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Montgomery County, Maryland

Five-Year Consolidated Plan for Housing and Community Development County Fiscal Years 2016 – 2020 July 1, 2015 to June 30, 2020

Action Plan, County Fiscal Year 2016 July 1, 2015 to June 30, 2016

Analysis of Impediment to Fair Housing Choice (2015)

Any Questions or Comments should be directed to:

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Information is available in alternate formats upon request.



*Montgomery County is committed to foster the
letter and spirit of Equal Housing Opportunity.*

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Note on the Draft

The U.S. Department of Housing and Urban Development (HUD) now requires all jurisdictions to draft and submit Consolidated Plans via the internet. Much of the data in the tables throughout this document were pre-populated by the HUD software. Grantees enter responses to questions individually. This draft document, not including the cover page and selected details, such as this note, is the product of an export to Microsoft Word from the online submission software, for the purpose of making the Plan accessible to the public. The information is highly organized and designed to meet all federal requirements as well as produce more standardized plans across jurisdictions. It also allows for more automated data capture by HUD and therefore more robust analysis and reporting of activities for all geographies.

This is the first time Montgomery County is submitting its Consolidated Plan through HUD's new internet portal. There are some acknowledged flaws yet with this system and HUD has provided direction on how to address known flaws. There may also be some minor undetected flaws such as the formatting of exported text. Staff have attempted to correct these errors in the draft.

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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The United States Department of Housing and Urban Development (HUD) requires that all jurisdictions entitled to receive funding under the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with Aids (HOPWA) programs develop a Consolidated Plan for community development no less than every five years, and an Action Plan every year. Developing the plan is a collaborative process that relies on community input and provides an opportunity for strategic planning to ensure that actions taken at the local level are coordinated and comprehensively address priority housing and community development needs. An Action Plan is required annually to provide specific information on how the funds awarded will be used to meet the priority needs identified in the Consolidated Plan, and annual evaluation and performance reports are prepared to track progress and measure accomplishments.

This is a five-year Consolidated Plan covering the period July 1, 2015 through June 30, 2020, and along with the annual Action Plan, serves as Montgomery County's application for CDBG, HOME and ESG funds for County Fiscal Year 2016 (July 1, 2015 – June 30, 2016). The Department of Housing and Community Affairs (DHCA) is the lead agency responsible for the submission of the Consolidated Plan to HUD, and this must be done no later than May 15 each year. The City of Gaithersburg is eligible to receive funds directly from HUD, so it prepares its own Consolidated Plan. The cities of Rockville and Takoma Park receive funding through the County but determine locally how CDBG funds will be used in their jurisdictions.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Five Year Goals and Strategies	Performance Measure
Goal 1 -- Affordable Housing in an Inclusive Community	
1.1 increase supply of affordable housing	435 units
1.2 rehabilitate group homes for special needs population	90 units
1.3a neighborhood enhancement - home improvements	125 units
1.3b neighborhood enhancement - home improvements	1,000 units
Goal 2 -- Promote Healthy and Sustainable Neighborhoods	
2.1 affirmatively further fair housing	700 persons
2.2 commercial façade improvements	25 businesses
2.3 public service activities	6,060 people
2.4 housing code enforcement	3,700 units
Goal 3 -- Prevent and End Homelessness	
3.1 Rapidly rehouse homeless persons	100 persons
3.2 homelessness support services	85,115 people
3.3 provide emergency housing	750 people

Executive Summary - Objective and Outcomes

3. Evaluation of past performance

The independent auditors’ report on compliance with requirements as described in the OMB Circular A-133 for the fiscal year ended June 30, 2014 found the County in full compliance, "without exceptions". The report included testing of both the Community Development Block Grant and the HOME Investment Partnership Grant programs. Additionally, the County uses a results-based accountability system (“CountyStat”) to support ongoing monitoring of performance and continuous improvement for all Executive Branch departments.

A public hearing was held in October 2014 before the Community Development Advisory Committee (CDAC) to receive input regarding needs to be addressed in the plan and to review past performance. A summary of testimony from this hearing is on file at DHCA.

4. Summary of citizen participation process and consultation process

Montgomery County is committed to making local government open, accessible and responsive to its residents. Montgomery County’s formal Citizen Participation Plan (Appendix A of this Plan), which ensures that the U.S. Department of Housing and Urban Development’s (HUD) requirements for the Consolidated Plan are being met, is only one component of Montgomery County’s extensive and on-going efforts to provide meaningful opportunities for all county residents to fully participate in their government. The Citizen Participation Plan is reviewed and updated by DHCA staff as needed to reflect changes that enhance outreach and participation.

In the development of the Consolidated Plan, DHCA staff consulted with the two public housing authorities, numerous County agencies, such as the Office of Human Rights, and received input from sub-recipients, the Cities of Rockville and Takoma Park. The State of Maryland and surrounding area jurisdictions are formally notified of the availability of the draft and are provided access to it electronically. Additionally, throughout the year there are on-going planning processes involving the Interagency Commission on Homelessness, which serves as the governing body for the Continuum of Care, and hearings and town hall meetings conducted by the County Executive and County Council, all of which inform the development of the Consolidated Plan.

5. Summary of public comments

This will be completed after the public comment period.

6. Summary of comments or views not accepted and the reasons for not accepting them

This will be completed after the public comment period.

7. Summary

This will be completed after the public comment period.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	MONTGOMERY COUNTY	Housing and Community Affairs
CDBG Administrator	MONTGOMERY COUNTY	Housing and Community Affairs
HOME Administrator	MONTGOMERY COUNTY	Housing and Community Affairs
ESG Administrator	MONTGOMERY COUNTY	Health and Human Services

Table 1 – Responsible Agencies

Narrative

DHCA is the lead agency for the preparation of the Consolidated Plan and is responsible for administration of the CDBG and HOME programs. The CDBG program funds activities that primarily benefit low- and moderate-income (LMI) residents of the community and is used for a wide range of community development activities like housing rehabilitation loans, code enforcement, neighborhood revitalization projects and social services provided by nonprofit organizations. The HOME program funds loans for the creation and preservation of affordable housing.

The Montgomery County Department of Health and Human Services (DHHS), under a Memorandum of Understanding with the Department of Housing and Community Affairs, administers the Emergency Solutions Grant and is responsible for carrying out the proposed activities. The ESG program funds will be used for Rapid Re-Housing activities including Relocation Assistance and Rental Assistance to help stabilize households who are homeless. ESG funds will also support the Homeless Management Information System (HMIS).

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

In preparing the Plan, Montgomery County DHCA consulted with various organizations that provide services to residents. In many instances, these consultations are part of on-going interactions between DHCA and the agency or group described. HHS coordinates the County's Continuum of Care process and provides funding to programs throughout the County for homelessness related needs. HHS also maintains extensive contact with other health, mental health, and service agencies. The MC Department of Economic Development (DED) provides assistance with business needs such as starting or expanding a business, finding a site, or connecting with other City services. DED also works to strengthen minority and women business organizations and to increase participation in the Local Small Business Reserve Program (LSBRP). The County funds dozens of organizations each year with County Executive and County Council grants that provide education, youth development, job training, mental health, and other services, especially those programs targeting low-income residents, seniors, and those with language, disability, or other special needs and regularly coordinates with the non-profit community.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Montgomery County plays an integral role in the Montgomery County Continuum of Care (CoC) and its efforts to prevent and end homelessness. The (CoC) is a public-private partnership that includes state and local government agencies, non-profit service providers, landlords, and other stakeholders who have a role in preventing and ending homelessness. The CoC provides a full continuum of housing services to homeless persons including outreach and engagement, emergency and transitional shelter, safe havens, rapid re-housing, permanent supportive housing and permanent housing with supports. Case management is provided at all levels of the continuum with an emphasis on removing housing barriers and connecting homeless persons with housing, employment, disability entitlements, and other behavioral health services. The continuum also utilizes a range of homelessness prevention initiatives including emergency financial assistance, shallow rent subsidies, and energy assistance designed to prevent the loss of permanent housing.

Montgomery County Department of Health and Human Services (DHHS) serves as both the Collaborative Applicant and Homeless Management Information System Lead. In addition, DHHS supports the Interagency Commission on Homelessness and manages the CoC Coordinated Assessment system. Montgomery County Interagency Commission on Homelessness, which has been designated as the CoC Governing Board, was created in 2014 to build on and strengthen the work of the CoC. Interagency Commission members include broad representation from the jurisdiction including membership from the Department of Health and Human services including Special Needs Housing and Behavioral Health

Services areas, Department of Housing and Community Affairs, Department of Corrections and Rehabilitation, Police Department, Office of the County Executive, Public Schools and Public Housing Authority.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Montgomery County is the only recipient of Emergency Solutions Grant (ESG) funds in the Montgomery County CoC geographic area. The Montgomery County Department of Health & Human Services (DHHS) is administering the ESG grant via a Memorandum of Agreement with the Department of Housing and Community Affairs. As the CoC Collaborative Applicant, DHHS is able to coordinate ESG activities with the activities of the CoC. In consultation with the CoC Strategic Planning Committee, DHHS identifies gaps and needs in the CoC to determine how to best use ESG funds to enhance the services already provided by the CoC.

Allocation of ESG funds and the program design for Rapid Re-housing activities was determined based on recommendations of the CoC and was approved by the CoC governing board. This was an effective mechanism for assuring ESG funds are integrated into the CoC. DHHS evaluates performance of the ESG program and reports to the CoC Governing Board annually. Performance measures are aligned with the CoC's Ten Year Plan to End Homelessness and HUD performance measures.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Housing Opportunities Commission
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization had direct input in the Plan development process.

2	Agency/Group/Organization	Rockville Housing Enterprises
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization had direct input in the Plan development process.
3	Agency/Group/Organization	Continuum of Care
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Services-Health Services-Education Services-Employment Publicly Funded Institution/System of Care Civic Leaders
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The group meets regularly to discuss homelessness and strategies and programs to serve the homeless and prevent homelessness. This group includes a representative from DHCA.
4	Agency/Group/Organization	Community Development Advisory Committee
	Agency/Group/Organization Type	Appointed Advisory Body
	What section of the Plan was addressed by Consultation?	Public Service Grants, overall priorities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The group reviewed Public Service Grant applications and made funding recommendations; the group held a formal public hearing on community development needs and the County's past community development performance

Identify any Agency Types not consulted and provide rationale for not consulting

Montgomery County did not identify any Agency Types that were not consulted. An effort was made to contact and consult with a wide variety of agencies, groups and organizations involved with or

interested in affordable housing, homelessness, persons with special needs and community/economic development.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Montgomery County Department of Health and Human Services	Montgomery County's Five Year Consolidated Plan goals are aligned with the Ten Year Plan to End Homelessness and the goals of the Continuum of Care.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Montgomery County is a member jurisdiction of the Metropolitan Washington Council of Governments (MWCOG), a nonprofit association that brings area leaders together to address major regional issues in the District of Columbia, suburban Maryland and Northern Virginia. Montgomery County is represented on a number of technical advisory committees, including those involved in housing, homeless services and planning. MWCOG membership provides a structured opportunity to share information and undertake collaborative efforts with other public entities in our region. Draft copies of the Consolidated Plan are provided to adjacent units of local government and the State of Maryland, and the Department of Housing and Community Affairs, as the lead agency for Montgomery County’s Consolidated Plan, works closely with the Housing Opportunities Commission, our local housing finance and public housing agency, the incorporated jurisdictions of Gaithersburg, Rockville (including the city’s public housing entity) and Takoma Park and the State of Maryland to further the affordable housing and community development goals as identified in the Consolidated Plan. Additionally, there is close coordination with the Continuum of Care through the Interagency Commission on Homelessness (the CoC governing board) and its subcommittees.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

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In the development of the Consolidated Plan, DHCA staff consulted with the two public housing authorities, numerous County agencies, such as the Office of Human Rights, and received input from sub-recipients, the Cities of Rockville and Takoma Park. The State of Maryland and surrounding area jurisdictions are formally notified of the availability of the draft and are provided access to it electronically. Additionally, throughout the year there are on-going planning processes involving the Interagency Commission on Homelessness, which serves as the governing body for the Continuum of Care, and hearings and town hall meetings conducted by the County Executive and County Council, all of which inform the development of the Consolidated Plan.

Other recent planning processes with extensive public involvement that have informed the priorities of the Consolidated Plan include the 2011 adoption of the Housing Element of the General Plan, the drafting of a new Housing Policy for the County in 2012, the CoC's Ten Year Plan to End Homelessness (2014), and the comprehensive zoning rewrite process that spanned several years, culminating in a revamped zoning code in 2014 that will aid in the development of more affordable housing.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	The Community Development Advisory Committee (CDAC) held a public hearing in October 22, 2014 on Community Development Needs and past performance	12 people representing public agencies, non-profit service providers and the public identified these needs: affordable housing, special needs housing, special needs training, youth services, vocational training, mental health services, and fair housing.	none	
2	Newspaper ad	Non-targeted/broad community	An ad was placed in the Montgomery Edition of the Sentinel Newspaper on April 9, 2015 regarding the availability of the draft Consolidated Plan / Action Plan	No comments were received	No comments were received	
3	Internet Outreach	Non-targeted/broad community	Neighboring jurisdictions email, email listserve, and announcement on website of draft Consolidated Plan / Action Plan on websites , at libraries, at DHCA	No comments were received	No comments were received	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	810,585	890,546	10%
Households	301,877	329,362	9%
Median Income	\$71,551.00	\$95,660.00	34%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Montgomery County Population by Race and Hispanic Origin						
Race	2010 Number	Percent of Total	2000 Number	Percent of Total	Percent Change	Percent Change
Total Population	971,777	100.0%	873,341	100.0%	98,436	10.1%
White	558,358	57.5%	565,719	64.8%	-7,361	-1.3%
Black or African American	167,315	17.2%	132,256	15.1%	35,059	21.0%
American Indian and Alaska Native	3,639	0.4%	2,544	0.3%	1,095	30.1%
Asian	135,451	13.9%	98,651	11.3%	36,800	27.2%
Native Hawaiian/Other Pacific Islander	522	0.1%	412	0.0%	110	21.1%
Some Other Race	67,847	7.0%	43,642	5.0%	24,205	35.7%
Two or More Races	38,645	4.0%	30,117	3.4%	8,528	22.1%
Non-Hispanic Total	806,379	83.0%	772,737	88.5%	33,642	4.2%
White	478,765	49.3%	519,318	67.2%	-40,553	-8.5%
Black or African American	161,689	16.6%	129,371	16.7%	32,318	20.0%
American Indian and Alaska Native	1,580	0.2%	1,756	0.2%	-176	-11.1%
Asian	134,677	13.9%	98,281	12.7%	36,396	27.0%
Native Hawaiian/Other Pacific Islander	427	0.0%	351	0.0%	76	17.8%
Some Other Race	3,617	0.4%	2,630	0.3%	987	27.3%
Two or More Races	25,624	2.6%	21,030	2.7%	4,594	17.9%
Hispanic Total	165,398	17.0%	100,604	11.5%	64,794	39.2%
White	79,593	8.2%	46,401	46.1%	33,192	41.7%
Black or African American	5,626	0.6%	2,885	2.9%	2,741	48.7%
American Indian and Alaska Native	2,059	0.2%	788	0.8%	1,271	61.7%
Asian	774	0.1%	370	0.4%	404	52.2%
Native Hawaiian/Other Pacific Islander	95	0.0%	61	0.1%	34	35.8%
Some Other Race	64,230	6.6%	41,012	40.8%	23,218	36.1%
Two or More Races	13,021	1.3%	9,087	9.0%	3,934	30.2%

Racial Characteristics 2000 - 2010

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	31,980	30,752	26,739	29,020	210,840
Small Family Households *	10,020	12,272	10,476	11,497	108,600
Large Family Households *	2,648	3,362	3,032	2,878	20,191
Household contains at least one person 62-74 years of age	5,061	4,736	4,407	4,618	39,081
Household contains at least one person age 75 or older	7,064	5,612	3,570	3,421	17,300
Households with one or more children 6 years old or younger *	5,456	6,742	5,302	5,121	21,460

* the highest income category for these family types is >80% HAMFI

Table 6 - Total Households Table

Data 2007-2011 CHAS
Source:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	245	169	210	145	769	45	89	84	64	282
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	334	334	225	65	958	75	85	95	63	318
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	815	978	510	550	2,853	265	454	373	337	1,429
Housing cost burden greater than 50% of income (and none of the above problems)	12,901	6,383	1,014	634	20,932	8,339	6,688	4,206	3,380	22,613

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	2,093	6,119	6,464	4,636	19,312	1,607	3,810	4,366	5,704	15,487
Zero/negative Income (and none of the above problems)	1,134	0	0	0	1,134	659	0	0	0	659

Table 7 – Housing Problems Table

Data 2007-2011 CHAS

Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	14,286	7,878	1,949	1,394	25,507	8,729	7,313	4,771	3,846	24,659
Having none of four housing problems	4,891	7,999	10,154	10,555	33,599	2,286	7,567	9,854	13,234	32,941
Household has negative income, but none of the other housing problems	1,134	0	0	0	1,134	659	0	0	0	659

Table 8 – Housing Problems 2

Data 2007-2011 CHAS

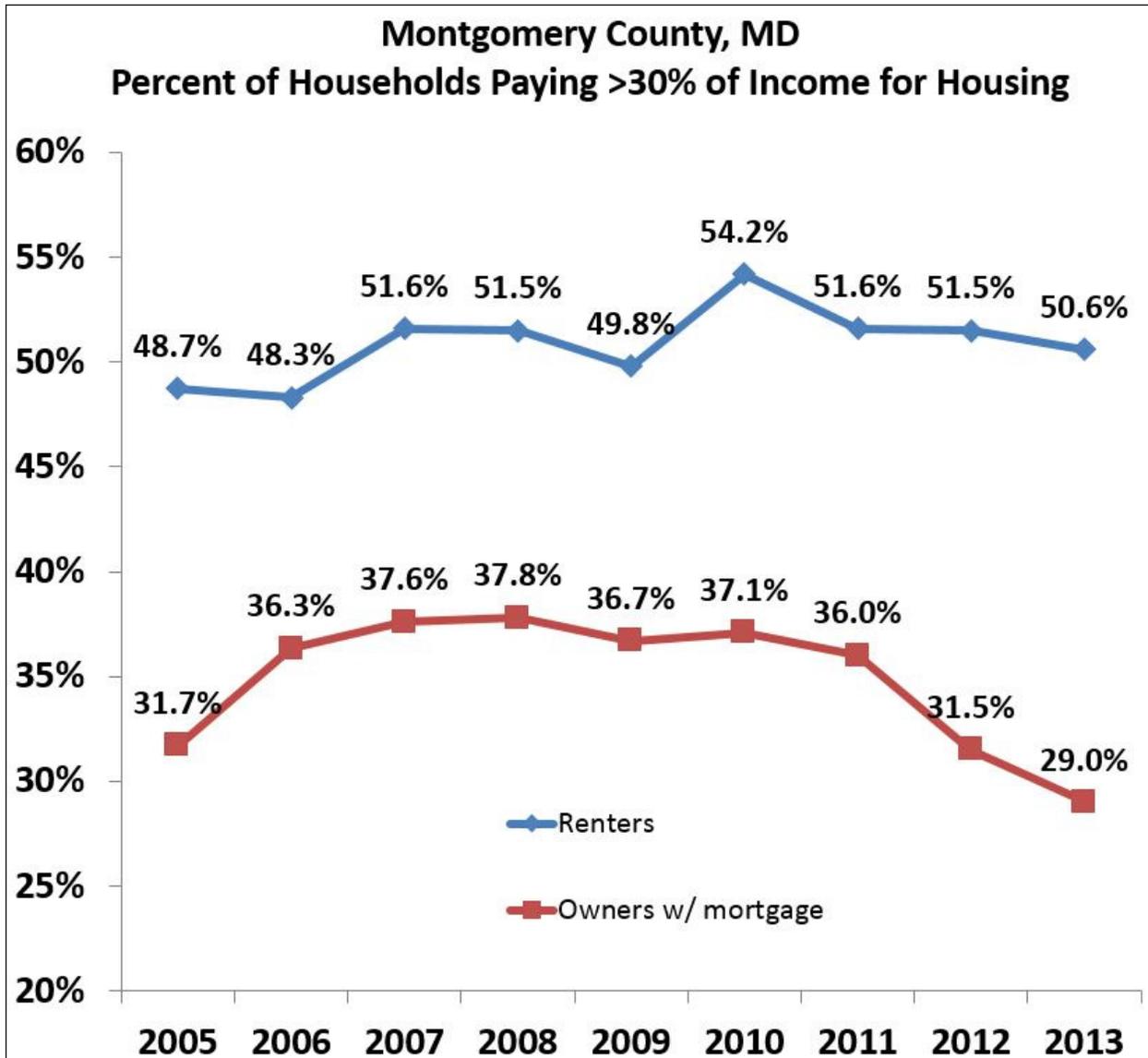
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	6,382	6,574	3,428	16,384	2,605	4,141	3,995	10,741
Large Related	1,379	1,311	484	3,174	931	1,537	1,572	4,040
Elderly	4,092	2,181	1,127	7,400	4,651	3,927	1,721	10,299
Other	4,386	3,609	2,808	10,803	2,062	1,463	1,675	5,200
Total need by income	16,239	13,675	7,847	37,761	10,249	11,068	8,963	30,280

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:



Cost Burden (30%) 2005 - 2013

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	5,743	2,870	324	8,937	2,351	3,208	2,042	7,601
Large Related	1,101	258	45	1,404	866	1,152	583	2,601
Elderly	3,128	1,378	410	4,916	3,501	1,695	749	5,945
Other	3,968	2,074	320	6,362	1,922	1,034	916	3,872

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	13,940	6,580	1,099	21,619	8,640	7,089	4,290	20,019

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1,084	1,022	560	575	3,241	240	384	283	371	1,278
Multiple, unrelated family households	73	238	145	30	486	99	155	188	59	501
Other, non-family households	10	55	30	10	105	0	0	0	0	0
Total need by income	1,167	1,315	735	615	3,832	339	539	471	430	1,779

Table 11 – Crowding Information – 1/2

Data 2007-2011 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Describe the number and type of single person households in need of housing assistance.

Table B17021 from the 2009-2013 American Community Survey indicates that there are 91,422 single-person householders. Of these, 9,215, or 10% of the total, are living with incomes below the poverty line. These 9,215 persons would be presumed to be cost burdened or otherwise in need of housing assistance.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The Housing Opportunities Commission waiting list for housing assistance includes 865 disabled persons and 2,607 elderly, all of which are in need of housing assistance. Rockville Housing Enterprises (RHE) has a need for accessible units. Currently approximately 6% of RHE's current Public Housing residents have unmet accessibility needs due to the lack of fully accessible units in RHE's portfolio. 80% of families on the RHE public housing waiting list have a disability and 20% of families on the RHE Housing Choice Voucher waiting list have disabilities. Additionally, the 2013 one-year American Community Survey indicates that eight percent of the population has some form of disability and that 28.6% of people 65 and over have a disability. With the senior population expected to grow from 13.4% of the population in 2013 to 15.8% by 2020 and 19.1% by 2030, it is expected that the housing needs of the elderly disabled will grow significantly.

Many young people with disabilities often find themselves in expensive nursing homes or nursing facilities because of the lack of affordable, accessible housing. In Maryland, there are over 20,000 people living in such facilities and a little more than 4500 are under the age of 64. In Montgomery County, that means about 750 people under the age of 64 are living in nursing facilities. Quite often these are individuals who gain a disability at some point in their lives or experience an illness or disease that sends them to the hospital and subsequently on to a nursing facility for long term care. Many of these individuals want to move into the community and receive supports and services in their homes.

The young disabled often rely completely on federal Supplemental Security Income (SSI), which in 2015 brings in \$733/month, less than half of the HUD Extremely Low Income limit and less than 10% of area median income level. This group of people is in need of very deep rental subsidies to be able to afford a place to live in Montgomery County.

What are the most common housing problems?

