard to sprinkler systems. Recent fires in older buildings have again brought public attention to this issue.

Supplemental Funds for Public Housing Improvements -- No. 017601

Category
Subcategory
Administering Agency
Planning Area

Housing Opportunities Commission
Housing
Housing Opportunities Commission
Countywide

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

January 05, 2012
No
None.
On-going

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	0	0	0	0	0	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	14,841	6,216	1,125	7,500	1,250	1,250	1,250	1,250	1,250	1,250	1,250
Total	14,841	6,216	1,125	7,500	1,250	1,250	1,250	1,250	1,250	1,250	1,250

FUNDING SCHEDULE (\$000)

Current Revenue: General	14,841	6,216	1,125	7,500	1,250	1,250	1,250	1,250	1,250	1,250	1,250	0
Total	14,841	6,216	1,125	7,500	1,250	1,250	1,250	1,250	1,250	1,250	1,250	0

DESCRIPTION

Due to projected Federal funding cuts, there is insufficient funding available to address the basic ongoing capital improvements needed each year. Typical improvements include, but are not limited to, replacement of roofs, windows and doors; improvements to unit interiors such as kitchen and bathroom modernization; replacement of major mechanical, electrical, plumbing systems and equipment; appliance replacement; life-safety improvements; site improvements such as fencing, site lighting, landscaping, and sidewalk and parking lot replacement. Housing Opportunities Commission (HOC) will also continue to use its Capital Fund Program (CFP) funds to convert selected dwelling units to mobility handicapped units.

County funds are used to supplement/cover the shortfall of Federal funds in the public housing units. These funds will be allocated across HOC's Public Housing elderly, multi-family and scattered sites properties over the next six (6) years.

CAPACITY

1,555 units for low and very low-income Public Housing residents.

COST CHANGE

Increase due to the addition of FY17 and FY18.

JUSTIFICATION

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

In an effort to stay true to its mandate to provide decent, safe and sanitary housing to low and moderate income residents in Montgomery County and to ensure that its properties and communities are maintained at a level consistent with community norms, HOC will use a combination of CFP and County funds to make capital improvements to its public housing stock.

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

FISCAL NOTE

Federal funding for public housing capital improvements is based on an annual multi-year plan. County Funds are used concurrently with non-County funds as deemed appropriate to complete work. Also, County funds should be allocated across all HOC properties first to code compliance and second to renovations that extend the useful life of the facility.

OTHER DISCLOSURES

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

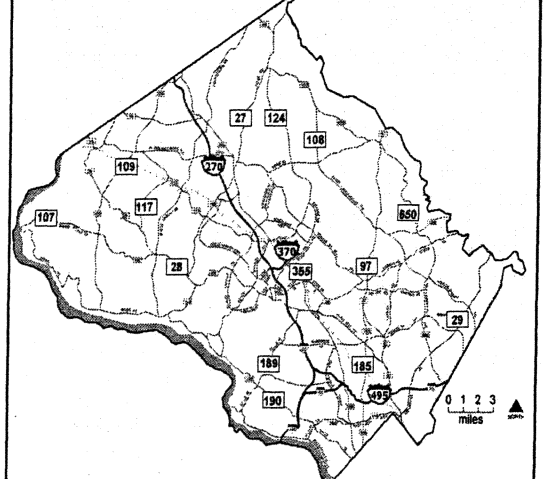
APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY01	(\$000)
First Cost Estimate	FY13	14,841
Current Scope		
Last FY's Cost Estimate		12,341
Appropriation Request	FY13	1,250
Appropriation Request Est.	FY14	1,250
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		7,341
Expenditures / Encumbrances		4,466
Unencumbered Balance		2,875
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

COORDINATION

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

MAP



Expenditure Detail by Category, Sub-Category, and Project (\$000s)

Housing Opportunities Commission

Project		Total	Thru FY11	Rem. FY12	6 Year Total	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6-yrs.	Approp.
<i>Housing</i>													
761301	Capital Needs for 236 Funded Elderly Properties	730	0	0	730	730	0	0	0	0	0	0	730
809482	HOC Cty Guaranteed Bond Projects	50,000	50,000	0	0	0	0	0	0	0	0	0	0
768047	HOC MPDU/Property Acq Fund	12,507	9,366	3,141	0	0	0	0	0	0	0	0	0
767511	HOC Opportunity Housing Dev Fund	4,500	3,892	608	0	0	0	0	0	0	0	0	0
097600	Sprinkler Systems for HOC Elderly Properties	8,820	1,009	3,704	4,107	3,707	400	0	0	0	0	0	0
017601	Supplemental Funds for Public Housing Improvements	14,841	6,216	1,125	7,500	1,250	1,250	1,250	1,250	1,250	1,250	0	1,250
Sub-Category Total		91,398	70,483	8,578	12,337	5,687	1,650	1,250	1,250	1,250	1,250	0	1,980
Category Total		91,398	70,483	8,578	12,337	5,687	1,650	1,250	1,250	1,250	1,250	0	1,980

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Funding Summary by Category, Sub-Category and Revenue Source (\$000s)

Housing Opportunities Commission

Funding Source	Total	Thru FY11	Rem. FY12	6 Year Total	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
<i>Housing</i>											
Current Revenue: General	15,671	6,316	1,125	8,230	1,980	1,250	1,250	1,250	1,250	1,250	0
G.O. Bonds	8,720	909	3,704	4,107	3,707	400	0	0	0	0	0
HOC Bonds	50,000	50,000	0	0	0	0	0	0	0	0	0
Revolving Fund - Current Revenue	4,607	3,999	608	0	0	0	0	0	0	0	0
Revolving Fund - G.O. Bonds	12,400	9,259	3,141	0	0	0	0	0	0	0	0
State Aid	0	0	0	0	0	0	0	0	0	0	0
Sub-Category Total	91,398	70,483	8,578	12,337	5,687	1,650	1,250	1,250	1,250	1,250	0
Category Total	91,398	70,483	8,578	12,337	5,687	1,650	1,250	1,250	1,250	1,250	0
CIP Total	91,398	70,483	8,578	12,337	5,687	1,650	1,250	1,250	1,250	1,250	0

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