The most common housing problem in Montgomery County, as demonstrated in Tables 3 and 4 above, is housing cost burden. The 2007 - 2011 CHAS indicate that 68,041 households, or 20.7% of all county households, have a cost burden greater than 30%. There are 16,239 renter households and 10,249 owner households with cost burden greater than 30% and 13,940 renter households and 8,640 owner households with a cost burden greater than 50%, all of which are in the lowest income category (0-30% AMI). This grouping of the poorest households having a housing cost burden represents eight percent of all households. Among these households, there are more than 60% more renters than owners. Moreover, as the table Cost Burden (30%) 2005 - 2013 shows, renters have clearly been more cost-burdened than homeowners for many years.

Are any populations/household types more affected than others by these problems?

Among the 109,679 cost burdened households shown in table 3, small related households are the largest group at 40%, whereas large related households are just 10% of the total and elderly households 26%. In the owner category, elderly households are over represented in the lowest income categories of 0-30% AMI and >30-50% AMI at 45 and 36 percent respectively.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Montgomery County continues to experience high housing costs. According to the National Low Income Housing Coalition, a family living in Montgomery County would need to earn a housing wage of \$28.25 per hour or \$58,760 annually in order to afford the fair market rent on a two-bedroom apartment of \$1,469 per month. In contrast an extremely very low income household earning \$32,100 annually can afford to pay no more than \$803 in rent. An Individual would need to earn \$22.60 an hour or \$47,049 in order to afford the fair market rent of \$1,239. When compared to the maximum Supplemental Security Benefit of \$721 for an adult, it is easy to see the challenge facing many very-low income persons (National Low Income Housing Coalition, 2014). This disparity between housing costs and income leaves many Montgomery County households cost burdened and at risk of homelessness.

Low-income individuals and families with children at risk of homelessness typically have limited or no support from family or friends to assist them, poor credit history and money management skills, limited education, poor work history, mental health and/or substance abuse issues, and criminal history. Large families and those without legal documentation status face even greater challenges.

Individuals and families and individuals receiving rapid re-housing that are nearing the end of their assistance often have an ongoing need for increased income, education/vocational training that could lead to higher paying employment, affordable child care, ongoing budgeting and money management support. Linkages to community resources is especially important as the end of assistance approaches in order to assure that households are able to access the supports they need to be self-sustaining in the future.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Montgomery County has no data estimates related to at risk population.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Housing characteristics most commonly linked with instability and an increased risk of homelessness include high cost burden (the gap between income and the high cost of housing), a tight rental market, and a shortage of affordable housing. In addition, those individuals and families that are living in overcrowded and/or doubled up housing situations are particularly vulnerable to homelessness.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Housing problems are defined as a household having any one of the following: a cost burden greater than 30% of income, more than one person per room, and/or housing without complete kitchen or plumbing facilities. Disproportionately greater need exists when the percentage of persons in a category of need, who are members of a particular racial or ethnic group, is at least ten percentage points higher than the percentage of persons in the category as a whole.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	23,445	3,831	1,542
White	9,985	2,006	728
Black / African American	6,032	865	364
Asian	2,563	454	279
American Indian, Alaska Native	48	10	0
Pacific Islander	0	0	0
Hispanic	4,381	410	154

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2007-2011 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	24,228	6,597	0
White	9,296	3,847	0
Black / African American	6,833	1,279	0
Asian	2,509	630	0
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	5,308	694	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2007-2011 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	14,466	8,400	0
White	5,758	4,426	0
Black / African American	3,599	2,064	0
Asian	1,635	884	0
American Indian, Alaska Native	20	0	0
Pacific Islander	0	0	0
Hispanic	2,947	945	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2007-2011 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	14,793	13,468	0
White	7,191	7,213	0
Black / African American	3,288	3,042	0
Asian	1,411	1,408	0
American Indian, Alaska Native	30	4	0
Pacific Islander	30	0	0
Hispanic	2,567	1,463	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2007-2011 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

For the 50-80% Area Median Income category, 63.3% of the jurisdiction as a whole has a housing problem, compared with 75.7% of Hispanics. For the 80-100% Area Median Income category, 52.3% of the jurisdiction as a whole has a housing problem, compared with 63.7% of Hispanics.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Severe housing problems are defined as a household having any one of the following: a cost burden greater than 50% of income, more than 1.5 persons per room, and/or housing without complete kitchen or plumbing facilities.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	20,120	7,139	1,542
White	8,484	3,474	728
Black / African American	5,337	1,565	364
Asian	2,038	960	279
American Indian, Alaska Native	48	10	0
Pacific Islander	0	0	0
Hispanic	3,792	1,009	154

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2007-2011 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	13,737	17,127	0
White	4,914	8,213	0
Black / African American	3,554	4,574	0
Asian	1,627	1,520	0
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	3,468	2,539	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2007-2011 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,620	17,265	0
White	2,233	8,019	0
Black / African American	1,138	4,534	0
Asian	701	1,824	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	1,452	2,445	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2007-2011 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,788	23,504	0
White	1,746	12,699	0
Black / African American	999	5,333	0
Asian	442	2,386	0
American Indian, Alaska Native	0	34	0
Pacific Islander	0	30	0
Hispanic	1,402	2,618	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2007-2011 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

For the 30-50% Area Median Income category, 44.5% of the jurisdiction as a whole has a housing problem, compared with 57.7% of Hispanics. For the 50-80% Area Median Income category, 24.6% of the jurisdiction as a whole has a housing problem, compared with 37.3% of Hispanics.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Cost burden is defined as paying more than 30% of income towards housing costs. As discussed above, cost burden is the most common housing problem in Montgomery County.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	208,207	64,370	44,384	1,567
White	139,352	32,204	19,548	728
Black / African American	27,862	13,813	10,586	374
Asian	22,331	8,182	4,894	294
American Indian, Alaska Native	211	65	73	0
Pacific Islander	0	30	0	0
Hispanic	14,918	9,017	8,475	154

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

For the cost burden category of having a cost burden greater than 50%, Hispanic households experienced this at a rate of 26.0%, whereas for households in the jurisdiction as a whole the rate was 13.9%.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

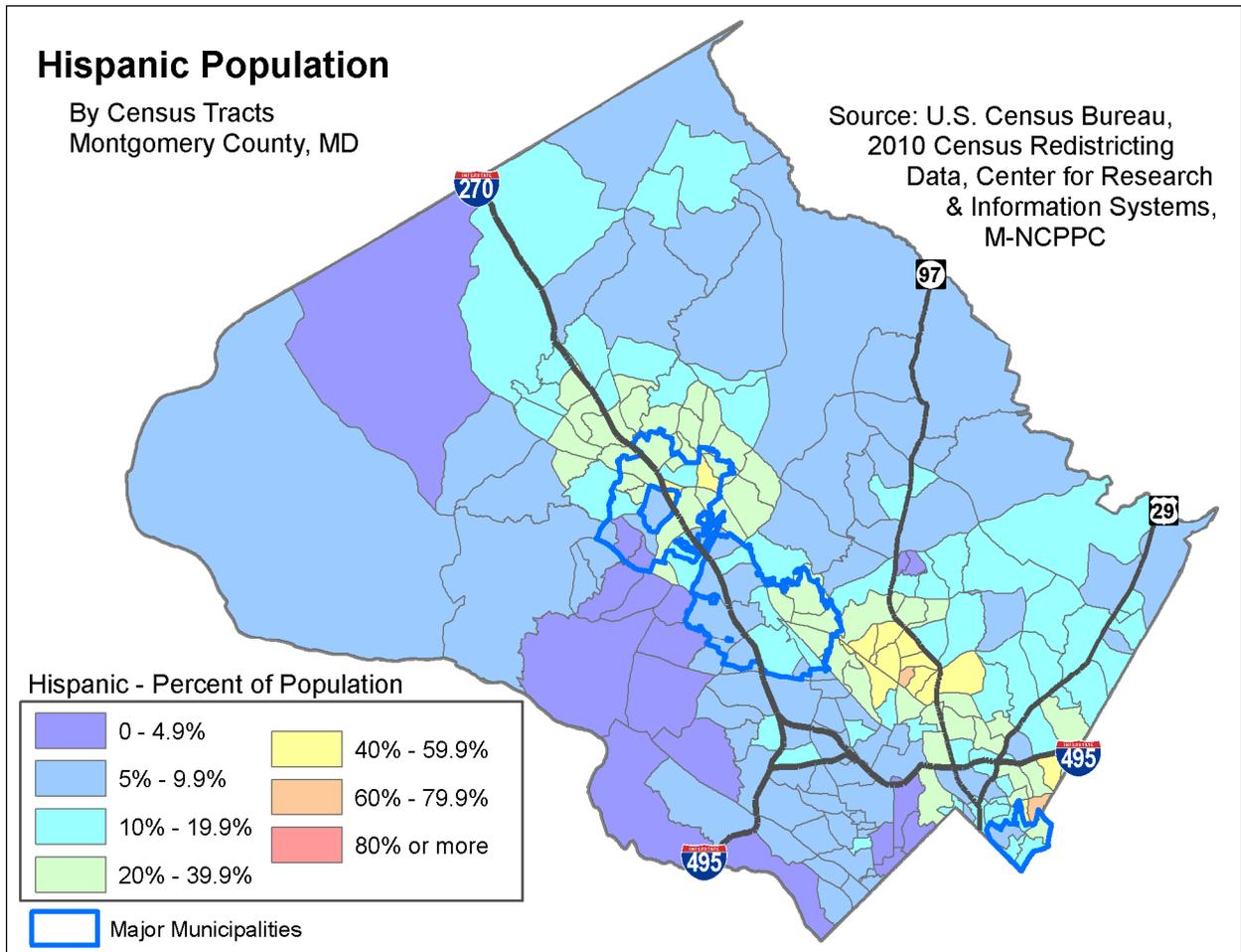
As discussed above, there were several instances where Hispanics experienced a small degree of disproportionately greater need than other groups: Housings Problems at both 50-80% AMI and 80-100% AMI, Severe Housing Problems at all categories above 30% AMI, and for Housing Cost Burden

greater than 50%. There were a few instances where the American Indian/Alaska Native and Pacific Islander cohorts rated above 10% more than the jurisdiction as a whole but where the absolute numbers were so small that it is probable that these findings are not statistically insignificant.

If they have needs not identified above, what are those needs?

All needs have been identified above.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?



The highest percentage Hispanic population Census Tracts are found in the eastern portion of the County near Long Branch and Takoma Park, in the Wheaton / Aspen Hill area, and in the areas in and around the City of Gaithersburg.

NA-35 Public Housing – 91.205(b)

Introduction

HOC’s public housing (PH) units are those specific units in the Agency’s portfolio which are federally subsidized by the Capital Fund Program (CFP) as well as owned and managed by HOC. Public housing serves families, elderly, and non-elderly disabled individuals. Presently, there are three key challenges facing HOC’s existing public housing residents.

Firstly, as is the case for many PHAs across the country, the majority of HOC’s public housing stock is showing signs of significant physical aging. While HOC has worked diligently to continue to support its aging PH units, steps must now be taken to substantially rehabilitate the majority of HOC’s PH properties so as to lower costs and improve quality. Residents certainly would prefer to live in units with a better physical condition.

Secondly, many of HOC’s PH units are specifically reserved for the elderly and non-elderly disabled members of Montgomery County. As a result, it is important for HOC to provide appropriate resident services at these PH properties in order to meet the unique needs of these residents served by these PH units.

Finally, economic and budget difficulties affecting the CFP have led to fewer federal funds being available for capital improvements and other operational elements of HOC’s PH portfolio. Accordingly, there is a significant need for HOC to develop innovative funding support in order to ensure the continued operation of its PH units. Such steps will allow HOC to maintain a high quality of life for its clients residing in these units.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	32	1,603	6,384	0	6,101	59	46	156

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	5	0	1	4	0
# of Elderly Program Participants (>62)	0	5	639	1,256	0	1,233	11	4
# of Disabled Families	0	3	153	1,403	0	1,224	25	10
# of Families requesting accessibility features	0	32	1,603	6,384	0	6,101	59	46
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	11	449	1,727	0	1,628	17	16	59
Black/African American	0	16	917	4,276	0	4,104	42	27	89

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Asian	0	3	231	325	0	316	0	1	7
American Indian/Alaska Native	0	1	4	46	0	44	0	1	1
Pacific Islander	0	1	2	10	0	9	0	1	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	7	244	723	0	693	3	10	11
Not Hispanic	0	25	1,359	5,661	0	5,408	56	36	145

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

HOC provides several accessible units in each of its exiting PH properties, but also adds accessibility features as necessary based on resident requests. Utilizing the reasonable accommodation process for persons with disabilities, HOC adds medically necessary accessibility features to its PH units based on the needs of its specific occupants. As residents transition in and out of units in the PH portfolio, HOC makes a concerted effort to match families from the waiting lists with accessibility preferences to existing accessible units. However, should no units be available that meet the accessibility needs of an applicant, HOC will approve accessibility modifications as requested through the reasonable accommodation process.

Beyond these existing efforts, HOC currently strives to provide five percent of the units in any new construction as fully accessible. By this effort, the Agency continues to grow its supply of accessible units, planning in advance to meet the needs of its potential clients.

Rockville Housing Enterprises (RHE) has a need for accessible units. Currently approximately 6% of RHE's current Public Housing residents have unmet accessibility needs due to the lack of fully accessible units in the portfolio. 80% of families on the public housing waiting list have a disability and 20% of families on the Housing Choice Voucher waiting list have disabilities.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Currently, there are a total of 34,107 applicants on HOC's Public Housing waiting list and 15,550 applicants on HOC's Housing Choice Voucher (HCV) waiting list. These lists include qualified low-income residents that are individuals, families, elderly, and non-elderly disabled. For all applicants on both the PH and HCV waiting lists, high quality, amenity rich units complete with strong access to services, schools, and public transportation are of significant need in Montgomery County. Moreover, considering the extraordinarily high cost of living in Montgomery County there is significant need for the above described affordable housing to also be located away from existing areas of concentrated poverty in the County. Accordingly, HOC is actively working to provide precisely these types of high quality, amenity rich affordable housing units with strong access to services, schools, and public transportation particularly in areas traditionally underserved by affordable housing development. In this way, HOC is working to serve more clients, with better units, and to deconcentrate poverty in the jurisdiction.

While RHE's waiting lists do not provide a preference for homeless families, many families that inquire about housing services are in fact homeless (living in a shelter) and need emergency or immediate housing services which RHE does not provide. The need for immediate housing is prevalent in the Rockville community. Because there are few opportunities for permanent housing many shelter services end up providing housing on a more long term basis thereby reducing the number of shelter spaces available for other families. In addition, RHE has clients that have undiagnosed mental health issues. It is becoming increasingly difficult to service clients with mental health issues.

How do these needs compare to the housing needs of the population at large

Considering the extraordinarily high cost of living in Montgomery County, even residents of the jurisdiction that are not currently eligible for, or participating in, one the PHA's affordable housing programs are nonetheless finding it difficult to afford high quality housing. In this way, some of the challenges facing Public Housing residents are similar to those facing the population at large in the jurisdiction. However, inasmuch as Montgomery County is also among the highest income counties in the nation, there are many residents that are not nearly as affected by the high cost of living. Still, regardless of where upon the income and affordability spectrum a resident of Montgomery County finds themselves, all County residents will benefit from increases in the amount of quality housing and the deconcentration of poverty in the jurisdiction.

Discussion

The key points discussed above are the need for HOC to continue its work to provide high quality, amenity rich affordable housing units with strong access to services, schools, and public transportation particularly in areas traditionally underserved by affordable housing development.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	1,428	1,228	1,054	98
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	1,639	820	1,070	96
Chronically Homeless Individuals	0	0	327	164	143	0
Chronically Homeless Families	0	0	25	21	16	0
Veterans	0	0	86	52	0	0
Unaccompanied Child	0	0	1	1	0	0
Persons with HIV	0	0	14	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: Data from Montgomery County Department of health and Human Services

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	821	0
Black or African American	1,972	0
Asian	55	0
American Indian or Alaska Native	13	0
Pacific Islander	3	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	521	0
Not Hispanic	2,471	0

Data Source

Comments:

Data from Montgomery County Department of health and Human Services

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The 2014 Point-in-Time Count identified 35 veterans homeless households in need of housing assistance including 34 adults without children and 1 family.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Of the 3,039 homeless individuals described above by race and ethnicity, Hispanics clearly represent the majority at 81%. Black or African American is the largest racial category at 1,972 persons and 65% of the total.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Montgomery County’s annual one-day census of persons experiencing homelessness was conducted on January 30, 2014. A total of 891 persons experiencing homelessness were counted, of whom 68% were individuals and 32% were persons in families. Eighty-nine percent of individuals counted were living in emergency or transitional housing while 11% were unsheltered. All families counted were living in emergency or transitional shelter. There were not unsheltered families found.

Among individuals experiencing homelessness, 63% percent reported chronic substance abuse, serious mental health issues, or co-occurring disorders while 42% reported a chronic health condition and/or physical disability. Twenty-nine percent met the criteria for chronic homelessness defined a person who has a disabling condition and who has been homeless for at least 12 months or had four episodes of homelessness in three years. Looking at family households, 21% of adults in families reported chronic

substance abuse, serious mental illness, or co-occurring disorders while 9% reported a chronic health condition and/or physical disability. Nineteen percent of households with children reported that domestic violence contributed to their homelessness.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Montgomery County's shared priorities include: children prepared to live and learn; healthy and sustainable communities; and, vital living for all of our residents. Assisting residents with special needs is one way we achieve these priorities.

Describe the characteristics of special needs populations in your community:

Residents of any age, especially those of limited incomes, facing a wide variety of challenges, including those with physical, cognitive and/or behavioral health issues; elders; at-risk youth; victims of violence; veterans; people in need of long term care to live in the community, rather than in institutions, persons with limited English proficiency, persons who are unemployed or underemployed or at risk of homelessness and those with special barriers, such as criminal backgrounds, that make accessing housing and employment more difficult.

What are the housing and supportive service needs of these populations and how are these needs determined?

The housing and supportive service needs of the non-homeless special needs populations vary by circumstance. There is the ongoing need for programs for ensuring that persons with disabilities and/or returning from mental and physical health institutions receive appropriate housing with services. There is the need for assistance to allow seniors to age in place and to provide transportation options as well as the need for additional multi-family housing units affordable to and for seniors. As discussed elsewhere there is the need for housing that is affordable to lower-income persons, is accessible and appropriately located near public transportation and with access to supportive services. Services needed can include income supports and assistance with basic needs like food and clothing, substance abuse and mental health treatment, care for chronic medical conditions, trauma services, emergency assistance to prevent homelessness, legal assistance, skills training, employment, childcare and ESL classes.

Needs are determined through data analysis and service requests. Montgomery County has a Crisis Center that operates 24/7 and the county uses a coordinated assessment process and an integrated service delivery system. Referrals may be made through a variety of sources including the public schools and other institutions, non-profit service providers or through direct request from the resident in need.

You can find more information on special needs populations, persons served, discussion of need for additional services and so forth in this presentation to the County Council:

http://www.montgomerycountymd.gov/council/Resources/Files/agenda/cm/2014/140313/20140313_HHS1.pdf

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Using Data reported to the Maryland Department of Health and Mental Hygiene through December 31, 2013; there were 3,292 individuals living with HIV in Montgomery County, Maryland.

Detailed information on the characteristics of HIV in the State of Maryland is available at:

<http://dhmh.maryland.gov/SitePages/Home.aspx>

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

As the county continues to grow, there is the need for new and/or expanded/renovated police and fire and rescue stations, libraries, parks, recreation centers and health centers. For existing facilities, on-going maintenance, efforts in support of enhanced access to buildings for persons with disabilities, safety, energy conservation and systems modernization are important priorities. Detailed, project-specific information is available on the County’s website at

<http://www.montgomerycountymd.gov/omb/projects.html#hcd>

How were these needs determined?

Montgomery County, through its biennial capital budgeting process, provides a comprehensive six-year program for capital improvements. This process includes public facilities. To be included for funding projects must support a priority objective and respond to a documented need. Public participation in decision-making is robust, including meetings/consultations with area residents and stakeholders, budget forums and public hearings.

Describe the jurisdiction’s need for Public Improvements:

An effective and efficient transportation network is a county priority. This includes infrastructure expansion and improvements of roadways, bridges, bus stops, sidewalks, bicycle/ pedestrian trails and pathways, parking and storm water management improvements. CDBG funds are used for public improvements may as identified through neighborhood input in conjunction with the Focused

Neighborhood Assistance program. Detailed, project-specific information is available on the County's website at <http://www.montgomerycountymd.gov/omb/projects.html#hcd>.

How were these needs determined?

Montgomery County, through its biennial capital budgeting process, provides a comprehensive six-year program for capital improvements. This process includes public improvements. To be included for funding projects must support a priority objective and respond to a documented need. Public participation in decision-making is robust, including meetings/consultations with area residents and stakeholders, budget forums and public hearings.

Describe the jurisdiction's need for Public Services:

Public services that help reduce poverty and support the needs of special populations are an ongoing priority. Seniors, youth, veterans, immigrants, persons with disabilities and those who are homeless or at risk of becoming homeless are among those special populations in need of assistance with securing affordable housing, food, health services, legal services, counseling/mentoring/training and support. Assisting those of limited income is a priority for use of CDBG, HOME and ESG funds.

How were these needs determined?

The Montgomery County Charter requires the County Executive to submit an annual comprehensive six-year program for public services and fiscal policy called the Public Services Program (PSP). To be included for funding projects must support a priority objective and respond to a documented need. Public participation in decision-making is robust, including meetings/consultations with area residents and stakeholders, budget forums and public hearings. The annual budget, submitted in conjunction with the PSP, is consistent with the six-year program. A detailed description of the PSP along with six-year projections for all funds and for selected programs may be found in the county's annual operating budget document which is published on-line here: <https://reports.data.montgomerycountymd.gov/omb>.

Housing Market Analysis

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	174,346	50%
1-unit, attached structure	60,619	17%
2-4 units	5,800	2%
5-19 units	47,890	14%
20 or more units	57,514	17%
Mobile Home, boat, RV, van, etc	424	0%
Total	346,593	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	565	0%	4,161	4%
1 bedroom	7,734	3%	31,293	31%
2 bedrooms	27,497	12%	38,659	38%
3 or more bedrooms	192,728	84%	26,725	27%
Total	228,524	99%	100,838	100%

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

During HOC's Fiscal Year 2015, the Agency's inventory of units designated for use by extremely low-, low-, and moderate-income families and individuals included:

- (1) Public Housing: Approximately 562 units in five properties, including: Arcola Towers, Waverly House, Elizabeth House, Holly Hall, and Tobytown). These are assisted with federal funds.
- (2) Housing Choice Voucher: Approximately 6,237 units in both HOC owned and privately owned properties throughout Montgomery County. These are assisted with federal funds.
- (3) Low Income Housing Tax Credit Program: Approximately 645 units throughout Montgomery County. These are assisted with federal funds.

(4) Opportunity Housing Program: Approximately 799 units throughout Montgomery County. These are assisted with state and local funds.

(5) Approximately 3,952 units in HOC’s third-party, contract-managed properties, which are variously subsidized with federal, state, and local funds as well and HOC bond-financing.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

HOC does not expect to have a net loss of any units. Instead, the Agency expects a net gain. While some vacant units may be removed from the market during redevelopment work, HOC fully intends to add new units to its inventory through RAD and its other development projects throughout the coming years.

RHE does not expect to have a net loss of any units.

The affordability restrictions for the following Moderately Priced Dwelling Units (MPDUs) are expect to expire in the coming five years: 153 MPDUs (at Avalon Fields, The Morgan, and Archstone at Milestone) and 157 affordable units out of 648 total units at The Crossings at the Washingtonian Center. The County will be working with the owners of the properties that have expiring MPDUs to get the owners to continue offering MPDU rentals.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The Great Recession of 2007 – 2009 affected the Montgomery County housing market greatly. Most housing measures peaked around 2006-2007 at the height of the housing bubble - prices were high, time-on-market low, vacancies low, units in the production pipeline high, and so on. All of these indicators reversed course around 2007. For example, median sales prices for new single-family detached houses dropped by 26% from 2007 to 2012. While the drop in prices, coupled with historically low interest rates, may be easing the cost burden for owners, other market pressures are leaving a very high burden on rental households, with more than 50% paying more than 30% of their income on housing. The 2012 draft Housing Policy has this Action Plan item related to rental housing: “Encourage housing development of varying types and price ranges, recognizing that the greatest need is for more rental housing to meet the housing needs for the County’s expected 163,000 net new workers by 2030.”

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	210,600	469,900	123%
Median Contract Rent	856	1,362	59%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	8,499	8.4%
\$500-999	13,397	13.3%
\$1,000-1,499	41,759	41.4%
\$1,500-1,999	23,604	23.4%
\$2,000 or more	13,579	13.5%
Total	100,838	100.0%

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	5,495	No Data
50% HAMFI	13,454	3,009
80% HAMFI	33,744	9,023
100% HAMFI	No Data	19,518
Total	52,693	31,550

Table 31 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,130	1,191	1,412	1,890	2,374
High HOME Rent	1,118	1,199	1,441	1,656	1,828
Low HOME Rent	941	1,008	1,210	1,397	1,558

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Definitions

Standard Condition: The dwelling unit/dwelling meets Montgomery County Code Chapter 26 relating to Housing and Building Maintenance Standards. In addition to Chapter 26, each owner of property must also comply with any property and structure maintenance requirements in Chapter 8, Chapter 17, Chapter 22, Chapter 29, Chapter 48, Chapter 58, Chapter 59 of the Montgomery County code and any other state codes as applicable.

Substandard Condition: A dwelling unit/dwelling that does not conform to the definition of “standard condition” as defined above. See also Montgomery County Code Chapter 26, Housing and Building Maintenance Standards, Section 26-13 on designation of unfit dwellings and unsafe nonresidential structures; condemnation.

http://amlegal.com/nxt/gateway.dll?f=templates&fn=default.htm&vid=amlegal:montgomeryco_md_mc

Substandard Condition but suitable for rehabilitation:

Any dwelling unit/dwelling in violation of applicable local and state codes that can be brought into compliance/conformance with these codes is potentially suitable for rehabilitation, if both structurally and financially feasible to rehabilitate. Montgomery County Code Chapter 26. Housing and Building Maintenance Standards. is designed to identify maintenance concerns before those concerns adversely affect the dwelling unit/dwelling ...” to protect the people of the County against the consequences of urban blight, assure the continued economic and social stability of structures and neighborhoods, and protect the health, safety and welfare of residents...”(Montgomery County Code Chapter 26-1. Purpose)

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	70,531	31%	47,215	47%
With two selected Conditions	1,970	1%	2,966	3%
With three selected Conditions	81	0%	181	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	155,942	68%	50,476	50%
Total	228,524	100%	100,838	100%

Table 33 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	21,176	9%	14,280	14%
1980-1999	80,058	35%	30,124	30%
1950-1979	101,841	45%	48,195	48%
Before 1950	25,449	11%	8,239	8%
Total	228,524	100%	100,838	100%

Table 34 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	127,290	56%	56,434	56%
Housing Units build before 1980 with children present	18,422	8%	7,758	8%

Table 35 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

With more than half of the county’s housing stock now more than 35 years old, the need for maintenance and rehabilitation is substantial. Additionally, the aging population has given rise to low-income elderly households that are unable to safely stay in their homes without assistance that comes in the form of critical roofing or HVAC upgrades or improvements such as wheel chair ramps, bathroom grab bars, and other accessibility features. CDBG funds, as well as local funds, are used for low-income homeowner housing rehabilitation.

Rental properties in the county are aging and often begin to present difficult living conditions for tenants before owners are willing or able to rehabilitate their properties. Montgomery County works with property owners to assist with rehabilitation in exchange for affordability controls on the properties. In other cases, the County exercises its right of first refusal, sometimes to acquire properties and establish affordability controls, and sometimes to simply negotiate affordability controls with a new owner.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The tables above indicate that there are 183,724 units built prior to 1980 (The federal government banned lead-based paint from housing in 1978) and that 26,180 of these have children present, or about 14% of the total. These units with children pose the greatest threat of lead poisoning. Figures are not available for the numbers of these units that may be occupied by lower-income households.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

HOC’s public housing (PH) units are those specific units in the Agency’s portfolio which are federally subsidized by the Capital Fund Program (CFP) as well as owned and managed by HOC. Public housing serves families, elderly, and non-elderly disabled individuals. Presently, there are three key challenges facing HOC’s existing public housing residents.

Firstly, as is the case for many PHAs across the country, the majority of HOC’s public housing stock is showing signs of significant physical aging. While HOC has worked diligently to continue to support its aging PH units, steps must now be taken to substantially rehabilitate the majority of HOC’s PH properties. Residents certainly would prefer to live in units with a better physical condition.

Secondly, many of HOC’s PH units are specifically reserved for the elderly and non-elderly disabled members of Montgomery County. As a result, it is important for HOC to provide appropriate resident services at these PH properties in order to meet the unique needs of these residents served by these PH units.

Finally, economic and budget difficulties affecting the CFP have led to fewer federal funds being available for capital improvements and other operational elements of HOC’s PH portfolio. Accordingly, there is a significant need for HOC to develop innovative funding support in order to ensure the continued operation of its PH units. Such steps will allow HOC to maintain a high quality of life for its clients residing in these units.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	33	1,661	6,396	512	5,884	176	0	1,160
# of accessible units									

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

HOC currently owns and operates five public housing properties in Montgomery County. They include: (1) Arcola Towers, (2) Waverly House, (3) Elizabeth House, (4) Holly Hall, and (5) Tobytown. Arcola Towers is located in the Wheaton area of Silver Spring; Waverly House is located in Bethesda; Elizabeth House is located in downtown Silver Spring; Holly Hall is located in the Hillandale area of Silver Spring; and Tobytown is located in Potomac. Arcola Towers, Elizabeth House, and Waverly House are each designated for occupancy by only the elderly. Holly Hall is designated for occupancy by the elderly and/or non-elderly disabled (NED) families/individuals. Tobytown was originally purchased in 1875 by former slaves following the Civil War, and its residents today can trace their ancestry back to the original owners of the land.

Beginning in 2014, HOC began to convert its PH stock into Project-Based Rental Assistance (PBRA) and Project-Based Voucher (PBV) assistance using HUD's Rental Assistance Demonstration (RAD) program. The RAD program was created by HUD in 2013 to allow proven financing tools to be applied to at-risk public and assisted housing. Utilizing this program, HOC has already converted seven out of its 12 PH properties, removing 322 units from the Agency's PH portfolio. Four of the remaining five PH properties described above will also be converted to PBRA and PBV through RAD over the next three years, including Arcola Towers, Waverly House, Elizabeth House, and Holly Hall. Presently, HOC's PH inventory includes Arcola Towers with 141 units; Waverly House with 158 units, Elizabeth House with 160 units; Holly Hall with 96 units; and Tobytown with seven units. In total HOC's current PH portfolio contains 562 units in five properties.

Public Housing Condition

Public Housing Development	Average Inspection Score
Arcola Towers	95
Waverly House	84
Elizabeth House	78
Holly Hall	91
Tobytown	90
MD001 - 105 PH units including scattered sites	95
MD002 - 3 PH units	98

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

As described above, the majority of HOC's public housing stock is showing signs of advanced physical aging due to the heavy use of these properties over the decades. While HOC has worked diligently to continue to support its aging PH units, steps must now be taken to substantially rehabilitate the majority of HOC's PH properties.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

As explained above, HOC is currently in the process of converting all of its existing public housing units, other than seven units located at the Tobytown property, to either PBRA or PBV through HUD's RAD program. The converting units are located at 11 different public housing properties in the County, and will constitute a major shift in the way HOC provides affordable housing to its residents. However, the end result will be a much improved system that not only retains all existing residents, but also increases the number of assisted residents, allows for significant renovation of the existing public housing units, construction of new subsidized units, and allows for income mixing in the formerly public housing portfolio. The end result will be a net gain for existing PH residents who will transfer into the renovated or redeveloped units, for new affordable housing residents that will be able to rent from HOC at the converted properties due to the increases in units, and for the greater Montgomery County community as poverty is deconcentrated and high quality, amenity rich affordable housing units with strong access to services, schools, and public transportation are built to replace the languishing, deteriorating units that currently exist.

MA-30 Homeless Facilities and Services – 91.210(c)

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	140	59	164	1,204	0
Households with Only Adults	140	260	170	640	0
Chronically Homeless Households	0	0	0	194	8
Veterans	0	0	4	139	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: Data source: MC Continuum of Care 2014 Housing Inventory

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Montgomery County has a coordinated services system that links homeless persons to mainstream resources in the community. These resources include federal, state and locally funded health, behavioral health, employment, education, day care, employment, and other social services. To maximize access, Montgomery County Department of Health and Human Services (DHHS) sponsors training for providers about mainstream resources and how to access them. In addition, providers are trained in basic entitlement eligibility criteria and will refer clients to the appropriate mainstream resources such as Supplemental Nutritional Assistance Programs, TANF, Social Security, Medical Assistance, local emergency assistance, and other benefits, if eligible.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Montgomery County has 140 year round emergency shelter beds (5 designated for domestic violence victims). During hypothermia season from November to March, capacity further expands to 400 beds. Emergency shelter to households with children is provided through three family shelters with the capacity to serve 27 families. An additional 15 families can be served through the County's domestic violence shelter. In addition, when shelters are at capacity up to 60 families can be served in hotels which serve as overflow shelter.

Transitional housing and Safe Havens programs provide 170 beds for individuals and 164 for families. The National Center for Children and Families (NCCF) developed a new transitional program targeted toward families headed by transition-aged youth mothers between 18 – 24 years old. This program will provide 8 additional beds. The Rapid Re-housing Demonstration grant that is provided by NCCF is no longer considered transitional housing by HUD therefore the number of units for households with children has decreased.

Montgomery County continues its efforts to meet the needs of homeless veterans living in Montgomery County via its one-stop center, in collaboration with the U.S. Department of Veterans Affairs, where veterans can apply for benefits, get linked to housing and receive case management. This past year, Montgomery County was awarded additional VASH vouchers, bringing the total number received over the past four years to 80. In March 2014, Montgomery County Coalition for the Homeless opened a Veteran Safe Haven to provide shelter for fifteen (15) homeless veterans, which further increases options to serve this population.

In FY014, Montgomery County in consultation with the CoC has developed a Rapid Re-housing program operated by Special Needs Housing to serve 20 family and single households. Participants receive a

shallow rental subsidy (\$400 for singles, \$600 for families) coupled with case management for up to twelve months.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Providing affordable housing with supportive services for those low-income residents who need it is a continuing challenge. As the county population ages, there has been a renewed focus on seniors and a pledge to make Montgomery County a “community for a lifetime.” Additionally, those low-income, non-homeless residents with special needs (as discussed in NA-45 residents) require a safety-net of supportive services to ensure their housing stability and quality of life.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Low-income elderly and the frail elderly require services that provide a continuum of care-giving assistance from chore services to skilled nursing facilities, as well as meals, physical and behavioral health care and opportunities for social interaction and ready access to affordable public transportation. Housing that is affordable to very low-income people in need of long term care to live in the community, rather than in institutions, is an ongoing need. Many lower-income residents, including those with developmental disabilities or mental illness, may benefit from a group home or community supported living arrangements. For those at-risk of homelessness or striving for self-sufficiency, enhanced job skills, education, financial literacy skills, employment and childcare are needed. For those who are immigrants / refugees with limited English proficiency, ESL classes and linguistically appropriate and culturally sensitive assistance with a variety of services is required. Persons with addictions require appropriate treatment and often assistance to address a variety of basic needs.

Most individuals currently living with HIV/AIDS in Montgomery County are able to live independently. All individuals and families served by the HOPWA program in Montgomery County are provided with ongoing housing and medical case management. Together these services insure the client has access to medical care, prescription medication, insurance coverage, required medical transportation, and adequate nutritional resources. Additionally clients who need it have access to support groups, mental health and substance abuse counseling and care.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Through the Health Care for the Homeless (HCH) program, Montgomery County developed discharge protocols in collaboration with local hospitals within the CoC (no state hospitals are located within the CoC) to prevent the routine discharge of patients into homelessness. Hospital staff contact HCH nurses

for each patient who reports he/she has nowhere to return. HCH nurses work with hospital staff to identify an appropriate discharge option including private market housing, family, friends, skilled nursing facilities, assisted living or other housing prior to hospital discharge. CoC permanent supportive housing is another option that is considered for persons who were hospitalized for less than 90 days and were homeless prior to admission. Financial assistance is available in the form of security deposit and first month's rent from DHHS if needed to help obtain housing at exit.

Montgomery County DHHS, the CoC Collaborative Applicant, develops and implements discharge policies through its Core Services Agency (CSA). Prior to discharge, the inpatient hospital social worker/treatment provider must complete an assessment and develop an aftercare plan to address all mental health, substance abuse, co-occurring disorder, housing, health, and vocational needs. The aftercare plan is required before release and must be provided to the Core Service Agency and any aftercare provider. CSA assures that clients are linked to community-based treatment and supportive services, as well as housing.

These are the number and kind of facilities that provide supportive housing:

- Skilled Nursing Facilities / Number of Beds: 34 facilities, 4,607 Beds
- Assisted Living Facilities / Beds (Large); 30 Facilities, 2,269 Beds
- Licensed Small Group Homes / Beds: Elderly – 169 Facilities, 1,267 Beds; Mental Health – 29 Facilities, 161 Beds; Minors – 9 Facilities, 89 Beds
- Adult Foster Care Homes / Beds or Clients – 10 Homes, 112 Clients
- DD Group Homes / Residents: 222 Facilities, 737 Clients (Capacity 826)
- Persons w DD in Community Supported Living Arrangements (CSLA): 519

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Montgomery County continues to allocate local dollars for affordable housing production and preservation, as well as for rental assistance and supportive services. The county is actively involved in the construction of several new affordable housing developments for seniors and has joined with other jurisdictions in a pledge to end veterans' homelessness by the end of 2015. HOME funds will be used for the construction of affordable housing, ESG funds will be used for case management and rental assistance to ensure that formerly homeless persons will retain their housing, Community Development Block Grant (CDBG) funds will be provided to not-for-profit group home providers to rehabilitate acquired properties and are also used for the renovation of housing occupied by low-income households, both owners and tenants, including making accessibility-related improvements. Non-profit partners will receive CDBG grants that they leverage with other funds to provide a variety of supportive

services, including eviction prevention and utility disconnection prevention assistance, mental health services, legal assistance, after-school and summer enrichment activities for low-income youth, parenting skills training, support for low-income residents with Autism Spectrum Disorders, medical care for low-income persons with heart disease and life skills for transitioning youth 18-24. Details of these activities are found in the Annual Action Plan section.

All individuals and families served by the HOPWA program in Montgomery County are provided with on-going housing and medical case management. Together these services insure the client has access to medical care, prescription medication, insurance coverage, required medical transportation, and adequate nutritional resources. Additionally, clients who need it have access to support groups, mental health and substance abuse counseling and care. All of these services as well as referrals for other specialized services are provided through the County's HIV Program. The County expects to provide housing subsidies to 47 households through the HOPWA program during the coming year.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

These are the primary public policies that may have negative effects on affordable housing and residential investment:

- Complex regulations have acted as barrier to affordable housing in Montgomery County. The County's zoning code was last comprehensively rewritten in 1977 and it grew in complexity over time from 41 zones to more than 120 zones specifying over 400 land uses. This complexity, and resulting confusion over the code, acted as a barrier to efficient development.
- The lack of land available for development can serve as a barrier to the creation of affordable housing. With only about four percent of land in Montgomery County remaining available for development, Greenfield development is almost entirely a thing of thing of past. Developers must now face the challenges of assembling parcels, creating infill developments, and building higher density projects.
- Time-consuming development review increases costs and serves as a barrier to affordable housing/residential investment.
- A time-consuming permitting process can increase costs and serve as a barrier to affordable housing/residential investment.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section identifies economic sectors in Montgomery County where job opportunities exist and notes employment challenges. According to the 2007-2011 American Community Survey (ACS) provided from the U.S. Census Bureau, the unemployment rate in Montgomery County was 5.78 percent. This decreased to 4.7 percent in Fiscal Year 14. The projection for FY15 is for a modest continuation of economic growth.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	573	844	0	0	0
Arts, Entertainment, Accommodations	38,614	32,910	12	10	-2
Construction	16,365	20,717	5	6	1
Education and Health Care Services	63,219	69,227	20	22	2
Finance, Insurance, and Real Estate	24,216	30,829	8	10	2
Information	11,696	13,973	4	4	0
Manufacturing	9,321	9,127	3	3	0
Other Services	25,563	20,425	8	6	-2
Professional, Scientific, Management Services	72,713	72,333	23	22	-1
Public Administration	1	0	0	0	0
Retail Trade	35,782	38,522	11	12	1
Transportation and Warehousing	5,011	3,204	2	1	-1
Wholesale Trade	10,092	9,449	3	3	0
Total	313,166	321,560	--	--	--

Table 40 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	507,350
Civilian Employed Population 16 years and over	478,027
Unemployment Rate	5.78
Unemployment Rate for Ages 16-24	18.39
Unemployment Rate for Ages 25-65	4.05

Table 41 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	184,768
Farming, fisheries and forestry occupations	16,770
Service	43,022
Sales and office	91,241
Construction, extraction, maintenance and repair	27,627
Production, transportation and material moving	11,843

Table 42 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	187,835	42%
30-59 Minutes	187,910	42%
60 or More Minutes	68,425	15%
Total	444,170	100%

Table 43 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	29,892	3,407	8,314
High school graduate (includes equivalency)	49,186	3,926	11,478
Some college or Associate's degree	79,086	4,714	15,559
Bachelor's degree or higher	247,401	8,119	33,388

Table 44 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	2,630	6,705	6,550	9,000	6,919
9th to 12th grade, no diploma	7,655	6,155	5,130	8,104	5,885
High school graduate, GED, or alternative	16,800	14,844	17,421	32,498	21,693
Some college, no degree	22,661	19,809	17,992	35,640	16,270
Associate's degree	3,196	6,526	6,610	13,348	4,712
Bachelor's degree	13,600	36,285	35,540	66,728	23,514
Graduate or professional degree	1,088	27,503	42,005	83,185	31,870

Table 45 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,437
High school graduate (includes equivalency)	30,067
Some college or Associate's degree	41,272
Bachelor's degree	60,911
Graduate or professional degree	91,002

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Business Activity table sectors “Professional, Scientific, Management Services,” and “Education and Health Care Services” are major employment sectors in Montgomery County. Knowledge-based businesses, with a high concentration in research and development as well as government contracting, drive Montgomery County’s economy. Leading employers in the County may be found here:

<http://www.choosemontgomerymd.com/business-community/leading-employers/#.VOYeKsvvwOE>

The current Strategic Plan for the Montgomery County Department of Economic Development is here:

http://www.choosemontgomerymd.com/documents/FY14_Strategic_Plan_Layout_1.pdf.

Describe the workforce and infrastructure needs of the business community:

Montgomery County’s diverse and well-educated residents provide a skilled and available labor force for all knowledge-based industries. We have the nation’s highest percentage (29.2%) of residents over 25 years of age who hold post-graduate degrees. Employers’ need employees who are educated, motivated, healthy, and with the job readiness/preparedness skills to succeed and in many sectors, to successfully compete in a global economy. The County has established one-stop career centers to

provide an array of vocational assessment, job readiness and job training and job placement services to dislocated workers, low-income adults, older workers, disadvantaged workers and youth. The Montgomery County Workforce Investment Board has issued a Strategic Action Plan (July 2014 – June 2017) that can be found Department of Economic Development website: <http://choosemontgomerymd.com/>.

The business communities infrastructure needs include a state-of –the- art transit network (road, rail, air and public transit), a high-speed fiber network to better connect our business, academic and federal institutions, affordable housing in transit-oriented, smart growth communities, an excellent public education system and a host of other recreational and cultural amenities to enhance the quality of life of its workforce. Also important, and a county commitment, is a responsive local government that facilitates business location, relocation and expansion needs with timely turnaround for plan reviews and facilitates problem-solving.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

There are a number of initiatives that will have an economic impact. The planned construction of the Purple Line, a 16-mile east-west light rail line linking Bethesda, Silver Spring, Takoma/Langley Park, the University of Maryland at College Park, and New Carrollton, is a major transportation project that will have a major economic impact. Planned investment and needs for workforce development, business support and infrastructure are discussed here: <http://www.purplelinemd.com/en/>

The transit oriented development projects around the While Flint and Wheaton Metro stations will also have a positive impact on the county. More can be read about these:

http://www.montgomerycountymd.gov/OMB/Resources/Files/omb/pdfs/fy15/cip_pdf/151200.pdf
http://www.montgomerycountymd.gov/OMB/Resources/Files/omb/pdfs/fy15/cip_pdf/150401.pdf

Additional information regarding the County’s future economic outlook can be found in the County’s Comprehensive Annual Financial Report. This report is prepared annually, and the most recent report, for the period July 1, 2013 – June 30, 2014 may be seen here:

http://www.montgomerycountymd.gov/finance/resources/files/data/financial/cafr/FY2014_CAFR_web.pdf.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Our well-educated workforce is in sync with the needs of the knowledge-based industry sectors that are the county’s core sectors; however, as only 30% of the county’s high-demand jobs that pay an economic

security wage can be acquired with an Associate degree or post-secondary certification, Montgomery County is committed to closing the skills gap so that more workers are prepared to fill the county's most high-demand occupations.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The County's Workforce Investment Board advises the County's Division of Workforce Services in the Department of Economic Development to ensure that the county has a well-prepared, educated, trained and adaptable workforce. The majority of funds are received under the Workforce Investment Act are used to implement the One-Stop career system. This system, operated locally as MontgomeryWorks, provides an array of vocational assessment, job readiness and job training and job placement services to dislocated workers, low-income adults, older workers, disadvantaged workers and youth. More may be found here: <http://www.montgomeryworks.com/index.asp>

Efforts designed to promote the economic self-sufficiency of our lower-income residents through gainful employment is critical to our ability to address the needs of the county's lower income residents as discussed throughout the Consolidated Plan.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Montgomery County is a member of the regional Metropolitan Washington Council of Governments and has endorsed the Region Forward Plan, a vision for a more accessible, sustainable, prosperous, and livable National Capital Region. <http://www.mwcog.org/planning/regionforward/plan.asp>.

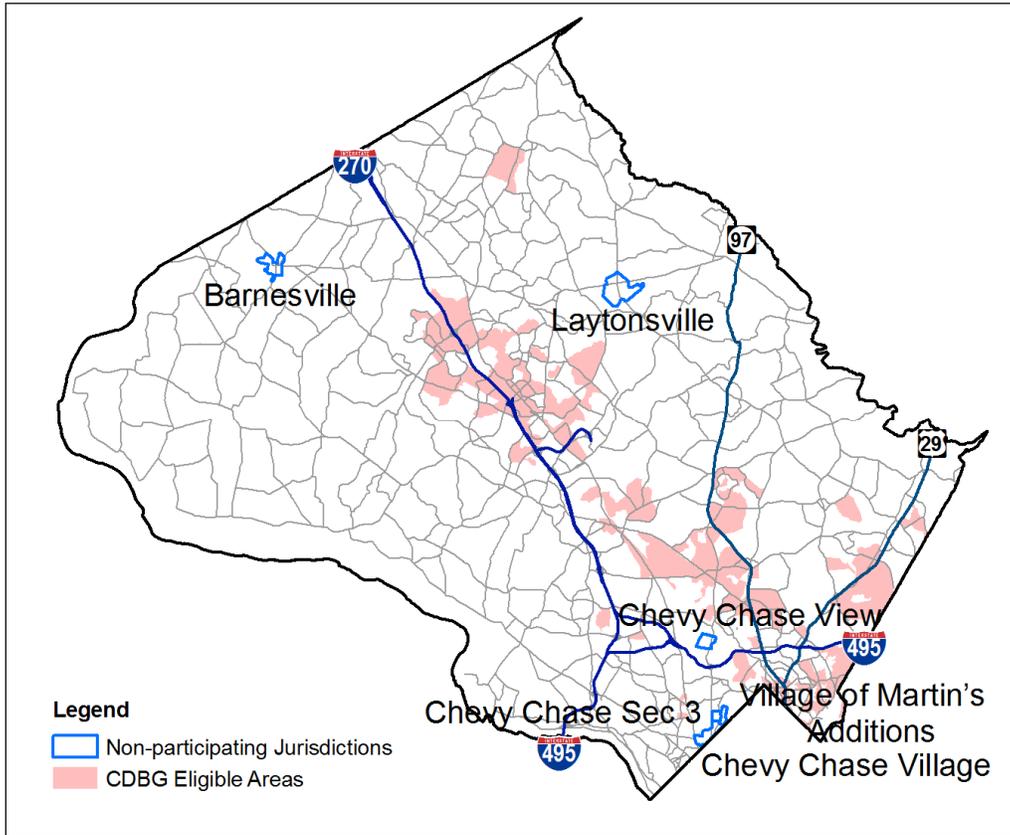
MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

No.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

As an exception community, Montgomery County's neighborhoods can qualify as low or moderate income with greater than 38.95% low-mod population. The map below shows the 157 eligible Census Block Groups covering 27.6 of the total population. Minority and Hispanic populations tend to found more in the eastern portion of the county, in the Wheaton-Aspen Hill area, and up through the broad I-270 corridor, in a roughly similar pattern as the low-mod Block Groups.

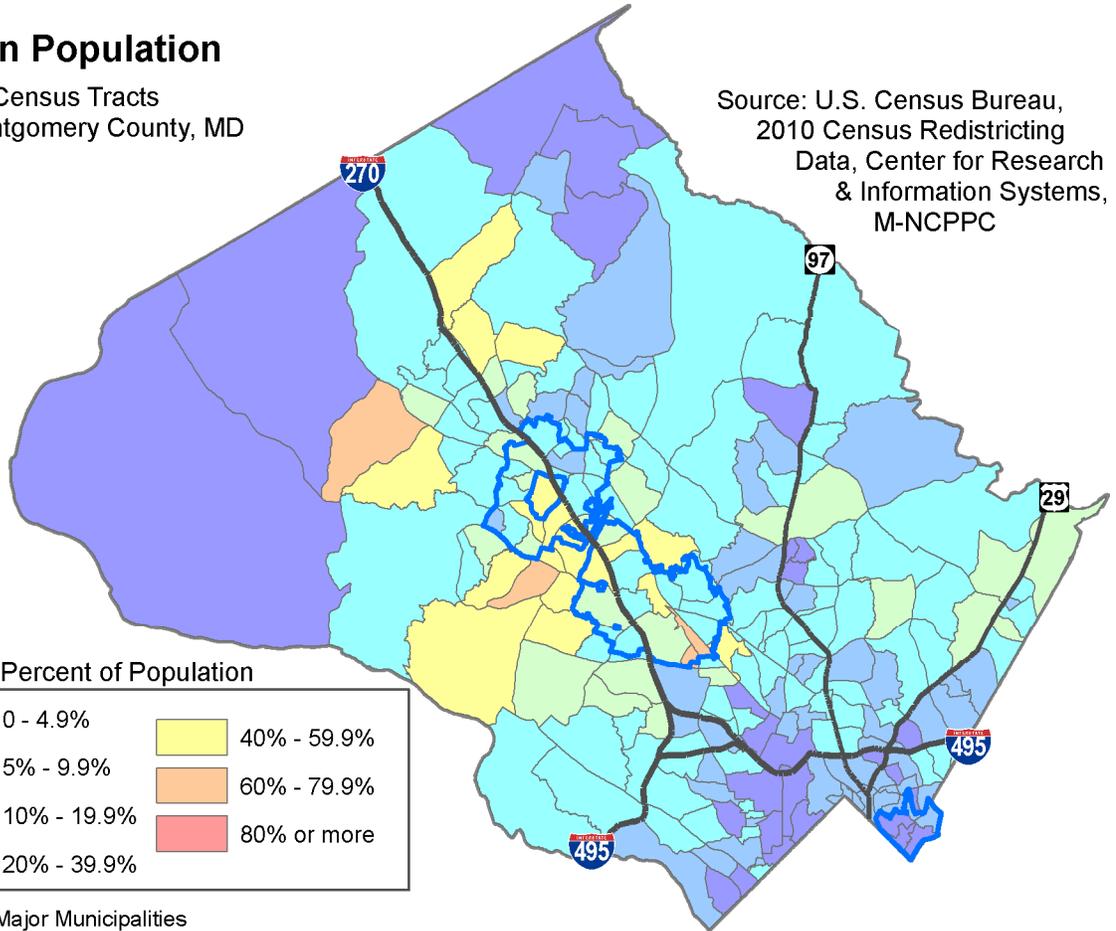
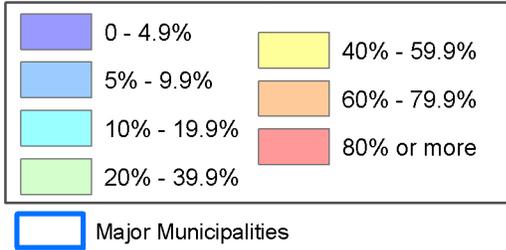


Asian Population

By Census Tracts
Montgomery County, MD

Source: U.S. Census Bureau,
2010 Census Redistricting
Data, Center for Research
& Information Systems,
M-NCPPC

Asian - Percent of Population

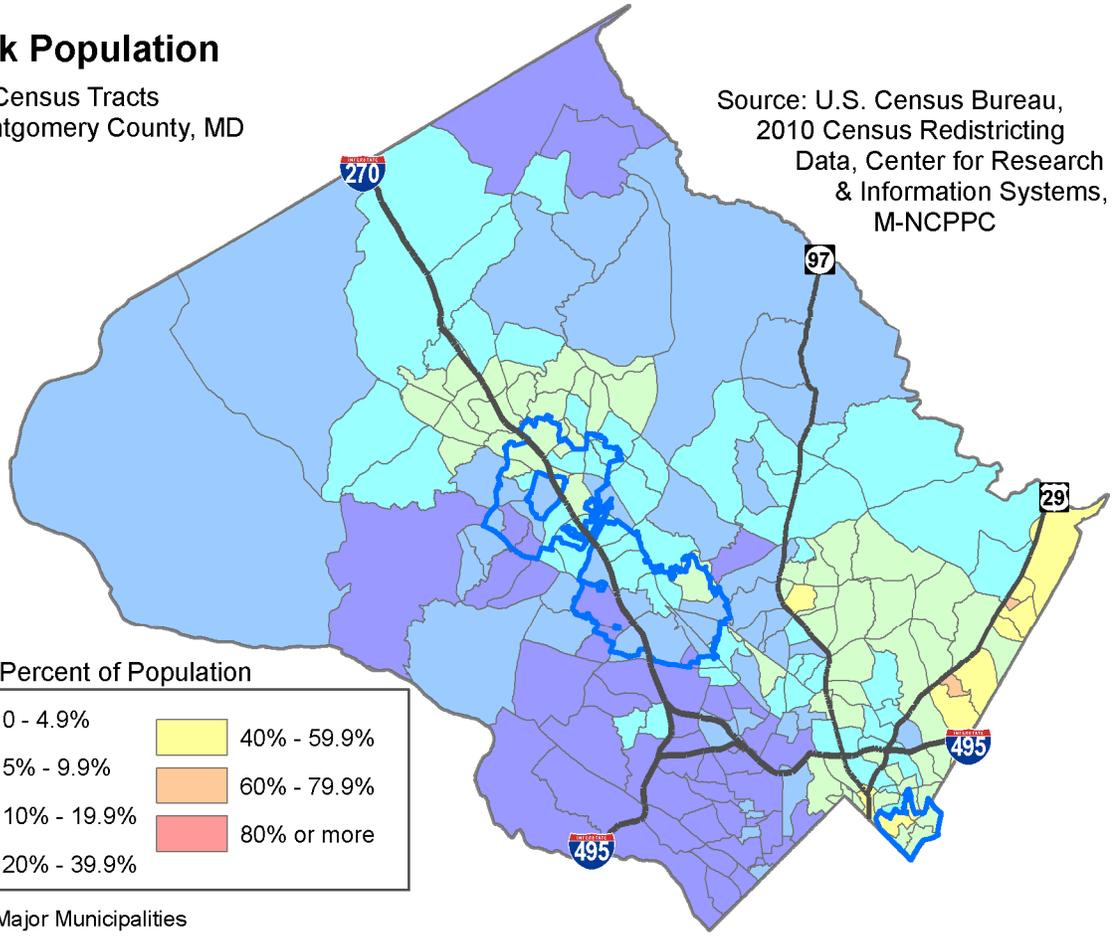
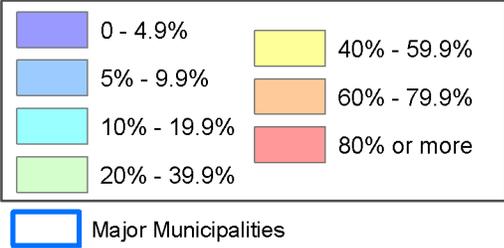


Black Population

By Census Tracts
Montgomery County, MD

Source: U.S. Census Bureau,
2010 Census Redistricting
Data, Center for Research
& Information Systems,
M-NCPPC

Black - Percent of Population

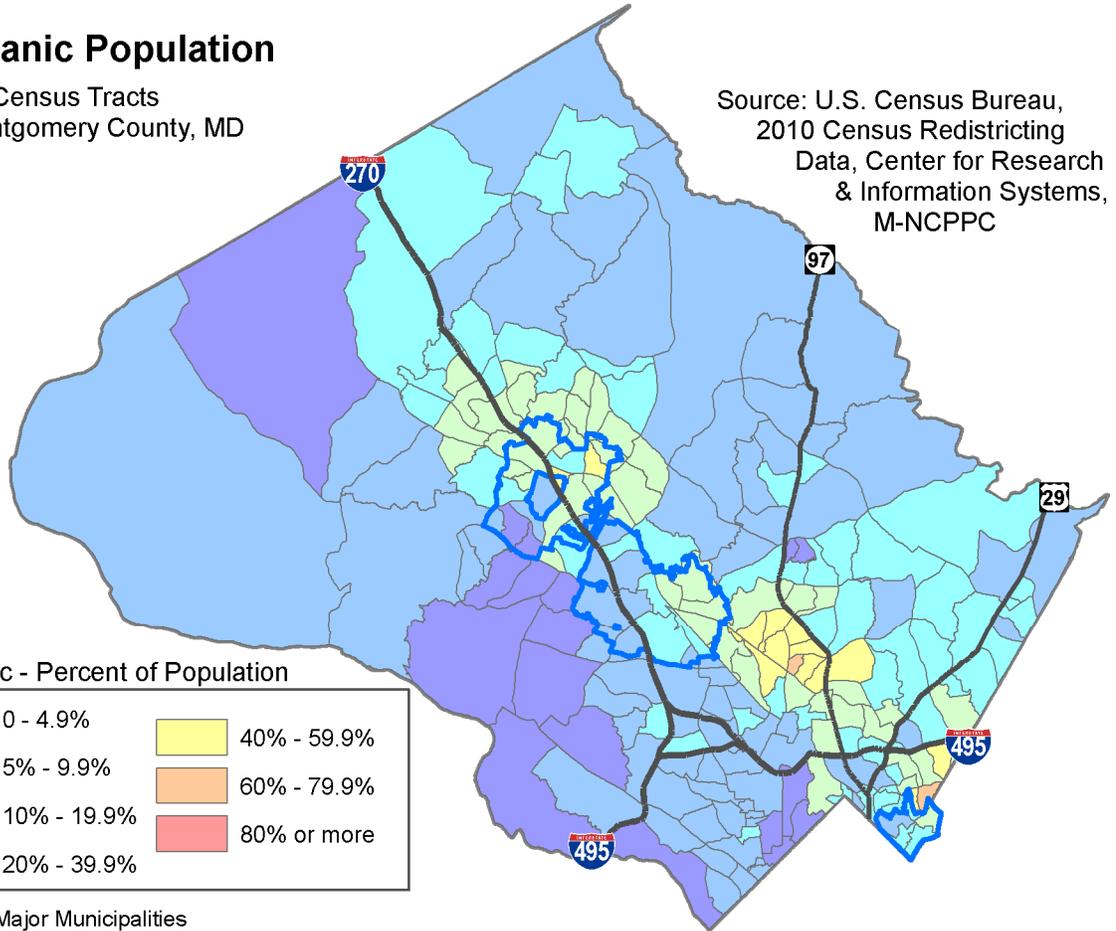
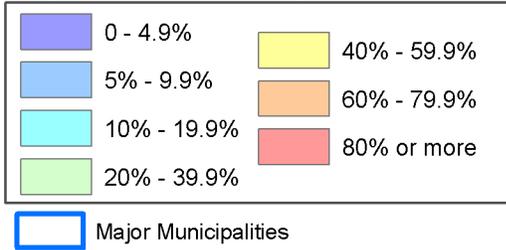


Hispanic Population

By Census Tracts
Montgomery County, MD

Source: U.S. Census Bureau,
2010 Census Redistricting
Data, Center for Research
& Information Systems,
M-NCPPC

Hispanic - Percent of Population

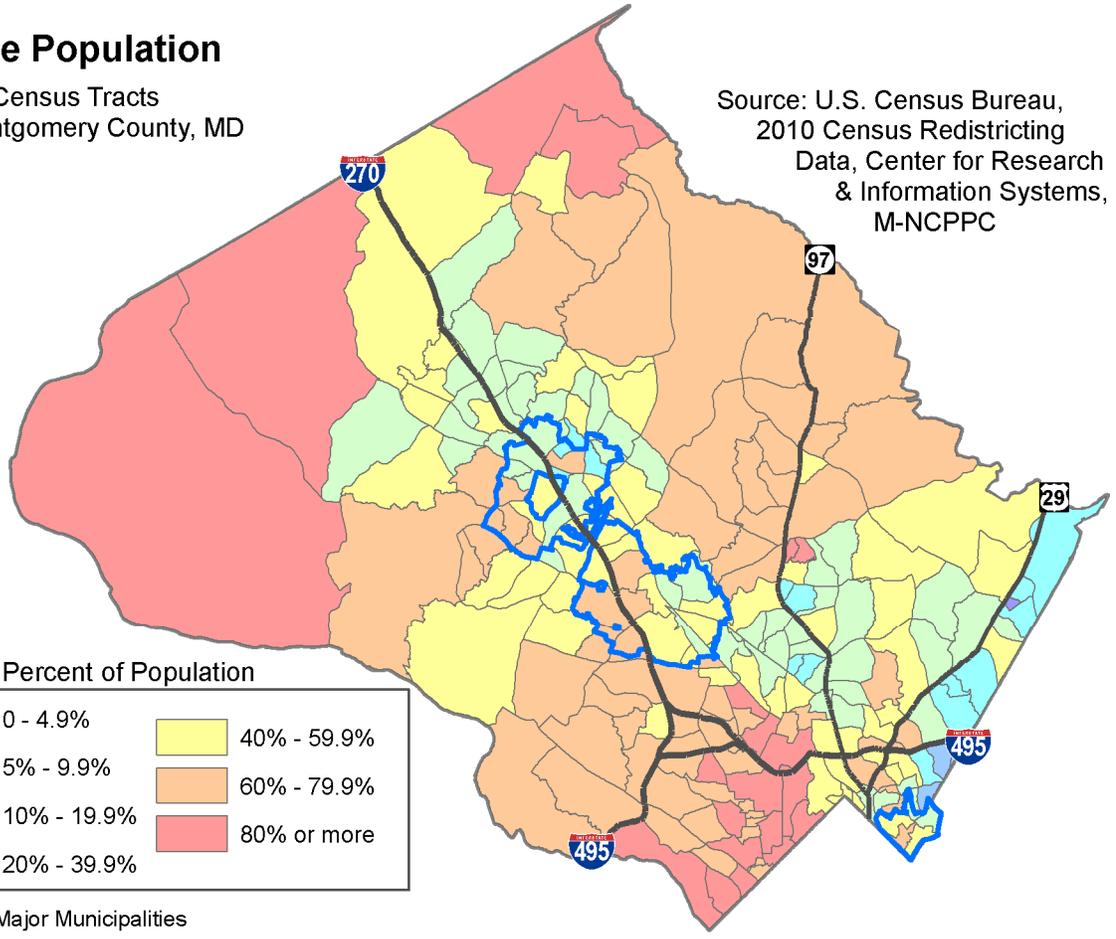
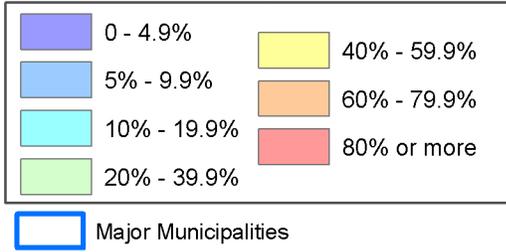


White Population

By Census Tracts
Montgomery County, MD

Source: U.S. Census Bureau,
2010 Census Redistricting
Data, Center for Research
& Information Systems,
M-NCPPC

White - Percent of Population



Strategic Plan

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The map above in MA-50 shows the current participating and non-participating jurisdictions. County CDBG funds can not be spent in the non-participating jurisdictions of Town of Barnesville, Village of Chevy Chase (Sec. 3), Chevy Chase View, Chevy Chase Village, Town of Laytonsville, Town of Poolesville, and the Village of Martin’s Additions. Cooperation agreements are executed with participating jurisdictions every three years and were last renewed for County fiscal years 2015-18, covering the period July 1, 2014 through June 30, 2017.

The only geographic targeting is done through the Focused Neighborhood Assistance Program. Work is winding down in two areas and DHCA is working to establish one or more new areas in County Fiscal Year 2016, which begins on July 1 2015. More information on this program can be found here: <http://montgomerycountymd.gov/DHCA/community/neighborhood>.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 47 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High

<p>Population</p>	<p>Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence</p>
<p>Geographic Areas Affected</p>	<p>countywide</p>
<p>Associated Goals</p>	<p>Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods Prevent and End Homelessness</p>
<p>Description</p>	<p>Housing cost burden is the primary housing problem according to the Needs Analysis. According to the National Low Income Housing Coalition, a family living in Montgomery County would need to earn a housing wage of \$28.25 per hour or \$58,760 annually in order to afford the fair market rent on a two-bedroom apartment of \$1,469 per month. In contrast an extremely very low income household earning \$32,100 annually can afford to pay no more than \$803 in rent (National Low Income Housing Coalition, 2014). This disparity between housing costs and earned income of households in Montgomery County leaves many households cost burdened in the community. Among owners with a mortgage, 32 percent are paying more than 30% of their monthly income for their housing, and among renters, that number is even higher, at 50 percent of households (American Community Survey, 2012).</p>

	Basis for Relative Priority	Needs Analysis, Market Analysis, and input from the Citizen Participation and Consultation processes
2	Priority Need Name	Healthy and Sustainable Neighborhoods
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Non-housing Community Development
	Geographic Areas Affected	countywide
	Associated Goals	Promote Healthy and Sustainable Neighborhoods
	Description	This Plan will promote healthy and sustainable neighborhoods by: enforcing the County's housing code, providing for a variety of Public Service Grants, conducting Focused Neighborhood improvement programs, rehabilitating special needs group homes, and providing for commercial façade improvements.
	Basis for Relative Priority	Needs Analysis, Market Analysis, and input from the Citizen Participation and Consultation processes
3	Priority Need Name	Prevent and End Homelessness
	Priority Level	High
	Population	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth

Geographic Areas Affected	countywide
Associated Goals	Prevent and End Homelessness
Description	Using ESG and CDBG funds, provide rapid re-housing services, emergency shelter, and outreach, counseling, food, homelessness prevention, and other services to the homeless and those at risk of homelessness.
Basis for Relative Priority	Needs Analysis, Market Analysis, and input from the Citizen Participation and Consultation processes

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The County is not planning to use Federal funds for TBRA over the Consolidated Planning period.
TBRA for Non-Homeless Special Needs	The County is not planning to use Federal funds for TBRA over the Consolidated Planning period.
New Unit Production	Montgomery County is a desirable place to live, with strong schools and access to employment opportunities. This desirability has put pressure on housing prices, as the more affluent in the region have bid up prices in virtually all segments of the market. With only four percent of the county land zoned for development remaining undeveloped, reversing the pressure on prices and ensuring a supply of housing at a range of prices to meet the demand of residents and would-be residents is a high priority. The George Mason University Center for Regional Analysis in 2012 forecasted 129,619 net new jobs for Montgomery County and a commensurate increase in housing demand of 83,829 units.
Rehabilitation	Montgomery County encourages affordable housing for all and through housing rehabilitation, also housing visitability. The County further supports visitability through volunteer initiatives, such as the “village” concept that assists seniors to age in place. As seen in MA-20, 56% of the housing stock was built prior to 1980, meaning that rehabilitation needs are growing apace.
Acquisition, including preservation	As shown in the Needs Assessment section, housing cost burden is a significant challenge, with 29% of owners and 51% of renters paying more than 30% of income for housing in 2013. Montgomery County uses its Right of First Refusal to acquire and preserve affordable units which may become unaffordable through private sale. The County, through DHCA and the Planning Department, is also engage in a comprehensive rental housing study that will provide fresh analysis and recommendations for additional preservation tools sometime in 2016.

Table 48 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	4,086,879		500,000	4,586,879	18,347,516	Assuming level funding for FY 2016-2020; Program Income is usually used in the following year and appears here as a prior year resource. 500K in program income is expected each year.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,329,048		500,000	1,829,048	7,316,192	Assuming level funding for FY 2016-2020; Program Income is usually used in the following year and appears here as a prior year resource. 500K in program income is expected each year.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	367,201	0	0	367,201	1,468,804	Assuming level funding for FY 2016-2020

Table 49 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The County uses local funds, as well as federal and state resources, to create and preserve affordable housing by partnering with housing providers to provide flexible financing designed to leverage other sources of funds and to be responsive to unique project requirements. Montgomery County has used a number of strategies to address affordable housing priorities, developing a range of tools and incentives, including a locally funded housing trust fund and an award winning inclusionary zoning program.

For County fiscal year 2016 (July 1 2015 – June 30, 2016), the County Executive’s recommended budget invests over 26.9 million dollars in the Montgomery Housing Initiative (MHI) fund. This dedicated funding provides for renovation of distressed housing, the acquisition and

preservation of affordable housing units, creation of housing units for special needs residents, services to the "Building Neighborhoods to Call Home" and "Housing First" and creation of mixed-income housing. The MHI will be the source of the HOME fund match.

ESG fund match will be provided by general county revenue funds that will fund projects through the Department of Health and Human Services (DHHS). The Department provides core services that protect the community's health, protect the health and safety of at-risk children and vulnerable adults, and address basic human needs including food, shelter, clothing and personal care. The Department also provides a number of other services to assist families to be healthy, safe and strong. Housing related funding is recommended in the County fiscal year 2016 budget at the following levels: Rental & Energy Assistance Program -- \$4,775,620, Shelter Services -- \$7,001,973, Permanent Supportive Housing Services -- \$2,480,193, and Housing Stabilization Services -- \$5,841,420.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Montgomery County is committed to the integration of affordable housing on publicly owned land and has several projects under construction and/or in planning that reflect this commitment:

- **The Bonifant**

The Silver Spring Library Residences (the "Project") is located at 929 Bonifant Street, in downtown Silver Spring, adjacent to a future Purple Line stop and the new Silver Spring Library. The County owns the entire site. The library construction work is currently in progress with the building expected to open in 2015/6. The Project is within walking distance of shops, restaurants, two grocery stores, and numerous other amenities in booming downtown Silver Spring making this site desirable for mixed income senior housing.

The Project is under construction and is an 11 story mixed-use, mixed income development for the elderly in Silver Spring. The Project will contain 149-units for elderly households with 139-units restricted to incomes at or below 60% of the Area Median Income, and 10 market rate units. Retail space will be located on the ground floor.

Approximately 93% of the 149-units will be affordable with the following income mix distribution: 11% or 15-units will be for tenants whose AMI is 30% or less, 31% or 43-units will be for tenants whose AMI is 50% or less, and 58% or 81-units will be for tenants whose AMI is 60% or less. The remaining balance of 10-units will be rented at market-rate.

- **Victory Crossing**

Victory Crossing Apartments is a 105-unit, affordable, senior (62+) housing rental apartment located at 1090 Milestone Drive, next to the recently constructed Third District Police Station, in the White Oak area of Silver Spring.

The proposed project will be constructed on property that will be owned and leased to the developer by the County. The project will provide a mix of one- and two-bedroom units at various affordability levels.

- **Parkview Glenmont**

Parkview Glenmont is being proposed as a mixed-income, age-restricted community located adjacent to the newly constructed WMATA parking garage on Georgia Avenue. The proposed project is estimated to include 100+/- units that will be designed, constructed and managed in a manner to meet today's market demands. DHCA has an option to purchase the site from WMATA and has entered into an option agreement with WMATA.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
MONTGOMERY COUNTY DEPARTMENT OF HEALTH AND HUMAN SERVICES			

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The lead departments, DHCA for CDBG and HOME-funded activities, and DHHS, for ESG, work closely with other County departments and agencies on a variety of issues important to our consolidated planning efforts. Additional county departments and other agencies, including area universities, inform planning efforts and provide consultation in their respective areas of expertise. These include Montgomery County Public Schools, the Maryland National Park and Planning Commission, The Metropolitan Washington Council of Governments, the State of Maryland, Urban Land Institute and other county departments such as Economic Development, Transportation and Environmental Protection. Residents with interest and expertise volunteer to serve on some 75 appointed boards, committees and commissions. The work of many of these informs the planning process, including the Interagency Commission on Homelessness, the Interagency Fair Housing Coordinating Committee, the Community Development Advisory Committee, the Commission on Persons with Disabilities, the Commission on Veterans’ Affairs, the Commission on Aging, our government Regional Services Centers’ Directors and their advisory boards, the Commission on Children and Youth, the Collaboration Council for Children, Youth and Families, the Commission on Landlord-Tenant Affairs, the Commission on Common Ownership Communities, the Criminal Justice Coordination Commission, the Workforce Investment Board and others.

A major strength of Montgomery County’s Institutional Delivery system is the longstanding commitment to affordable housing demonstrated by our local elected officials. The County’s Moderately Priced Dwelling Unit Program, established in 1974, is the oldest inclusionary zoning program in the country, and in 1988 the County established the Housing Initiative Fund to provide a dedicated local source of funds for the purpose of creating and preserving affordable housing throughout the county, and , in 2006, a Workforce Housing Program. The current County Executive and County Council members have continued to provide strong support for affordable housing and a commitment to end homelessness. For FY16 (Federal Fiscal Year 2015), the County’s budget includes funding for affordable housing units of \$43.9 million.

Montgomery County also has a strong Continuum of Care, and an innovative public housing/housing redevelopment authority currently in the process of converting public housing properties under the HUD Rental Demonstration Program to expand and preserve deeply affordable rental housing. The major gap is one of supply; the supply of affordable housing is insufficient to meet the needs of those who live and/or want to live here. Additionally, there is an ongoing need for funding for supportive services.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
substance abuse treatment			X

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Montgomery County has an integrated system of care to meet the needs of homeless persons. Continuum of Care providers routinely assess homeless persons to identify supportive services needs including but not limited to housing, physical/behavioral health, financial, employment and other service needs. Case managers are trained in basic entitlement eligibility criteria and will refer clients to the appropriate mainstream resources such as Supplemental Nutritional Assistance Programs, TANF, Social Security, Medical Assistance, local emergency assistance, and other benefits, if eligible.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Although Montgomery County has a coordinated system of care with a range of services available, there are gaps in the system. A lack of supportive housing for people with special needs including mental illness and intellectual disabilities that can stabilize individuals limits the opportunities to stabilize housing prior to entering homelessness and limits options for persons exiting homelessness.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

To overcome the gap of not finding housing for persons with high housing barriers, the county provides assistance through “housing locators,” who work with area landlords to identify ways to help persons gain acceptance into units and through working in partnership with homeless providers to create additional units, as is the case with the 21 units of permanent housing included as a part of the new day center for the homeless being built in Silver Spring.

To address the gap of lack of housing for persons living in nursing homes who could otherwise reside in the community, staff from the Housing Opportunities Commission, the Department of Housing & Community Affairs, DHHS and others, including the non-profit advocacy organization, Independence Now, are continuing to work to identify a funding source to provide affordable housing for this special needs population.

To address the gap around the need to preserve the housing stock in our Common Ownership Communities, DHCA is working with HUD and FHA to pilot an effort to address issues that arise when communities are ineligible for FHA certification.

To address the gap of insufficient supply of affordable units, the County is actively working to preserve the existing, regulated affordable housing stock, with the goal of no net loss of income-restricted affordable housing and is conducting a Rental Housing Study (MNCPPC and DHCA) with the goal of identifying the county’s rental housing needs and offering holistic and sustainable approaches to meeting them, including recommending potential changes to current policies and programs to help guarantee long-term affordability of rental housing. Additionally, the county is actively creating

additional affordable housing units and will be examining its existing programs, like MPDU, to best address the needs of the market.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing in an Inclusive Community	2015	2019	Affordable Housing		Affordable Housing	CDBG: \$2,774,879 HOME: \$1,631,048	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 1000 Households Assisted Rental units constructed: 195 Household Housing Unit Rental units rehabilitated: 275 Household Housing Unit Homeowner Housing Rehabilitated: 125 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Promote Healthy and Sustainable Neighborhoods	2015	2019	Affordable Housing Non-Housing Community Development		Affordable Housing Healthy and Sustainable Neighborhoods	CDBG: \$304,375	Public service activities other than Low/Moderate Income Housing Benefit: 6760 Persons Assisted Businesses assisted: 25 Businesses Assisted Housing Code Enforcement/Foreclosed Property Care: 3700 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Prevent and End Homelessness	2015	2019	Homeless Non-Housing Community Development		Affordable Housing Prevent and End Homelessness	CDBG: \$179,676 ESG: \$306,201	Public service activities other than Low/Moderate Income Housing Benefit: 85115 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 750 Beds

Table 52 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing in an Inclusive Community
	Goal Description	<ol style="list-style-type: none"> 1. Provide affordable housing opportunities for low and moderate income households through housing rehabilitation activities that eliminate code violations and make other necessary improvements, including accessibility and energy conservation improvements, and through the construction, acquisition, and / or rehabilitation of housing for low and moderate income households, in cooperation with CHDOs, the private sector, non-profits and / or the Montgomery County Housing Opportunities Commission (HOC) (five-year outcome – 435 units using both HOME and CDBG funds). 2. Assist non-profit providers in rehabilitating group homes occupied by lower-income, special needs persons (five-year outcome – 90 units). 3. Address community needs for neighborhood preservation and enhancement (five-year outcome – 125 households will benefit from home improvements and 1,000 households will benefit from neighborhood improvements).
2	Goal Name	Promote Healthy and Sustainable Neighborhoods
	Goal Description	<ol style="list-style-type: none"> 1. affirmatively further fair housing by conducting a Human Rights Diversity Youth Camp for approximately 40 5th-grade students, a "One Stop Shop Fair Housing Workshop" serving 100 Realtors and Housing Professionals, and an advertising campaign on Ride On buses and in local movie theaters. 2. provide a Commercial Façade Easement Program in the sub-recipient jurisdiction of the City of Takoma Park. 3. provide funding for Public Service grants providing services to low-income youth, immigrants, and those with special needs.

3	Goal Name	Prevent and End Homelessness
	Goal Description	<ol style="list-style-type: none"> 1. assist homeless households locate, obtain and retain permanent housing through the provision of case management services and security deposits. 2. provide rental assistance to help homeless households obtain and retain permanent housing. 3. assist with the provision of emergency shelter including motel vouchers, maintenance, furnishings, and supplies necessary for operation of emergency shelter (five-year outcome – 750 people served). 4. working with six non-profit providers, support persons transitioning out of homelessness into independent living, provide emergency eviction and utility assistance, provide support to meals programs, and provide housing, counseling, life skills, and other supports for young adults who have aged out of the care of public systems and are homeless or living in unstable conditions.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

HUD requires that households served with HOME funds are at or below 80% of Area Median Income (AMI). Montgomery County maintains a goal that all households served with HOME funds are at or below 60% of AMI. In projects with more than five units, HUD requires 20% of the units serve households at or below 50% of AMI. Montgomery County often exceeds this requirement. It is estimated that all households served in the Plan period will be at or below 60% AMI and that 30% of households served will be at or below 50% of AMI.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

HOC provides several accessible units in each of its existing PH properties, but also adds accessibility features as necessary based on resident requests. Utilizing the reasonable accommodation process for persons with disabilities, HOC adds medically necessary accessibility features to its PH units based on the needs of its specific occupants. As residents transition in and out of units in the PH portfolio, HOC makes a concerted effort to match families from the waiting lists with accessibility preferences to existing accessible units. However, should no units be available that meet the accessibility needs of an applicant, HOC will approve accessibility modifications as requested through the reasonable accommodation process.

Beyond these existing efforts, HOC currently strives to provide five percent of the units in any new construction as fully accessible. By this effort, the Agency continues to grow its supply of accessible units, planning in advance to meet the needs of its potential clients.

Activities to Increase Resident Involvements

HOC actively works to increase resident input so as to ensure that real concerns are addressed and not simply those that government has perceived as being a problem for County residents. This resident input is gathered through a variety of means. HOC holds multiple Town Hall meetings with clients each year, public hearings, public comment periods, and also has regular discussions with the Agency's own Resident Advisory Board (RAB). HOC's RAB is composed of HOC residents from across its affordable housing portfolio, including the Public Housing, Housing Choice Voucher, Tax Credit, and Opportunity Housing programs. HOC staff also reviews many proposed policy changes with its RAB, thereby seeking input from its residents prior to implementing policies which affect them. The topics discussed at these different resident meetings include property maintenance, adequacy of supportive services, property management, administrative policies, new HOC programming, and general HOC customer service. Numerous self-sufficiency and education programs, supported with public funds, are also provided by HOC, resulting in a greater opportunity for residents to speak out on those issues affecting their families with regard to their living conditions and other supportive services.

While RHE does not have a traditional crime problem in our PH communities, there has been a rise in conflicts between neighbors particularly regarding the problem of children bullying each other. RHE has plans to host community forums on conflict resolution for both adults and children.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

These are the primary public policies that may have negative effects on affordable housing and residential investment:

- Complex regulations have acted as barrier to affordable housing in Montgomery County. The County’s zoning code was last comprehensively rewritten in 1977 and it grew in complexity over time from 41 zones to more than 120 zones specifying over 400 land uses. This complexity, and resulting confusion over the code, acted as a barrier to efficient development.
- The lack of land available for development can serve as a barrier to the creation of affordable housing. With only about four percent of land in Montgomery County remaining available for development, Greenfield development is almost entirely a thing of the past. Developers must now face the challenges of assembling parcels, creating infill developments, and building higher density projects.
- Time-consuming development review increases costs and serves as a barrier to affordable housing/residential investment.
- A time-consuming permitting process can increase costs and serve as a barrier to affordable housing/residential investment.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

- The barrier of complex regulations was addressed with the adoption of a new zoning code and new zoning map by the County Council in the spring of 2014. The new code and map became effective on October 30, 2014. The new code allows flexibility for more housing in and around commercial centers, and encourages more mixed-use developments. At the same time, the new law provides greater protections for existing residential neighborhoods that might be impacted by new and infill development. In addition, the new code improves the efficiency of the development review process by stipulating a 120-day deadline for site plan approvals. This comprehensive zoning rewrite culminates years of collaborative effort among the Planning Department and Board, County Council, the real estate industry and the civic community. With the Zoning Ordinance now enacted, the Planning Department has turned its attention to a top-to-bottom revision of the provisions of the Montgomery County Code governing the subdivision of land. This project will produce the most comprehensive reform of the subdivision regulations in 50 years and, like the new zoning code, will modernize and streamline the development review process.

- Montgomery County is successfully identifying county-owned sites that can be redeveloped to include housing along with other public facilities and is promoting transit-oriented redevelopment, in conjunction with private developers, in White Flint and Wheaton. New master plan efforts and updated zoning regulations allow for more high-density and mixed-used developments near public transit and in other formally single-use non-residential areas, leading to an increase in future housing supply.
- In the past year, Montgomery County consolidated construction inspections being done by the Department of Permitting Services (DPS) and Montgomery County Fire and Rescue Service (MCFRS), and the Montgomery County Planning Board (MCPB) has streamlined the way in which it reviews DPS issued building permits. All three agencies, along with others, have committed to collaborate to make their customer service more business-friendly, and make it easier to navigate the development process and obtain building permits. The Wheaton Redevelopment Program includes plans for the co-location of both a new headquarters for the Maryland National Park and Planning Commission (MNCPPC) and the Montgomery County Department of Permitting Services to facilitate this effort.
- Montgomery County’s Department of Permitting Services is expanding and improving its online services. Site users now have fast access to permit processes accessible through ePermits and ePlans including the ability to schedule or cancel inspections, apply for permits, and submit plans.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Montgomery County Department of Health & Human Services (MCDHHS) is the primary funder of outreach services to homeless persons. Working with the Continuum of Care (CoC), Montgomery County has developed a standard scope of services for all homeless outreach providers including outreach strategies to engage unsheltered homeless persons and procedures to refer, link, and provide a “warm” transfer to other services or housing providers. The CoC has also developed a referral protocol between local Police and outreach providers. Four outreach providers serve the entire CoC geographic area. The CoC has identified more than 115 “hot spots” in the CoC including encampments in the woods, storage bins and 24hr establishments that are targeted for outreach. All providers maintain policies to access resources to serve limited English proficiency clients and recruit diverse staff to engage the population.

In addition, Montgomery County has also established standard protocols to collaborate with other DHHS providers working in Montgomery County Public Schools including the Linkages to Learning program and the Kennedy Cluster project, which serve low-income, at-risk families in targeted neighborhoods.

Addressing the emergency and transitional housing needs of homeless persons

Montgomery County operates a coordinated assessment system . Emergency shelter is available 24/7. Individuals & families access help at designated locations where they are assessed for diversion/shelter and referred to shelter as needed. Help is also provided to those at-risk of homelessness to preserve housing.

A common assessment tool is used to screen, assess & refer households to all emergency, transitional & permanent housing programs. The tool covers housing history, financial/social supports, health status, service needs & barriers to housing. Providers enter the assessment into HMIS to promote coordination.

DHHS tracks and coordinates shelter openings for the CoC. The CoC meets regularly to identify vacancies, prioritize persons for housing, & facilitate referrals. DHHS monitors outcomes to assure that persons are placed based on need.

The system is advertised via the County's 311 phone line, DHHS website, community events, & training for service providers.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The Continuum of Care is continuing to work to reduce length of stay in homelessness. The CoC uses a coordinated housing referral process to refer, prioritize & match participants to CoC housing. Length of Stay is one factor considered when prioritizing.

Individuals and families experiencing homelessness have access to case management services to help link them to services and housing resources. Housing Locators work with adults and families in shelter to identify housing options and help them move more quickly into permanent housing. In addition, MCDHHS has developed an intensive integrated team process that brings together participants with multiple service needs & serious housing barriers with service providers.

Homeless providers assist participants to develop independent living skills, increase income & access services to reduce returns to homelessness. Those existing homelessness who are unable to maintain housing on their own are linked Permanent Supportive Housing, subsidized housing or family/friends with whom they can live. Homelessness prevention assistance including financial assistance & case management is provided to those who are at risk of returning to homelessness. Program participants with multiple service needs & significant housing instability are referred to MCDHHS to participate in an intensive integrated teaming that brings to together the participant with service providers to identify needed supports.

Returns to homelessness are tracked at the client & the program level. At the client level, the common assessment tool documents housing history and identifies those with a prior spell of homelessness. In addition, the CoC's open HMIS system is used to verify previous spells within the CoC.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Montgomery County coordinates a system of emergency assistance to prevent homelessness. Financial assistance is available from the Department of Health and Human Services as well as from Emergency Assistance Coalition providers for rental/utility assistance. At-risk households with a history of housing instability receive case management to address barriers & link to mainstream resources such as SNAP, TANF, SSI and mainstream rental assistance programs. Montgomery County provides energy assistance to help low-income residents pay their utility costs & operates the County Rental Assistance Program, a shallow rent subsidy program for low-income families, seniors & the disabled.

Montgomery County Child Welfare Services has implemented local discharge planning policies that prohibit the discharge of foster care youth into homelessness. To prepare for discharge, youth receive independent living skills training starting at age 14. Semi-independent living is open to youth aged 16-21 who are in school or working. As discharge nears, an individualized exit plan is developed for each youth to link him/her to housing, employment, education, & life skills help.

Through the Health Care for the Homeless (HCH) program, Montgomery County developed discharge protocols in collaboration with local hospitals within the CoC (no state hospitals are located within the CoC) to prevent the routine discharge of patients into homelessness. Hospital staff contact HCH nurses for each patient who reports he/she has nowhere to return. HCH nurses work with hospital staff to identify an appropriate discharge option including private market housing, family, friends, skilled nursing facilities, assisted living or other housing prior to hospital discharge. CoC permanent supportive housing is another option that is considered for persons who were hospitalized for less than 90 days and were homeless prior to admission. Financial assistance is available in the form of security deposit and first month's rent from DHHS if needed to help obtain housing at exit.

Montgomery County DHHS, the CoC Collaborative Applicant, develops and implements discharge policies through its Core Services Agency (CSA). Prior to discharge, the inpatient hospital social worker/treatment provider must complete an assessment and develop an aftercare plan to address all mental health, substance abuse, co-occurring disorder, housing, health, and vocational needs. The aftercare plan is required before release and must be provided to the Core Service Agency and any aftercare provider. CSA assures that clients are linked to community-based treatment and supportive services, as well as housing.

helping low-income...continued

The Montgomery County Department of Criminal Justice & Department of Health & Human Services (DHHS, the CoC collaborative applicant) have developed a comprehensive system that prepares inmates for release to reduce recidivism by assuring stable housing, and psychiatric stability. Work begins at the correction center where the Community Re-Entry program and Projects for Assistance to Transition from Homelessness program assess needs & make referrals to treatment and housing options. The Pre-Release Center then works with inmates for several months prior to release by providing employment and vocational counseling in a minimum security setting. Inmates are not routinely discharged to homelessness; instead they exit the correctional system with employment and housing.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The Montgomery County Department of Health and Human Services has a Childhood Lead Poisoning Prevention program. The program provides services to the community to increase awareness about the hazards of lead exposure, to increase the number of children tested for blood lead poisoning, and to decrease lead poisoning in children. In collaboration with Maryland Department of Environment, the program offers home visitation, environmental home inspections, and health education to families of severely lead-poisoned children. Telephone contact and educational materials are provided to families of moderately lead-poisoned children. Information and education are provided to the general public, medical providers and community based organizations. Services include:

- Case management for children who have blood levels of at least 10 micrograms per deciliter
- Education and outreach to schools, day care centers, landlords, residents and the medical community about lead poisoning
- Monitoring the incidence of childhood and environmental lead poisoning and lead poisoning hazards
- Compliance with school mandate that all Pre-K, kindergarten and 1st graders living in identified “at risk” areas have documentation of lead screening on file at their school
- Promotion of lead-safe environments for children in Montgomery County
- Providing a High-Efficiency Particulate Air (HEPA) vacuum loaner service to County residents to help free homes and apartment of lead dust and hazards associated with lead-based paint.

How are the actions listed above related to the extent of lead poisoning and hazards?

Children under the age of six years and pregnant women are most at risk. Attention deficit disorder, hyperactivity, learning disabilities, convulsions, hearing loss, or mental retardation may result from too much lead in the blood. The major source of exposure for children is lead paint dust from deteriorated

lead paint or from home renovation. Most childhood exposure occurs through children's normal hand-to-mouth activity after contact with a source of leaded dust. The most effective prevention of childhood lead poisoning is to reduce or eliminate being around lead.

How are the actions listed above integrated into housing policies and procedures?

The State of Maryland created the Lead Poisoning Prevention Program in 2004. The law required all residential rental properties built prior to 1950 meet the requirements of the state program in order to be licensed. Effective January 1, 2015, the Maryland General Assembly enacted new legislation expanding the Program to all rental units built prior to January 1, 1978. In response, the licensing unit in Montgomery County has begun processing thousands of units built between 1950 and 1978 under its licensure program to ensure that they are in compliance with the new provision on age of construction. In addition to testing residences, young children are tested for possible exposure to lead paint. The County's Department of Health and Human Services (DHHS) has a program in partnership with the state for testing and case management for children who have elevated blood lead levels (at least 10 micrograms per deciliter) and promotion of lead safe environments through education and outreach. There are very few children in Montgomery County who have elevated blood lead levels and, upon investigation, exposure has more often come from outside the county and/or from non-housing sources, such as toys. In partnership with federal and state governments, the County, public housing authorities and other partners educate and outreach to schools, child care facilities, landlords, residents, and the medical community about lead poisoning.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The Montgomery County Community Action Agency (CAA), the County's federally-designated anti-poverty agency, is part of Montgomery's County Department of Health and Human Services, Office of Community Affairs, and a member of the National Community Action Partnership. The Community Action Agency addresses needs of low-income residents in the County through programs designed to stabilize and strengthen families and communities:

- The Takoma East Silver Spring (TESS) Center – CAA's "walk-in" TESS Center is a "Neighborhood Opportunity Network" site serving the diverse, low-income community of Long Branch. Its information and referrals, social service assistance, interpretation and translation, education, "VITA" and legal services are delivered in partnership with nonprofits, public agencies and community groups.
- Head Start – CAA is the grantee for Montgomery County's Head Start Program, serving 648 three and four-year-olds, in partnership with its delegate, MCPS, and Montgomery College.

- Partner agencies – CAA provides oversight, monitoring and technical support to its assigned County contracts, working with 25+ local non-profit organizations delivering job training, legal services, clothing and food, social services, and education.
- Volunteer Income Tax Assistance (VITA) – in partnership with the IRS, and with its government, academic, and nonprofit partners, CAA coordinates free, year-round tax preparation for low-income residents.

The Community Action Board (CAB) serves in an advisory capacity to the County Executive and County Council, and as an advocate on behalf of the poor and working poor of the County. Members are appointed by the County Executive and confirmed by the County Council. The (CAB) supports governance of Community Action Agency programs, including Head Start.

Numerous other County agencies are also involved in lifting people out of poverty and helping them remain self-sufficient. An example is the Housing Opportunities Commission's (HOC) Family Self-Sufficiency Program (FSS). The FSS is a career development program that assists HOC residents of Public housing and HCV to achieve self-sufficiency over a five to seven year period toward ending dependency on welfare assistance.

Montgomery County Section 3 Compliance Assistance and Monitoring

Montgomery County has a strong commitment to assist with Section 3 compliance and has implemented a range of activities designed to facilitate and ensure this for covered activities. The Procurement Office has an active database that provides registration and re-certification for various classifications such as Minority Business Enterprise, Woman Owned Business, etc. and DHCA has its own Section 3 certification process.

The County includes Section 3 information in all of its covered bid documents and holds mandatory pre-bid and pre-construction meetings covering Section 3 requirements. Training and technical assistance is provided on an as-needed basis to interested contractors. Technical assistance includes showing contractors how to determine whether subcontractors they already have relationships with may be Section 3 eligible and helping them obtain certification. The Section 3 certification registry program reviews and certifies contractors for a one-year period and conducts simplified re-certifications.

Montgomery County has also arranged to partner with Montgomery Works (Works) to assist contractors looking for eligible Section 3 residents for covered projects. Works functions as the County's Workforce Exchange and provides training and referral services, including through the state Maryland Workforce Exchange system, an on-line registration system.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

By continuing to fund the acquisition, development, and rehabilitation of affordable housing units, the County will be providing individuals and families in poverty with a decent, affordable place to live, which will allow them to focus their efforts on overcoming poverty.

Funding for homeless related programs will also provide support to individuals and families that are struggling with poverty.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Montgomery County receives annual allocations from the Federal CDBG, HOME, and ESG Programs. Monitoring standards and procedures for each program are described here.

CDBG and ESG activities are monitored according to program requirements. Subrecipients and contractors are required to submit periodic progress and financial reports and submit quarterly benefit data reports. DHCA staff maintains regular telephone contact with subrecipients and contractors. Staff from DHHS continually monitor expenditures and review source documentation annually for ESG services provided by contractors. Occasionally, staff will monitor projects as a joint effort with staff from other County Departments.

Staff provides technical assistance at the time contracts are drafted to ensure that all contractors are familiar with and understand program requirements. Topics discussed include income/beneficiary documentation, reporting, files and records management, invoicing for payment and timely expenditure of funds. In addition, staff members may attend events sponsored by the sub-recipients/contractors related to programs that receive funding.

HOME: Montgomery County is responsible for ensuring that all HOME program funds are used in accordance with the program requirements. The County executes written agreements and performs monitoring of its grantees and contractors. The County will monitor all activities assisted with HOME funds to assess compliance with ongoing program requirements.

The County has an internal tracking system for HOME projects to follow the timing of required cyclical inspections automatically generating requests for information, receipt of audits and benefit data reports. Additionally, beginning in county fiscal year 2014, DHCA instituted new procedures for setting up inspection case files and for clearly identifying the units requiring inspection (most of our projects have floating HOME units). DHCA also filled a new staff position to focus on asset management. This employee will ensure that code staff receive timely notification of the units requiring inspection and will monitor inspection cycle requirements.

DHCA staff conduct contract monitoring meetings with all grantees during the contract period. These visits supplement other contacts (phone/email). A monitoring report is placed in the file of grantees.

The County is also subject to review by outside auditors. The current contract calls for programmatic and financial audits to be conducted annually.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	4,086,879		500,000	4,586,879	18,347,516	Assuming level funding for FY 2016-2020; Program Income is usually used in the following year and appears here as a prior year resource. 500K in program income is expected each year.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,329,048		500,000	1,829,048	7,316,192	Assuming level funding for FY 2016-2020; Program Income is usually used in the following year and appears here as a prior year resource. 500K in program income is expected each year.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	367,201	0	0	367,201	1,468,804	Assuming level funding for FY 2016-2020

Table 53 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The County uses local funds, as well as federal and state resources, to create and preserve affordable housing by partnering with housing providers to provide flexible financing designed to leverage other sources of funds and to be responsive to unique project requirements. Montgomery County has used a number of strategies to address affordable housing priorities, developing a range of tools and incentives, including a locally funded housing trust fund and an award winning inclusionary zoning program.

For County fiscal year 2016 (July 1 2015 – June 30, 2016), the County Executive’s recommended budget invests over 26.9 million dollars in the Montgomery Housing Initiative (MHI) fund. This dedicated funding provides for renovation of distressed housing, the acquisition and preservation of affordable housing units, creation of housing units for special needs residents, services to the "Building Neighborhoods to Call Home" and "Housing First" and creation of mixed-income housing. The MHI will be the source of the HOME fund match.

ESG fund match will be provided by general county revenue funds that will fund projects through the Department of Health and Human Services (DHHS). The Department provides core services that protect the community’s health, protect the health and safety of at-risk children and vulnerable adults, and address basic human needs including food, shelter, clothing and personal care. The Department also provides a number of other services to assist families to be healthy, safe and strong. Housing related funding is recommended in the County fiscal year 2016 budget at the following levels: Rental & Energy Assistance Program -- \$4,775,620, Shelter Services -- \$7,001,973, Permanent Supportive Housing Services -- \$2,480,193, and Housing Stabilization Services -- \$5,841,420.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Montgomery County is committed to the integration of affordable housing on publicly owned land and has several projects under construction and/or in planning that reflect this commitment:

- **The Bonifant**

The Silver Spring Library Residences (the “Project”) is located at 929 Bonifant Street, in downtown Silver Spring, adjacent to a future Purple Line stop and the new Silver Spring Library. The County owns the entire site. The library construction work is currently in progress with the building expected to open in 2015/6. The Project is within walking distance of shops, restaurants, two grocery stores, and numerous other amenities in booming downtown Silver Spring making this site desirable for mixed income senior housing.

The Project is under construction and is an 11 story mixed-use, mixed income development for the elderly in Silver Spring. The Project will contain 149-units for elderly households with 139-units restricted to incomes at or below 60% of the Area Median Income, and 10 market rate units. Retail space will be located on the ground floor.

Approximately 93% of the 149-units will be affordable with the following income mix distribution: 11% or 15-units will be for tenants whose AMI is 30% or less, 31% or 43-units will be for tenants whose AMI is 50% or less, and 58% or 81-units will be for tenants whose AMI is 60% or less. The remaining balance of 10-units will be rented at market-rate.

- **Victory Crossing**

Victory Crossing Apartments is a 105-unit, affordable, senior (62+) housing rental apartment located at 1090 Milestone Drive, next to the recently constructed Third District Police Station, in the White Oak area of Silver Spring.

The proposed project will be constructed on property that will be owned and leased to the developer by the County. The project will provide a mix of one- and two-bedroom units at various affordability levels.

- **Parkview Glenmont**

Parkview Glenmont is being proposed as a mixed-income, age-restricted community located adjacent to the newly constructed WMATA parking garage on Georgia Avenue. The proposed project is estimated to include 100+/- units that will be designed, constructed and managed in a manner to meet today’s market demands. DHCA has an option to purchase the site from WMATA and has entered into an option agreement with WMATA.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing in an Inclusive Community	2015	2019	Affordable Housing		Affordable Housing	CDBG: \$2,774,879 HOME: \$1,631,048	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 200 Households Assisted Rental units constructed: 39 Household Housing Unit Rental units rehabilitated: 55 Household Housing Unit Homeowner Housing Rehabilitated: 25 Household Housing Unit
2	Promote Healthy and Sustainable Neighborhoods	2015	2019	Affordable Housing Non-Housing Community Development		Affordable Housing Healthy and Sustainable Neighborhoods	CDBG: \$696,324	Public service activities other than Low/Moderate Income Housing Benefit: 1352 Persons Assisted Businesses assisted: 5 Businesses Assisted Housing Code Enforcement/Foreclosed Property Care: 740 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Prevent and End Homelessness	2015	2019	Homeless Non-Housing Community Development		Affordable Housing Prevent and End Homelessness	CDBG: \$179,676 ESG: \$306,201	Public service activities other than Low/Moderate Income Housing Benefit: 17023 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 20 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 150 Beds

Goal Descriptions

1	Goal Name	Affordable Housing in an Inclusive Community
	Goal Description	<p>1. Provide affordable housing opportunities for low and moderate income households through housing rehabilitation activities that eliminate code violations and make other necessary improvements, including accessibility and energy conservation improvements, and through the construction, acquisition, and / or rehabilitation of housing for low and moderate income households, in cooperation with CHDOs, the private sector, non-profits and / or the Montgomery County Housing Opportunities Commission (HOC) (one-year outcome – 87 units using both HOME and CDBG funds).</p> <p>2. Assist non-profit providers in rehabilitating group homes occupied by lower-income, special needs persons (one-year outcome – 18 units).</p> <p>3. Address community needs for neighborhood preservation and enhancement (one-year outcome – 25 households will benefit from home improvements and 200 households will benefit from neighborhood improvements).</p>

2	Goal Name	Promote Healthy and Sustainable Neighborhoods
	Goal Description	<ol style="list-style-type: none"> 1. Affirmatively further fair housing by conducting a Human Rights Diversity Youth Camp for approximately 40 5th-grade students, a "One Stop Shop Fair Housing Workshop" serving 20 Realtors and Housing Professionals, and an advertising campaign on Ride On buses and in local movie theaters. 2. Provide a Commercial Façade Easement Program in the sub-recipient jurisdiction of the City of Takoma Park. 3. Provide funding for Public Service grants providing services to low-income youth, immigrants, and those with special needs.
3	Goal Name	Prevent and End Homelessness
	Goal Description	<ol style="list-style-type: none"> 1. Assist homeless households locate, obtain and retain permanent housing through the provision of case management services and security deposits. 2. Provide rental assistance to help homeless households obtain and retain permanent housing. 3. Assist with the provision of emergency shelter including motel vouchers, maintenance, furnishings, and supplies necessary for operation of emergency shelter (one-year outcome – 150 people served). 4. working with six non-profit providers, support persons transitioning out of homelessness into independent living, provide emergency eviction and utility assistance, provide support to meals programs, and provide housing, counseling, life skills, and other supports for young adults who have aged out of the care of public systems and are homeless or living in unstable conditions.

Projects

AP-35 Projects – 91.220(d)

Introduction

The Action Plan provides details on projects using CDBG, HOME, and ESG funds that address a wide range of community needs, including housing assistance, public services for low-income residents, and homelessness prevention, Rapid Re-housing, and emergency shelter services.

Projects

#	Project Name
1	Group Home Rehabilitation
2	Housing Acquisition and Preservation
3	Focused Neighborhood Assistance
4	Code Enforcement
5	Facility Planning
6	Administration (capped)
7	Fair Housing Activities
8	Contingency
9	Asian Pacific American Legal Resource Center-Legal Services for Asian Immigrants
10	Child Center and Adult Services, Inc. dba Aspire Counseling-Healthy Mothers, Healthy Babies
11	Bethesda Cares, Inc- Outreach to Chronically Homeless
12	Boys & Girls Clubs of Greater Washington -ECCM Health Care Project
13	Eastern Montgomery Emergency Assistance Network -Eviction Prevention and Utility Disconnection Preve
14	Interfaith Works, Inc- Volunteer Coordinator - Meals for the Homeless
15	Jewish Foundation for Group Homes, Inc- Living Independently with Autism
16	Jobs Unlimited- Peer Recovery Support
17	Mobile Medical Care, Inc.
17	Mental Health Association of Montgomery County Medical Therapist
18	Montgomery County Collaboration Council for Children Youth & Families-Strengthening Families Program
19	Montgomery Housing Partnership, Inc- 21st Century GATOR Program
20	Stepping Stones Shelter -Community Engagement Manager
21	The National Center for Children and Families -Future Bound Transitional Housing Program
22	The Arc Montgomery County-Transitioning Youth Employment Project (TYEP)
23	The Shepherd's Table, Inc-Shepherd's Table Food Service Program
24	City of Takoma Park- Commercial Façade Easement Program
25	City of Takoma Park- Takoma Park Youth Summer Employment Program
26	City of Rockville- Rockville Single Family Rehabilitation Program
27	City of Rockville -Community Ministries of Rockville

#	Project Name
28	City of Rockville- Cornerstone Montgomery
29	Housing Production and Preservation
30	Community Housing Development Organizations (CHDOs)- Housing Production
31	CHDO Operating Assistance
32	ADMINISTRATION
33	HESG 15 Montgomery County

Table 54 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Priority is assigned based on the level of need that is demonstrated by the data that has been collected during the preparation of the Plan, specifically in the Needs Assessment and Market Analysis; the information gathered during the consultation and citizen participation process; and the availability of resources to address these needs. One of the primary obstacles to meeting underserved needs of residents is the availability of funding. Federal resources have been declining for many years now and local resources, based on the performance of the Montgomery County economy, and mechanisms used to fund affordable housing programs, such as the transfer tax, have been constrained as well.

1	Project Name	Group Home Rehabilitation
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$600,000
	Description	Funds will be used to assist nonprofit providers in rehabilitating group homes occupied by lower-income, special needs persons to eliminate code violations and make other necessary improvements, including accessibility and energy conservation improvements.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 15 homes will be improved
	Location Description	Countywide
	Planned Activities	Funds will be used to assist nonprofit providers in rehabilitating group homes occupied by lower-income, special needs persons to eliminate code violations and make other necessary improvements, including accessibility and energy conservation improvements.
2	Project Name	Housing Acquisition and Preservation
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$998,594
	Description	Funds will be used for affordable housing activities. Eligible activities include loans to assist in the purchase of existing properties for use as housing affordable to low- and moderate-income residents and funds for housing rehabilitation to enable low and moderate income owners of single-family homes and owners of multi-family properties occupied by low- and moderate-income tenants to eliminate code violations and make other necessary improvements, including accessibility and energy conservation improvements. Assistance may be provided for public housing modernization and for group home acquisition. An estimated 40 units will be created, preserved, or improved.

	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 40 Household Housing Unit will be benefits
	Location Description	Countywide
	Planned Activities	
3	Project Name	Focused Neighborhood Assistance
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$945,000
	Description	This project provides for focused neighborhood assistance in selected neighborhoods with a primary focus on residential areas. Project elements will comprehensively address community needs for neighborhood preservation and enhancement. Resources are currently focused in Montgomery Village and DHCA is identifying new eligible neighborhoods
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 25 Household Housing Units will be benefit
	Location Description	Countywide
	Planned Activities	
4	Project Name	Code Enforcement
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods

	Funding	CDBG: \$225,000
	Description	Funds will be used to partially cover costs incurred for code enforcement efforts in low-and moderate income areas in conjunction with other public or private improvements and services.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 740 Household Housing Unit will benefit
	Location Description	
	Planned Activities	
5	Project Name	Facility Planning
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$50,000
	Description	The funds will be used for preliminary planning and design for a variety of projects in eligible areas for possible inclusion in a future budget.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Countywide
	Planned Activities	
6	Project Name	Administration (capped)
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods Prevent and End Homelessness

	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods Prevent and End Homelessness
	Funding	CDBG: \$786,000
	Description	\$This will fund DHCA's staff in planning, administration and monitoring of the CDBG program, including preparation of the Consolidated Plan, staff support for a citizens' advisory committee, environmental reviews, preparation of contracts, payment processing and auditing, federal reporting and loan servicing.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Countywide
	Planned Activities	
7	Project Name	Fair Housing Activities
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$20,000
	Description	\$Funds will be used for activities that serve to affirmatively further fair housing choice. Activities may include sales, rental and lending testing, education/outreach, training and research. Activities will be administered by the Office of Human Rights.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Countywide

	Planned Activities	Activities will include a Human Rights Diversity Youth Camp for approximately 40 5th-grade students, a "One Stop Shop Fair Housing Workshop" serving between 85 and 150 Realtors and Housing Professionals, the winning poster developed during the Poster Contest at Human Rights Camp will be seen by approximately 35,000 Ride On bus passengers and motorists, and approximately 22,200 movie-goers will see a 30-second Fair Housing advertisement at local movie theaters.
8	Project Name	Contingency
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$100,000
	Description	\$The fund will be used to cover unanticipated costs for other eligible activities.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Countywide
	Planned Activities	
9	Project Name	Asian Pacific American Legal Resource Center-Legal Services for Asian Immigrants
	Target Area	
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$45,000
	Description	Continue to provide linguistically accessible and culturally appropriate legal services to low-income Asian immigrants to assist them in accessing the legal system and to protect and enforce their rights.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	An estimated 180 people will benefit.
	Location Description	Countywide
	Planned Activities	
10	Project Name	Child Center and Adult Services, Inc. dba Aspire Counseling-Healthy Mothers, Healthy Babies
	Target Area	
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$15,614
	Description	Provide free home-based mental health therapy to low income uninsured pregnant women and new mothers suffering from post-partum depression.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 110 people will benefit.
	Location Description	Countywide
	Planned Activities	
11	Project Name	Bethesda Cares, Inc- Outreach to Chronically Homeless
	Target Area	
	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Prevent and End Homelessness
	Funding	CDBG: \$21,944
	Description	Funding for "Critical Time Intervention" assistance to support persons transitioning out of homelessness into independent living.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	An estimated 40 people will benefit.
	Location Description	Countywide
	Planned Activities	
12	Project Name	Boys & Girls Clubs of Greater Washington -ECCM Heath Care Project
	Target Area	
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$38,655
	Description	Continue Power Hour program of homework and reading assistance and tutoring after school and summer program to increase academic proficiency of low-income Germantown youth.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 50 people will benefit
	Location Description	Countywide
	Planned Activities	
13	Project Name	Eastern Montgomery Emergency Assistance Network -Eviction Prevention and Utility Disconnection Preve
	Target Area	
	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Prevent and End Homelessness
	Funding	CDBG: \$45,000
	Description	Provide emergency eviction and utility assistance.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	An estimated 220 people will benefit
	Location Description	Countywide
	Planned Activities	
14	Project Name	Interfaith Works, Inc- Volunteer Coordinator - Meals for the Homeless
	Target Area	
	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Prevent and End Homelessness
	Funding	CDBG: \$29,186
	Description	Continue to fund a volunteer coordinator position for the third year to assist in providing 73,000 free meals each year.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 14,273 people will benefit.
	Location Description	Countywide
	Planned Activities	
15	Project Name	Jewish Foundation for Group Homes, Inc- Living Independently with Autism
	Target Area	
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$38,500
	Description	Continue to provide an Autism Spectrum Disorders (ASD) specialist for support to low-income residents with ASD.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	An estimated 200 people will benefit.
	Location Description	Countywide
	Planned Activities	
16	Project Name	Jobs Unlimited- Peer Recovery Support
	Target Area	
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$25,200
	Description	Provide training for a peer support specialist and then provide that resource referral services to staff and customers.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 50 people will benefit.
	Location Description	Countywide
	Planned Activities	
	Project Name	Mobile Medical Care
	Target Area	
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$40,072
	Description	Continue to provide free testing, assessment, dosing adjustments and patient education to low-income uninsured residents at risk for heart related conditions or disease. (Third year CDBG funding).
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	An estimated 50 people will benefit.
	Location Description	Countywide
	Planned Activities	
17	Project Name	Mental Health Association of Montgomery County Medical Therapist
	Target Area	
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$44,938
	Description	Provide a therapist for low-income County residents receiving Medicaid to accommodate increase in demand resulting from the Affordable Care Act.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 100 people will benefit
	Location Description	Countywide
	Planned Activities	
18	Project Name	Montgomery County Collaboration Council for Children Youth & Families-Strengthening Families Program
	Target Area	
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$29,510
	Description	Provide parenting skills training workshops to targeted low income families. .
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	An estimated 72 people will benefit
	Location Description	Countywide
	Planned Activities	
19	Project Name	Montgomery Housing Partnership, Inc- 21st Century GATOR Program
	Target Area	
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$38,000
	Description	Provide after School programs for students grades K-5 at Arcola Elementary School.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	The program will benefit an estimated 360 people
	Location Description	Countywide
	Planned Activities	
20	Project Name	Stepping Stones Shelter -Community Engagement Manager
	Target Area	
	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Prevent and End Homelessness
	Funding	CDBG: \$24,756
	Description	Fund a portion of the Community Engagement Manager's salary to recruit, train and supervise volunteers to manage meal and in-kind donations.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	The program will benefit an estimated 82 people.
	Location Description	Countywide
	Planned Activities	
21	Project Name	The National Center for Children and Families -Future Bound Transitional Housing Program
	Target Area	
	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Prevent and End Homelessness
	Funding	CDBG: \$45,000
	Description	Provide housing, counseling, life skills, etc. support for young adults who have aged out of the care of public systems and are homeless or living in unstable conditions.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	The program will benefit an estimated eight people.
	Location Description	Countywide
	Planned Activities	
22	Project Name	The Arc Montgomery County-Transitioning Youth Employment Project (TYEP)
	Target Area	
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$44,835
	Description	Provide life skills for disabled youths ages 18-24.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	The program will benefit an estimated 36 people
	Location Description	Countywide
	Planned Activities	
23	Project Name	The Shepherd's Table, Inc-Shepherd's Table Food Service Program
	Target Area	
	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Prevent and End Homelessness
	Funding	CDBG: \$13,790
	Description	Provide salary support to assist in providing 55,000 free meals per year to at risk Montgomery County residents.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	The program will benefit an estimated 2,400 people.
	Location Description	Countywide
	Planned Activities	
24	Project Name	City of Takoma Park- Commercial Facade Easement Program
	Target Area	
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$79,375
	Description	Funds will be used for the City's commercial facade easement program. Matching funds up to \$15,000 would be available for storefront improvements in all CDBG-eligible areas of Takoma Park.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	A total of 5 commercial properties are expected to benefit.
	Location Description	Citywide (City of Takoma Park)
	Planned Activities	
25	Project Name	City of Takoma Park- Takoma Park Youth Summer Employment Program
	Target Area	
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$11,625
	Description	Funds will be used to partner with local businesses to provide 6 weeks of summer employment for 4 low-income Takoma Park youth
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 4 low-income Takoma Park youth will benefit
	Location Description	Citywide (City of Takoma Park)
	Planned Activities	
26	Project Name	City of Rockville- Rockville Single Family Rehabilitation Program
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$192,885
	Description	Provide rehabilitation, handicap adaptability and energy efficiency improvement home repairs for low-income Rockville homeowners.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	An estimated 8 households are expected to benefit.
	Location Description	Citywide (City of Rockville)
	Planned Activities	
27	Project Name	City of Rockville -Community Ministries of Rockville
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$19,400
	Description	Provide roof and basement repairs to Jefferson House, a permanent supportive housing program serving 8 at-risk Rockville residents.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 8 Household Housing Unit will benefit
	Location Description	Citywide (City of Rockville)
	Planned Activities	
28	Project Name	City of Rockville- Cornerstone Montgomery
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$19,000
	Description	Provide repairs and rehabilitation to a group home for 3 low-income Rockville residents with mental illness
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	An estimated 3 Household Housing Units will benefit
	Location Description	Citywide (City of Rockville)
	Planned Activities	
29	Project Name	Housing Production and Preservation
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$1,431,048
	Description	Funds will be used for the construction, acquisition, and / or rehabilitation of housing (both multi- and single-family units). DHCA may work with the private sector, non-profits and / or the Montgomery County Housing Opportunities Commission (HOC) in implementing this program.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	This is estimated to produce or preserve 29 units.
	Location Description	Countywide
	Planned Activities	
30	Project Name	Community Housing Development Organizations (CHDOs)- Housing Production
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community
	Needs Addressed	Affordable Housing
	Funding	HOME: \$200,000

	Description	The project will fund the housing development activities of CHDOs. This represents the federally mandated fifteen percent of the HOME allocation. Up to 10 percent of this total (\$20,000) may be used for project-specific technical assistance, site control, and seed money loans. It is anticipated that one to three organizations will use these funds for acquisition, construction, or renovation of rental housing for persons with low-incomes.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	This is estimated to produce or preserve 10 units.
	Location Description	Countywide
	Planned Activities	
31	Project Name	CHDO Operating Assistance
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community
	Needs Addressed	Affordable Housing
	Funding	HOME: \$66,000
	Description	Funds will be used to partially cover the administrative costs of qualified CHDOs: Montgomery Housing Partnership (MHP) and Housing Unlimited, Inc. (HUI). MHP will receive \$48,000 and HUI will receive \$18,000. By regulation, only CHDOs using HOME funds to own, sponsor, or develop affordable housing are eligible for operating support. This operating support cannot exceed 50 percent of a CHDO's operating budget in any fiscal year or \$50,000 annually, whichever is greater
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Countywide
	Planned Activities	

32	Project Name	ADMINISTRATION
	Target Area	
	Goals Supported	Affordable Housing in an Inclusive Community
	Needs Addressed	Affordable Housing
	Funding	HOME: \$132,000
	Description	The fund will be used to cover the county's expenses associated with operating the HOME Program. Administrative expenses cannot exceed 10% of the entitlement amount.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Countywide
	Planned Activities	
33	Project Name	HESG 15 Montgomery County
	Target Area	
	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Prevent and End Homelessness
	Funding	ESG: \$367,201
	Description	The ESG Program enables the county to assist persons who are homeless. For County FY2016, it is anticipated that the County will receive \$367,201 in ESG funding. Funds are used in conjunction with the Continuum of Care homeless assistance system and will be administered by the county's Department of Health and Human Services
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 170 people will benefit
	Location Description	Countywide

	Planned Activities	
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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The funds that are allocated to the County are available countywide with no priority assigned to geographic regions. Some activities, such as Public Service Grants, will be targeted to neighborhoods with concentrations of low and moderate income populations. Most other programs will be available to income-eligible residents

Geographic Distribution

N / A

Rationale for the priorities for allocating investments geographically

N / A

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

One Year Goals for the Number of Households to be Supported	
Homeless	20
Non-Homeless	69
Special-Needs	19
Total	108

Table 55 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	48
The Production of New Units	20
Rehab of Existing Units	20
Acquisition of Existing Units	20
Total	108

Table 56 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

HOC is currently in the process of converting all of its existing public housing units, other than seven units located at the Tobytown property, to either Project Based Rental Assistance or Project Based

Vouchers through HUD's Rental Assistance Demonstration (RAD) Program.

Actions planned during the next year to address the needs to public housing

HOC units converting under RAD are located at 11 different public housing properties in the County, and will constitute a major shift in the way HOC provides affordable housing to its residents. However, the end result will be a much improved system that not only retains all existing residents, but also increases the number of assisted residents, allows for significant renovation of the existing public housing units, construction of new subsidized units, and allows for income mixing in the formerly public housing portfolio. The end result will be a net gain for existing PH residents who will transfer into the renovated or redeveloped units, for new affordable housing residents that will be able to rent from HOC at the converted properties due to the increases in units, and for the greater Montgomery County community as poverty is deconcentrated and high quality, amenity rich affordable housing units with strong access to services, schools, and public transportation are built to replace the languishing, deteriorating units that currently exist.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

HOC actively works to increase resident input so as to ensure that real concerns are addressed and not simply those that government has perceived as being a problem for County residents. This resident input is gathered through a variety of means. HOC holds multiple Town Hall meetings with clients each year, public hearings, public comment periods, and also has regular discussions with the Agency's own Resident Advisory Board (RAB). HOC's RAB is composed of HOC residents from across its affordable housing portfolio, including the Public Housing, Housing Choice Voucher, Tax Credit, and Opportunity Housing programs. HOC staff also reviews many proposed policy changes with its RAB, thereby seeking input from its residents prior to implementing policies which affect them. The topics discussed at these different resident meetings include property maintenance, adequacy of supportive services, property management, administrative policies, new HOC programming, and general HOC customer service. Numerous self-sufficiency and education programs, supported with public funds, are also provided by HOC, resulting in a greater opportunity for residents to speak out on those issues affecting their families with regard to their living conditions and other supportive services.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N / A

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their

individual needs

Montgomery County Department of Health & Human Services (MCDHHS) is the primary funder of outreach services to homeless persons. Working with the Continuum of Care (CoC), Montgomery County has developed a standard scope of services for all homeless outreach providers including outreach strategies to engage unsheltered homeless persons and procedures to refer, link, and provide a “warm” transfer to other services or housing providers. The CoC has also developed a referral protocol between local Police and outreach providers. Four outreach providers will serve the entire CoC geographic area. The CoC has identified more than 115 “hot spots” in the CoC including encampments in the woods, storage bins and 24hr establishments that are targeted for outreach. All providers maintain policies to access resources to serve limited English proficiency clients and recruit diverse staff to engage the population.

In addition, Montgomery County DHHS staff will collaborate with other DHHS providers working in Montgomery County Public Schools including the Linkages to Learning program and the Kennedy Cluster project, which serve low-income, at-risk families in targeted neighborhoods.

Addressing the emergency shelter and transitional housing needs of homeless persons

Montgomery County operates a coordinated assessment system. Emergency shelter is available 24/7. Individuals & families access help at designated locations where they will be assessed for diversion/shelter and referred to shelter as needed. Help is also provided to those at-risk of homelessness to preserve housing.

A common assessment tool is used to screen, assess & refer households to all emergency, transitional & permanent housing programs. The tool covers housing history, financial/social supports, health status, service needs & barriers to housing. Providers will enter the assessment into HMIS to promote coordination.

DHHS tracks and coordinates shelter openings for the CoC. The CoC will meet regularly to identify vacancies, prioritize persons for housing, & facilitate referrals. DHHS will monitor outcomes to assure that persons are placed based on need.

The system will be advertised via the County’s 311 phone line, DHHS website, community events, & training for service providers.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were

recently homeless from becoming homeless again

The Continuum of Care is continuing to work to reduce length of stay in homelessness. The CoC uses a coordinated housing referral process to refer, prioritize & match participants to CoC housing. Length of Stay is one factor considered when prioritizing.

Individuals and families experiencing homelessness will have access to case management services to help link them to services and housing resources. Housing Locators will work with adults and families in shelter to identify housing options and help them move more quickly into permanent housing. In addition, MCDHHS has developed an intensive integrated team process that brings together participants with multiple service needs & serious housing barriers with service providers.

Homeless providers will assist participants to develop independent living skills, increase income & access services to reduce returns to homelessness. Those existing homelessness who are unable to maintain housing on their own will be linked to Permanent Supportive Housing, subsidized housing or family/friends with whom they can live. Homelessness prevention assistance including financial assistance & case management will be provided to those who are at risk of returning to homelessness. Program participants with multiple service needs & significant housing instability will be referred to MCDHHS to participate in an intensive integrated teaming that brings to together the participant with service providers to identify needed supports.

Returns to homelessness will be tracked at the client & the program level. At the client level, the common assessment tool documents housing history and will identify those with a prior spell of homelessness. In addition, the CoC's open HMIS system will be used to verify previous spells within the CoC.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Montgomery County coordinates a system of emergency assistance to prevent homelessness. Financial assistance will be available from the Department of Health and Human Services as well as from Emergency Assistance Coalition providers for rental/utility assistance. At-risk households with a history of housing instability will receive case management to address barriers & link to mainstream resources such as SNAP, TANF, SSI and mainstream rental assistance programs. Montgomery County provides energy assistance to help low-income residents pay their utility costs & operates the County Rental

Assistance Program, a shallow rent subsidy program for low-income families, seniors & the disabled.

Montgomery County Child Welfare Services has implemented local discharge planning policies that prohibit the discharge of foster care youth into homelessness. To prepare for discharge, youth will receive independent living skills training. Semi-independent living is open to youth aged 16-21 who are in school or working. As discharge nears, an individualized exit plan will be developed for each youth

Through the Health Care for the Homeless (HCH) program, Montgomery County developed discharge protocols in collaboration with local hospitals within the CoC (no state hospitals are located within the CoC) to prevent the routine discharge of patients into homelessness. Hospital staff will contact HCH nurses for each patient who reports he/she has nowhere to return and will identify an appropriate discharge option. CoC permanent supportive housing will also be considered for persons who were hospitalized for less than 90 days and were homeless prior to admission.

Montgomery County DHHS develops and implements discharge policies through its Core Services Agency (CSA). Prior to discharge, the inpatient hospital social worker/treatment provider must complete an assessment and develop an aftercare plan to address all mental health, substance abuse, co-occurring disorder, housing, health, and vocational needs. CSA will assure that clients are linked to community-based treatment and supportive services, as well as housing.

The Montgomery County Department of Criminal Justice & Department of Health & Human Services (DHHS) have developed a comprehensive system that prepares inmates for release to reduce recidivism by assuring stable housing, and psychiatric stability. Work begins at the correction center where the Community Re-Entry program and Projects for Assistance to Transition from Homelessness program assess needs & make referrals to treatment and housing options. The Pre-Release Center will work with inmates prior to release.

AP-75 Barriers to affordable housing – 91.220(j)

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

- The barrier of complex regulations was addressed with the adoption of a new zoning code and new zoning map by the County Council in the spring of 2014. The new code and map became effective on October 30, 2014. The new code allows flexibility for more housing in and around commercial centers, and encourages more mixed-use developments. At the same time, the new law provides greater protections for existing residential neighborhoods that might be impacted by new and infill development. In addition, the new code improves the efficiency of the development review process by stipulating a 120-day deadline for site plan approvals. This comprehensive zoning rewrite culminates years of collaborative effort among the Planning

Department and Board, County Council, the real estate industry and the civic community. With the Zoning Ordinance now enacted, the Planning Department has turned its attention to a top-to-bottom revision of the provisions of the Montgomery County Code governing the subdivision of land. This project will produce the most comprehensive reform of the subdivision regulations in 50 years and, like the new zoning code, will modernize and streamline the development review process.

- Montgomery County is successfully identifying county-owned sites that can be redeveloped to include housing along with other public facilities and is promoting transit-oriented redevelopment, in conjunction with private developers, in White Flint and Wheaton. New master plan efforts and updated zoning regulations allow for more high-density and mixed-used developments near public transit and in other formally single-use non-residential areas, leading to an increase in future housing supply.
- In the past year, Montgomery County consolidated construction inspections being done by the Department of Permitting Services (DPS) and Montgomery County Fire and Rescue Service (MCFRS), and the Montgomery County Planning Board (MCPB) has streamlined the way in which it reviews DPS issued building permits. All three agencies, along with others, have committed to collaborate to make their customer service more business-friendly, and make it easier to navigate the development process and obtain building permits. The Wheaton Redevelopment Program includes plans for the co-location of both a new headquarters for the Maryland National Park and Planning Commission (MNCPPC) and the Montgomery County Department of Permitting Services to facilitate this effort.
- Montgomery County's Department of Permitting Services is expanding and improving its online services. Site users now have fast access to permit processes accessible through ePermits and ePlans including the ability to schedule or cancel inspections, apply for permits, and submit plans. This will enable more efficient, and therefore, less expensive, additions to the housing supply.

AP-85 Other Actions – 91.220(k)

Introduction:

Montgomery County has identified a number of actions that will address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies

Actions planned to address obstacles to meeting underserved needs

One of the primary obstacles to meeting underserved needs of residents is the availability of funding. While the County actively seeks additional funding opportunities and will continue to do so, its ability to

address underserved needs depends largely on the availability of additional resources.

Actions planned to foster and maintain affordable housing

- Support a portion of the development costs of nonprofit housing developers to acquire or construct affordable housing.
- Assist in the purchase of existing properties for use as housing affordable to low- and moderate-income residents.
- Provide funds for housing rehabilitation to enable owners of multi-family properties occupied by low- and moderate-income tenants to eliminate code violations and make other necessary improvements, including accessibility and energy conservation improvements.

Actions planned to reduce lead-based paint hazards

The Montgomery County Department of Health and Human Services, through its Childhood Lead Poisoning Prevention Program, will continue to:

- Provide case management for children who have blood levels of at least 10 micrograms per deciliter
- Educate and provide outreach to schools, day care centers, landlords, residents and the medical community about lead poisoning
- Monitor the incidence of childhood and environmental lead poisoning and lead poisoning hazards
- Comply with the school mandate that all Pre-K, kindergarten and 1st graders living in identified “at risk” areas have documentation of lead screening on file at their school
- Promote lead-safe environments for children in Montgomery County, and
- Provide a High-Efficiency Particulate Air (HEPA) vacuum loaner service to County residents to help free homes and apartment of lead dust and hazards associated with lead-based paint.

Actions planned to reduce the number of poverty-level families

All activities described in this Action Plan are designed with poverty reduction in mind. Programs to prevent and end homelessness help bring people and households out of poverty and into self-sufficiency. Rental assistance supports help stabilize households and allow them to build savings, gain skills, and engage in other positive behaviors associated with a rise out of poverty. Public Service grants that provide youth services, education and training, such as those to the National Center for Children and Families will help young adults get out of or stay out of poverty.

Actions planned to develop institutional structure

To overcome the gap of not finding housing for persons with high housing barriers, the county provides assistance through “housing locators,” who work with area landlords to identify ways to help persons gain acceptance into units and through working in partnership with homeless providers to create

additional units, as is the case with the 21 units of permanent housing included as a part of the new day center for the homeless being built in Silver Spring.

To address the gap of lack of housing for persons living in nursing homes who could otherwise reside in the community, staff from the Housing Opportunities Commission, the Department of Housing & Community Affairs, DHHS and others, including the non-profit advocacy organization, Independence Now, are continuing to work to identify a funding source to provide affordable housing for this special needs population.

To address the gap around the need to preserve the housing stock in our Common Ownership Communities, DHCA is working with HUD and FHA to pilot an effort to address issues that arise when communities are ineligible for FHA certification.

To address the gap of insufficient supply of affordable units, the County is actively working to preserve the existing, regulated affordable housing stock, with the goal of no net loss of income-restricted affordable housing and is conducting a Rental Housing Study (MNCPPC and DHCA) with the goal of identifying the county's rental housing needs and offering holistic and sustainable approaches to meeting them, including recommending potential changes to current policies and programs to help guarantee long-term affordability of rental housing. Additionally, the county is actively creating additional affordable housing units and will be examining its existing programs, like MPDU, to best address the needs of the market.

Actions planned to enhance coordination between public and private housing and social service agencies

In 2014 the Interagency Commission on Homelessness (ICH) was established by the County to act on behalf of County residents experiencing homelessness and to provide advice, counsel, and recommendations to the County Executive and County Council. The Commission's responsibilities involve matters influencing provision of services, County government policies and procedures, development and implementation of State and Federal laws, and other issues affecting the lives, rights, and welfare of people experiencing homelessness in Montgomery County. The Montgomery Continuum of Care (CoC) is the Housing Urban Development (HUD) recognized body responsible for community planning to prevent and end homelessness in Montgomery County. It is a public-private partnership that includes County and other government agencies, non-profit service providers, landlords and others who have a role in the County's housing market. The CoC is required to have a formal governance structure to guide its activities, including the designation of a Governing Board. The CoC has designated the ICH as the Governing Board of the Montgomery County CoC. The ICH has broad representation of public and private housing and social service agencies and it, and its several subcommittees, will meet regularly and also hold open public meetings to enhance coordination and public involvement.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Projects planned with CDBG, HOME, and ESG funds are all listed in section AP-35 Projects of the Annual Action Plan.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	1,000,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	1,000,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

DCHA effectively leverages HOME investments with private and public resources including but not limited to the following: bank loans, tax-exempt and taxable bond debt from state and local governments, land contributions from local government and private resources, developer equity investments through private resources and the sale of Low Income Housing Tax Credits and Payments in Lieu of Taxes from county and local governments.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The County uses no HOME funds for owner housing programs.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

All DHCA projects that receive HOME financing and have HOME units are governed by a regulatory agreement which specifies the requirements of the HOME financing and the term of compliance.

The regulatory agreement remains in effect during any resale or re-capitalization of the property. If the requirements of the regulatory agreement are violated the developer is in default and subject to the appropriate actions including recapture/repayment of the HOME investment.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Montgomery County does not use HOME funds to refinance existing debt.

Emergency Solutions Grant (ESG) Reference 91.220(I)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

See Appendix for the ESG written guidelines.

2. If the Continuum of Care has established centralized or coordinated assessment system that

meets HUD requirements, describe that centralized or coordinated assessment system.

Emergency shelter is available 24/7 for homeless families & single adults at designated sites throughout the CoC and are assessed for diversion and shelter placement. Families & single adults at-risk of homelessness can also apply for help. At-risk households are assessed for emergency financial assistance, & are linked to needed mainstream resources.

DHHS monitors emergency shelter availability & placement. The CoC's Adult & Family Teams meet regularly to identify program vacancies and facilitate referrals to housing programs. DHHS monitors outcomes to assure that persons are placed based on need. To assure coordination among all providers working with a client, the assessment tool is uploaded into the CoC's HMIS.

Montgomery County oversees the Continuum of Care's coordinated assessment system and supports it with local funding. Emergency shelter is available 24/7. Individuals & families access help at designated locations where they are assessed for diversion/shelter and referred to shelter as needed. Help including emergency financial assistance and case management is also provided to those at-risk of homelessness to preserve housing.

A common assessment tool is used to screen, assess & refer households to all emergency, transitional & permanent housing programs. The tool covers housing history, financial/social supports, health status, service needs & barriers to housing. Providers enter the assessment into HMIS to promote coordination.

DHHS tracks and coordinates shelter openings for the Continuum of Care. CoC providers meet regularly to identify vacancies, prioritize persons for housing, & facilitate referrals. DHHS monitors outcomes to assure that persons are placed based on need.

The system is advertised via the County's 311 phone line, DHHS website, community events, & training for service providers.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

N/A. Montgomery County administers ESG funds directly and does not make subawards.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The Interagency Commission on Homelessness, which is the CoC Governing board, is required to have at least one homeless for formerly homeless person as a board member.

5. Describe performance standards for evaluating ESG.

Performance standards for Rapid Re-housing are aligned with the Continuum of Care standards and include percent of participants increasing income while in permanent housing and percent of recipients maintained in permanent housing.

Appendix - Alternate/Local Data Sources

Appendix A	Citizen Participation Plan
Appendix B	ESG Guidelines
Appendix C	Analysis of Impediments to Fair Housing Choice



Montgomery County, Maryland Department of Housing and Community Affairs Citizen Participation Plan

I. INTRODUCTION

Montgomery County is committed to making local government open, accessible and responsive to its residents. Opportunities for involvement in governmental decision-making and community development issues existed prior to the inception of the Community Development Block Grant (CDBG) program and extend beyond the scope of the federal requirements. This plan outlines procedures the Department of Housing and Community Affairs (DHCA) will follow in support of the County's commitment to resident involvement and in compliance with the Department of Housing and Urban Development's (HUD's) requirements for the Consolidated Plan. This plan is only one component of Montgomery County's extensive and on-going efforts to provide meaningful opportunities for all county residents to fully participate in their government. This plan is reviewed and updated by DHCA staff as needed to reflect changes that enhance outreach and participation efforts.

The Consolidated Plan is a document that is submitted to HUD and that serves as the comprehensive housing affordability strategy and community development plan, and which guides submissions for funding under any of the Community Planning and Development formula grant programs, including the Community Development Block Grant Program, the HOME Investments Partnership Program (HOME), the Emergency Solutions Grant (ESG) Program and the Housing for Persons with Aids program (HOPWA). It should be noted that HOPWA is funded at the regional level and the County's Department of Health and Human Services (DHHS) is the local "program sponsor" responsible for HOPWA funding. Also, beginning in 2012, DHHS and the Department of Housing and Community Development entered into a Memorandum of Understanding whereby DHHS would administer the ESG grant for the foreseeable future. Citizen participation related to ESG funding is implemented through the Continuum of Care (CoC) process and is described in the CoC funding application.

DHCA is the lead agency responsible for overseeing the development of the Consolidated Plan. It is an executive branch agency of Montgomery County Government and its mission is to:

- plan and implement activities which prevent and correct problems that contribute to the physical decline of residential and commercial areas;
- maintain a marketplace which is fair to both landlords and tenants;

- increase the supply of new affordable housing and preserve the affordability of the existing rental housing stock;
- maintain existing housing in a safe and sanitary condition.

II. FEDERAL REQUIREMENTS FOR CITIZENS PARTICIPATION

The citizen participation process in Montgomery County has been designed to meet and exceed minimum federal requirements. The federal requirements which govern the programs administered by the DHCA are published in the Code of Federal Regulations at 24 CFR Parts 91, 92, 570, 574, 576, and 968. The preparation of a Citizen Participation Plan is specifically addressed at 24 CFR 91.105.

INFORMATION

A. Types of information provided

Federal regulations require the dissemination of certain information. This information is:

- The amount of CDBG, HOME, and ESG funds expected to be available;
- The range of activities that may be undertaken with available funds;
- The estimated amount of available funds proposed to be used for activities that will benefit low and moderate income persons;
- The proposed CDBG, HOME and ESG activities likely to result in displacement, and the plans and policies developed for minimizing such displacement of persons as a result of its proposed activities; and,
- The types and levels of assistance the grantee will make available (or will require others to make available) to persons displaced by CDBG, HOME, and ESG funded activities, even if the grantee expects no such displacement to occur.

B. Methods of providing information and seeking input

Federal regulations require that information be provided and input be sought in certain ways:

- Public hearings - Two public hearings are required to obtain the views of citizens on housing and community development needs, non-housing community development needs, development of proposed activities, and review of program performance. The public is given a minimum of two weeks notice of the date of the hearings, and at least 30 days to provide written comments.

- Publications - Both a Consolidated Plan and a Consolidated Annual Performance Report (CAPER) are required. The availability of these items is advertised in the local newspaper and disseminated via email to surrounding jurisdictions and to community email groups. Hard copies of the Consolidated Plan and CAPER are made available to the public at DHCA and at five regional libraries to provide the public with an opportunity to comment on community development goals and strategies, the projected use of funds, and the County's performance in meeting its community development objectives. The Consolidated Plan and CAPER are also posted on the DHCA web site and provided in alternative formats upon request. All written comments are considered and included in the final reports. The Office of Community Partnerships continues to lead a county-wide effort to increase participation and access to information among persons with limited English proficiency.

DHCA is continuously exploring alternative public involvement techniques, attending meetings of civic associations and business groups in areas where CDBG funds are proposed to be used and reaching out through non-profit partners, through presentations to the Regional Services Centers' Citizen Advisory Boards and through participation at government-sponsored Town Hall meetings at locations throughout the County and through involvement with other boards, committees or commissions.

Input from county residents is sought in a variety of ways:

- Small group discussions, work groups and task forces are convened around topics such as affordable housing and code enforcement and to address the needs of specific groups, such as seniors, renters, persons with disabilities or the homeless.
- Events like the annual Housing Fair and the Affordable Housing Conference and activities at which DHCA is asked to participate provide opportunities to increase public awareness of community development issues, provide information about county programs (especially CDBG-funded activities), and solicit comments regarding community development needs and performance feedback.
- Community meetings are attended: staff members serve as guest speakers, meet with neighborhood and other special-interest groups, and serve on a variety of committees to explain programs and solicit comments on community development needs, goals, strategies, priorities, and the projected use of funds as described in the Consolidated Plan, as well as to discuss past performance and obtain feedback.
- Interest groups are consulted: staff members solicit input from agencies representing special interest groups, such as the Housing Opportunities Commission (HOC), the Human Rights Commission (HRC), the Department of Health and Human Services (DHHS), the Office of Community Partnerships, nonprofit service providers and others so that the opinions of low-income residents, residents of public and assisted housing, persons with disabilities, those with limited English proficiency, the homeless and others with special needs are

considered in determining needs, setting goals and priorities, and evaluating accomplishments.

- Opportunity for electronic input is provided: both HUD and the County have internet web pages which provide the public with an opportunity to view and comment on relevant information, including the most recent Consolidated Plan. Distribution of information through neighborhood “list-serves,” through email “blasts” and via links from other sites is increasing access to information and the opportunity for input.
- In accordance with federal requirements, the public is made aware of any substantial changes to activities described in the Consolidated Plan, and is provided with reasonable and timely access to information relating to the Consolidated Plan and regarding the use of CDBG, ESG, or HOME assistance received.

III. COMMUNITY DEVELOPMENT ADVISORY COMMITTEE

An advisory committee has existed since 1978 to serve as the formal citizens’ participation body, acting as a link between the county and its residents. The formation of the CDAC is authorized by the County Executive through an Executive Order and staffed by DHCA. Membership on the advisory committee is through a formal recruitment process handled in collaboration and under the direction of staff in the County Executive’s office. Outreach efforts are directed at encouraging diverse membership broadly representative of the county and inclusive of those from areas in which funds are proposed to be used and those of low- and moderate-incomes.

The committee’s primary responsibilities include the following:

- Conducting an annual public hearing related to community development needs, past community development performance, and the development of the Consolidated Plan.
- Reviewing and recommending CDBG projects for funding.
- Reviewing and commenting on the draft Consolidated Plan.
- Making recommendations to the Director of DHCA, the County Executive, and the County Council on the use of CDBG funds for the county.
- Commenting on status reports from DHCA staff on the planning, monitoring, evaluation, and effectiveness of ongoing community development projects, and reviewing any proposed changes to the Consolidated Plan.

IV. MEMBERSHIP

The CDAC is composed of a maximum of 15 members who are broadly representative of the county’s residents, as noted above. Individuals interested in serving on the CDAC are notified through public advertisements that the committee is seeking new members. Community

organizations are also notified of vacancies on the committee, with staff conducting targeted outreach to increase awareness of opportunities for service among those groups that may be under represented on the committee, and who may not be likely to respond to public advertisements. Prospective new members submit letters of interest to the County Executive, who selects and appoints all representatives based on DHCA staff recommendations.

The criteria for appointment is a familiarity with problems of low income neighborhoods in the county, familiarity with or interest in the problems of special needs populations, and a willingness to serve. The degree to which the applicant enhances the diversity of the committee is also a consideration. Persons must be willing to devote a significant amount of volunteer time during the year, particularly during the review and evaluation process of CDBG applications (normally during the months of October and November, and the first week in December).

Those persons who currently serve on a board, committee, or commission established by the County Council or County Executive, or who are county employees, employees of the HOC, the Maryland National Capital Parks and Planning Commission (MNCPPC), or any local government, or who are elected officials of any federal, state, or local government are not eligible for membership on the CDAC.

V. TERMS FOR APPOINTMENT

Members serving on the CDAC are appointed to serve a three year term. Members may be reappointed by the County Executive no more than once. The Chairperson of the CDAC is designated annually by the County Executive. This appointment is based on leadership abilities demonstrated from the previous year's service on the committee. The Chairperson may serve no more than two years in that role.

VI. HOUSING LOAN REVIEW COMMITTEE

The Housing Loan Review Committee (HLRC) is a diverse group of county staff who are designated by the Director of DHCA to review funding proposals for multi-family housing developments. The committee makes recommendations to the director regarding the allocation of funds and conditions for funding for the proposals. The proposals, from private and non-profit developers, are for loans funded with the County's federal HOME and/or CDBG funds, or local Housing Initiative funds. The loans are used to acquire, rehabilitate, and/or develop additional affordable housing for persons with low and moderate incomes. Currently the committee is comprised of one representative from the Office of Management and Budget (OMB), one representative from the Department of Health and Human Services (DHHS), one representative from the Department of Finance, and three representatives from DHCA. Members of the committee are knowledgeable in affordable housing development, finance, and/or management. All are committed to providing affordable housing to low and moderate income persons, including those with special needs. The committee has regular monthly meetings, but may meet more frequently if there are proposals ready for review. Members do not serve for specified terms and recommendations are reached by consensus.

The HLRC has developed threshold criteria and funding preferences for all housing proposals. The committee applies these criteria and preferences to proposals as it develops its recommendations. These comprehensive criteria assess the following aspects of each proposal:

- compliance with the funding program’s mission statement;
- public purpose;
- neighborhood needs assessment;
- financial feasibility and financial need;
- leveraging;
- cost reasonableness;
- total county request;
- project design
- physical assessment (of any existing structures to be rehabilitated)
- market feasibility;
- readiness to go;
- community support;
- availability of support services (if applicable);
- development team capacity; and,
- land use and zoning.

VII. SUBCOMMITTEES

From time to time, the full committees of either the CDAC or the HLRC may create subcommittees to further examine proposed activities and/or may invite others to its meetings for the purpose of providing information or input, thereby broadening the level of public participation.

VIII. HOUSING AND COMMUNITY AFFAIRS PROGRAM INFORMATION

DHCA promotes interest and involvement in the community development program by maintaining a steady flow of information to the community and providing meaningful opportunities for input. Staff attends community meetings and uses visual display boards, maps and a variety of means to convey information. The department has a Limited Access Plan for outreach to persons with limited English proficiency. Information is provided in alternative formats upon request to accommodate persons with disabilities.

Current information about the ESG, CDBG, and HOME programs, the citizen participation process, the amount of funds available, the range of activities which may be undertaken and those that have been previously funded, ineligible activities, the application development and review process, and other important program requirements is provided. This information is distributed widely, especially at the time planning begins for the next program year. Non-profit groups representative of low and moderate income persons are given technical assistance in developing funding proposals upon request.

At least two weeks prior to each public hearing, notice is published in easily readable type in one or two newspapers of general circulation. The notice includes the date, time, place, procedures of the hearing, and topics to be considered. Reasonable efforts are made to publicize hearings by other means, particularly to those groups representing persons living in public housing, those who have special needs, such as persons with limited English proficiency, persons with disabilities or those who are homeless. Information is available in alternative formats upon request and hearings are conducted in accessible locations.

Documents relevant to the HOME, ESG, and CDBG programs are available for citizen review in the DHCA offices from 8:30 a.m. to 5:00 p.m. on regular working days.

The following materials are available for review by interested persons:

- All mailings and promotional material;
- Records of hearings;
- All key documents, including prior applications, letters of approval, performance reports, other reports required by HUD, and the approved application for the current year;
- Copies of the regulations and issuances governing the program; and
- Explanation of important program requirements, such as contracting procedures, environmental policies, fair housing and other equal opportunity requirements, relocation provisions, and federal labor standards.

Copies of the proposed Consolidated Plan and CAPER are placed in five regional libraries. Additionally, the plan is available for review and public comment on the department's web site. Interested parties are given the opportunity to comment on the draft plan.

A notice which announces that the plan is available to interested persons upon request is published in a newspaper of general circulation 30 days prior to the draft Plan being submitted to HUD for approval.

IX. SCOPE OF PARTICIPATION

DHCA continues to encourage the involvement of county residents in all stages of the planning, implementation, and evaluation process. While there are federal submission deadlines and formal public comment periods with which the county must comply for the submission of certain documents, the process of soliciting public input is ongoing, driven not by time constraints but by the county's commitment to be responsive and accountable to its residents, the county's commitment to continuous improvement in the delivery of services, and the county's commitment to the achievement of results.

X. COMPLAINTS

All unresolved complaints are referred to the Director of DHCA. Reasonable effort is made to provide responses, written where necessary, within 15 working days after a complaint has been received. If a response is not completed within 15 days, the appropriate individual will be contacted and provided an explanation for the delay.

XI. TECHNICAL ASSISTANCE

Technical assistance is provided to:

- Groups representative of persons of low- and moderate-income who request assistance, so they may participate in planning, implementing, and assessing the program.
- Groups representative of low- and moderate- income persons, and groups of residents of low- and moderate- income neighborhoods, which request assistance in developing proposals and statements of views.
- Organizations proposing to provide services to the homeless and other special needs populations.

Technical assistance is provided by DHCA staff members. When necessary or required, DHCA will conduct workshops to provide technical assistance on the various HUD-funded programs it is charged with implementing, including CDBG and HOME.

X. CRITERIA FOR SUBSTANTIAL AMENDMENT

Amendments to the Consolidated Plan are made whenever *any* of the following occur:

1. There is a change in allocation priorities or a change in the method of distribution of funds;
2. An activity not previously described in the action plan will be carried out; or,
3. There is a change in the purpose, scope, location or beneficiaries of an activity.

A change will be considered substantial to the extent that the amount involved in any one change is in excess of \$300,000, and the change would be from one eligible activity to another and the category of beneficiary (e.g. the homeless, the elderly, the disabled) would be altered.

To seek input prior to implementing any substantial change, a notice of the change will be published in a newspaper of general circulation and on DHCA's web page not less than thirty (30) days prior to implementing the change. Written comments will be considered, and a summary of these comments will be attached to the substantial amendment. If a comment is not accepted, the reasons for non-acceptance will be included.

CDAC Proposed Activity Schedule

Activity Schedule
DHCA/CDAC
July 1, 2015 - June 30, 2016

All dates are approximate and subject to change

DATES	ACTIVITIES	COMMENTS
Mid - Late April, 2015	Public announcements for new CDAC member applicants.	Provides open and broad recruitment effort to solicit new members for the Advisory Committee.
Early July, 2015	Briefing session for prospective new CDAC members	Session designed to explain purpose and time commitment involved, and give brief overview of CDBG program and process.
Mid - July, 2015	Complete review process for new CDAC members.	Departmental staff interview applicants and make recommendations to the County Executive.
Mid - July, 2015	Proposed project applications available for distribution to applicants for CDBG and HOME Funding.	Providing applications by this date provides applicants ample time to develop a sound proposal. Prior applicants and citizens/groups who have called DHCA to inquire about availability of funds are on a mailing list.
Mid - August to Mid - September, 2015	DHCA prepares preliminary list of Departmental projects and drafts CDBG-Funded Capital Improvement Program (CIP) projects and forwards to Director for review.	Departmental staff reviews ongoing projects and new projects requiring CDBG and HOME assistance obtaining additional information as appropriate.
August/September, 2015	Appointments to CDAC by County Executive.	County Executive makes appointments and designates Chair
By mid - September, 2015	Preliminary CDBG-funded CIP submitted to OMB.	Comply with County budget process for CIP.

DATES	ACTIVITIES	COMMENTS
Mid - September, 2015	Deadline for submitting project applications for CDBG and HOME (HOPWA funds are distributed via regional allocation).	Proposed project applications accepted by DHCA until close of business.
Early October, 2015	Staff reviews of applications received. Solicits comments from appropriate agencies, local governments, and organizations.	Staff determine if projects are eligible and applications complete. Check for duplication of services and evaluate comments of others.
Early October, 2015	Public Notice listing all CDAC meetings distributed to Government Centers, libraries, etc.	Provide broad dissemination of information regarding committee process.
Early October, 2015	Public hearing on community development needs and Grantee Performance.	Provides interested and affected parties an opportunity to express their needs and comment of performance.
Mid - October to December 2015	Staff and CDAC review project proposals	CDAC ranks projects and establishes funding priorities
January, 2016	Director submits CDAC recommendations on proposed projects to County Executive	Finalize budget recommendations for CDBG for County Executive consideration.
Early April, 2016	County Council hearings on proposed budget as presented in the projected use of funds contained in the annual Action Plan.	Provide interested and affected parties an opportunity to comment on CIP and Operating Budgets including associated activities.
Late April, 2016	Proposed Action Plan advertised and made available for citizens and circulated among surrounding jurisdictions and the State for review and comments.	Provide interested and affected parties an opportunity to examine and comment on the draft Action Plan
Mid May, 2016	County Council approval of proposed projects.	Council reviews proposed projects to be funded.
June 1, 2016	Council formally adopts budget.	
Continuous	Respond in a timely manner to all written inquiries, comments, and complaints about the programs funded through the Consolidated Plan	Provides response to interested and affected parties. Helps identify and resolve problems and misunderstandings.

**MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF HEALTH AND HUMAN SERVICES**

**EMERGENCY SOLUTIONS GRANT
RAPID RE-HOUSING ASSISTANCE PROGRAM MANUAL**

Effective May 2014

OVERVIEW

The Montgomery County Maryland Department of Health and Human Services will be administrator of the Emergency Solutions Grant (ESG) under a Memorandum of Agreement with the Montgomery County Department of Housing and Community Affairs. Emergency Solutions Grant funds can be used to provide medium and short-term Rental Assistance as well as Housing Relocation and Stabilization Services to help households that are homeless and at imminent risk of homelessness obtain and retain housing.

Based on a review of the needs of the Montgomery County Continuum of Care (CoC), MCDHHS is prioritizing the use of ESG funds for Rapid Re-Housing (RRH) services only. This Rapid Re-Housing assistance will be limited to medium-term rental assistance as well as medium-term housing relocation and stabilization services in order to assist as many households as possible to obtain and retain permanent housing. Eligibility will be determined in accordance with the procedures described below.

A. ELIGIBLE PARTICIPANTS

To be eligible for Rapid Re-housing Services, individual or family households must meet all of the following criteria:

1. Household lacks a fixed, regular, and adequate nighttime residence as evidenced by one of the following:
 - a. Primary nighttime residence is not designed or ordinarily used as a regular sleeping accommodation for human beings (car, park, abandoned building, bus or train station, airport, camping ground) **or**
 - b. Living in supervised publicly or privately operated temporary shelter (congregate shelters, transitional housing, hotel/motel paid for by charitable, or government program) **or**
 - c. Individual exiting institution where resided for <= 90 days and who lived in emergency shelter or place not meant for human habitation immediately before entering institution.
2. All household members are a U.S citizen or a "Qualified Alien" as defined by the Personal Responsibility and Work Opportunity Reconciliation Act of 1996.
3. Household does not have resources or support networks to resolve homelessness without assistance.
4. Household agrees to work with a Housing Relocation and Stabilization Services Case Manager.

B. ASSESSMENT AND ELIGIBILITY DETERMINATION

Referrals to the Rapid Re-housing Program will be accepted from providers that are part of the Montgomery County Continuum of Care via the CoC's universal Homeless Assessment Tool.

The Rapid Re-Housing Case Manger will conduct an initial evaluation to determine program eligibility including:

1. **Verification of Homelessness** – Households must meet the criteria for literally homeless previously defined above. Homelessness is documented by a written referral from a CoC housing provider in the form of the homeless assessment tool. For individuals eligible under 1.c. above, discharge documentation from the institution should also be obtained.
2. **Documentation of Household Members and Citizenship** - Documentation can include photo I.D., social security card, birth certificate, Alien registration card, citizenship papers, passport.
3. **Verification of Income and Assets** –Income and assets for all household members should be documented for the 30 days prior to the date of application. If source documents are not available, third party verification of assets and income should be obtained. As a last resort, income can be verified using the Self Declaration of Income form.

Assets are cash or non-cash items that that can be quickly converted to cash and includes the real or personal property and investments that a household may possess, including assets that are owned by more than one person, but allow unrestricted access to the applicant. Assets include:

- a. Amounts in checking and saving bank accounts.
 - b. Stocks, bonds, savings certificates, money market funds, and other investment accounts.
 - c. IRA, Keogh and similar retirement savings accounts, even when early withdrawal will result in a penalty.
 - d. Lump sum receipts of cash received and accessible by household, such as inheritances, capital gains, lottery winnings, insurance settlements, and other claims.
4. **Lack of Resources to Resolve Emergency** - Evidence of a lack of financial resources and support networks is required through case manager assessment to verify that other options are not available to applicant. This should be verified through comprehensive interview with regards to the following criteria:
 - a. No family or friends can provide sufficient financial assistance to enable household to obtain housing or remain in housing.
 - b. Household assets are insufficient to enable household to obtain/maintain housing or are needed as part of housing plan.
 5. **Ability to Sustain Housing** - Expectation that household has life skills, social stability and income to sustain permanent housing once assistance ends.

Once the assessment process is complete, the RRH case manager will notify the applicant and the referring provider as to the outcome.

Continued eligibility assessed every three months based on program participation to assure that participants are actively working on meeting their housing expenses and stabilizing their housing situation.

C. PROGRAM ACTIVITIES

Emergency Solutions Grant Rapid Re-Housing assistance is not intended to provide long-term support for program participants, nor will it be able to address all of the financial and supportive service needs of households that affect housing stability. Rather, assistance should be focused on housing stabilization, linking program participants to community resources and mainstream benefits, and helping households develop a plan for preventing future housing instability. To this end, the program will offer Housing Relocation and Stabilization Services as well as medium-term Rental Assistance to participants.

1. Rental Assistance:

Rental assistance is limited to 12 consecutive months in order to assist homeless households to exit homelessness and move into permanent housing. Rental assistance will be provided based on household type as follows:

Single Adult Household:	First month's rent followed by a monthly rental subsidy of \$400 for up to 11 months.
Family Household:	First month's rent followed by a rental subsidy in the amount of \$600 for up to 11 months

First month's rent is defined as the total monthly rent as stipulated in the lease agreement.

It is expected that households exiting homelessness will have very limited income and assets; therefore no minimum contribution toward rent is required for the first month. During months two through twelve, the household will be responsible for paying the difference between the Rapid Re-housing rental subsidy and the contracted rent amount.

Rental assistance is to be made in the form of direct payments to property owners. No payments are made directly to participants.

In order to provide rental assistance, a rental assistance agreement must be signed by the landlord. The rental assistance agreement must set forth the terms of the rental assistance being provided and stipulate that during the term of the assistance, the landlord must provide a copy to the case manager of any notice to vacate, or any complaint used to begin eviction proceedings against the program participant.

Rental assistance cannot be provided unless the rent is equal to or below the Fair Market Rent most recently published by the U.S Department of Housing and Urban Development (HUD) and complies with HUD's standard of rent reasonableness. When calculating these standards, rent is defined as the total monthly rent including occupancy fees and, if the tenant pays utilities separately, the monthly utility allowance established by the Housing Opportunities Commission.

2. Housing Relocation and Stabilization Services:

Housing Relocation and Stabilization Services assist program participants to obtain and retain housing. These services include Housing Stability case management; Housing search and placement (includes inspections) and Financial Assistance.

Housing Stability Case Management will assist participants to overcome barriers to obtaining and retaining permanent housing. Activities include evaluating and re-evaluating program eligibility; counseling; developing, securing and coordinating services; assisting participants to obtain mainstream benefits; monitoring and evaluating progress; providing information and referral to community resources; and developing individualized Housing Stability service plan.

Case Management services will be provided for up to twelve months and will include an initial assessment with a minimum of monthly contacts. The case manager will develop a Housing Stabilization Plan in collaboration with the program participant including identification of community supports and mainstream benefits that will assist the program participant to obtain/retaining housing once the RRH assistance ends.

Housing search and placement includes activities related to locating; obtaining and retaining permanent housing including assessment of housing barriers; needs and preferences; housing search; outreach and negotiation with landlords; assistance submitting applications and understanding leases; assessment of housing for compliance with ESG standards for habitability, lead-based paint, and rent reasonableness; and assistance with obtaining utilities and making moving arrangements.

Financial assistance will be provided to pay for security deposits to help households move into permanent housing. The security deposit is limited to no more than two months rent.

Financial assistance is to be made in the form of direct payments to property owners. No payments are made directly to participants.

3. Limits on Assistance

Upon exit from the Rapid Re-housing program, participants will not be eligible to receive additional assistance from this program for two years from the closure date.

4. Housing Standards

Each housing unit supported by RRH funds must be inspected to assure that it meets minimum Housing Quality Standards and Lead Based Paint Standards prior to the release of funds as follows:

Lead-Based Paint Visual Assessment: Each unit supported with RRH funds that was built prior to 1978 and in which a child under the age of 6 will be residing must be visually inspected for Lead-Based paint unless it meets one of the following criteria:

- a) Unit is a zero-bedroom or SRO-sized unit
- b) Testing of all painted surfaces by certified personnel has been conducted in accordance with HUD regulations and the unit is officially certified to not contain lead-based paint
- c) All lead-based paint has been identified and removed in accordance with HUD regulations
- d) Unit meets any of the other exemptions described in 24 CFR part 35, 115(a).

An initial Lead-Based Paint Visual Assessment and regular annual inspections are required for as long as RRH funds are being used to assist the household in the unit, in accordance with HUD's standards described in the applicable regulations. The owner must provide a notice to occupants if an evaluation and hazard reduction activities have taken place, in accordance with 24 CFR part 35, 125.

A copy of the Lead-Based Paint screening tool and, where required, visual assessment must be included in each participant file.

Habitability Standards: A initial Habitability Standards Inspection must occur prior to the approval of RRH funds for initial rent or for a security deposit. In addition, an annual habitability standards inspection must be conducted for any unit in which RRH funds are being used. A copy of the completed Inspection report is to be included in each participant file.

D. COORDINATION

ESG Rapid Re-Housing Assistance is one part of an extensive network of services and resources available to support households exiting homelessness. To the extent possible, the RRH Case Manager will collaborate with CoC providers and other community providers to help program participants access services and mainstream benefits for which program participants may be eligible.

As the CoC Lead Agency, MCDHHS is able to coordinate rapid re-housing activities with other prevention and rapid re-housing resources in the CoC. The Rapid Re-housing program will be discussed at the CoC's Adult Homeless Teaming Group and Family Homeless Provider Team to share information and solicit referrals.

E. PROGRAM TERMINATION

A Household that violates program requirements can be terminated from the Rapid Re-Housing program. Written notice will be provided to the program participant that will include the reasons for termination and the date of program closure.

The participant will have the right to request a case review of the decision to terminate services by the Special Needs Housing Administrator within 30 calendar days of the date of notification of program closure. As part of the review, the program participant will have the right to present written or oral information documenting why the decision is not warranted. The program participant will be able bring a relative, lawyer or other person with them to the case review. Within 15 calendar days after the case review, the Administrator will send written notice of the decision from the case review.

F. DOCUMENTATION

A record will be created for each participant referred for Rapid Re-housing Assistance. If a client is found to be eligible and appropriate for the program, certain documents must be obtained and placed in the client file. Each file **MUST** contain:

1. Completed Assessment including outcome of assessment. If household is not eligible, reason why should be indicated;
2. Documentation of Homelessness;
3. Verification of Income;
4. Documentation of Identity and Citizenship status for all household members;
5. Verification of future housing (lease);
6. Verification of property ownership and W-9 from owner of housing;
7. Rent Reasonableness Certification;
8. Documentation of Fair Market Rent;
9. Rental Assistance Agreement;
10. Lead-Based Paint Screening Tool and, if indicated, Visual Inspection Report and Lead-Based Paint Disclosure Information;
11. Housing Habitability Standards Inspection Checklist;
12. Housing Stabilization Plan;
13. Contact notes documenting services and assistance provided.;
14. Copies of payments made to landlord on behalf of participant;
15. Closing Summary;
16. Documentation related to Program Termination.

G. HMIS PARTICIPATION

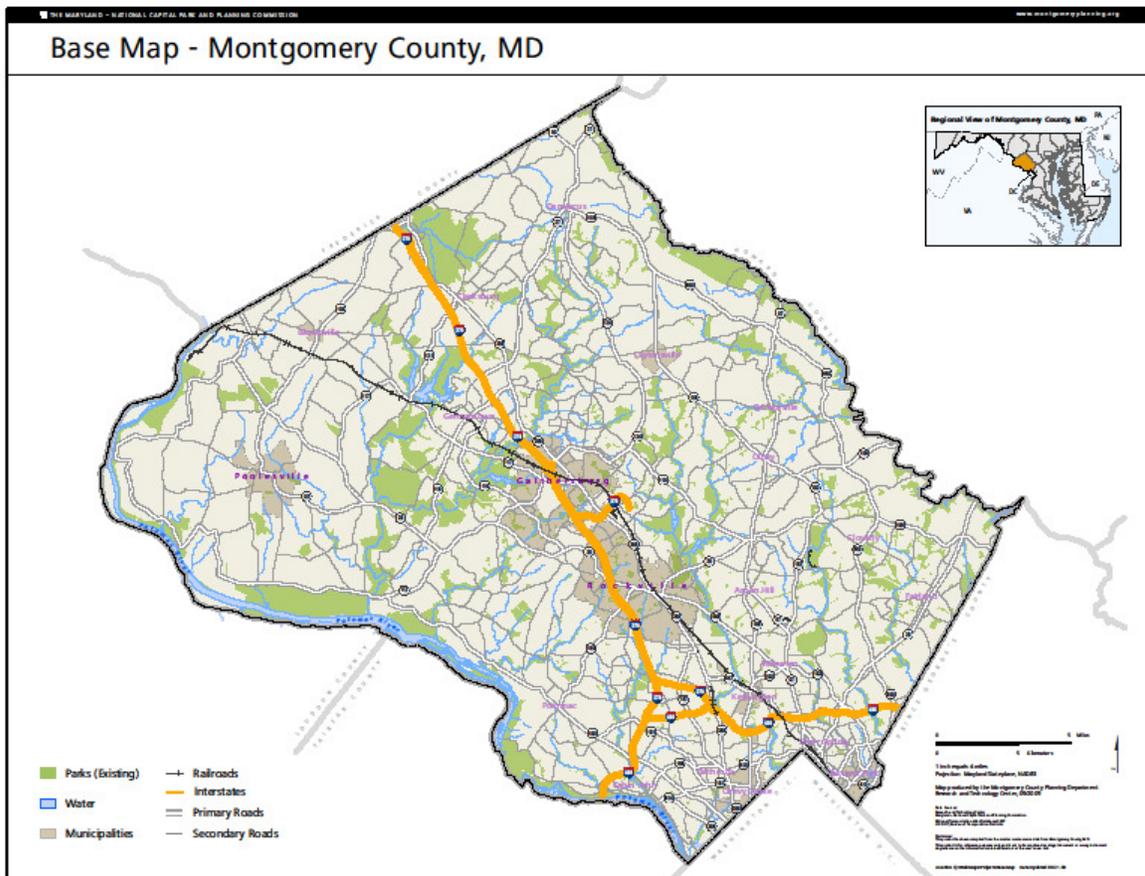
Information will be entered into the Montgomery County CoC's HMIS database for all participants receiving Rapid Re-housing Assistance.

Montgomery County, Maryland

2015 Analysis of Impediments to Fair Housing Choice

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Executive Summary

Montgomery County certifies that it is affirmatively furthering fair housing as part of the federally mandated consolidated planning process that the County is required to undertake as a condition of receiving federal housing and community development funds from the U. S. Department of Housing and Urban Development (HUD). This Analysis of Impediments (AI), along with taking and documenting appropriate actions to overcome the effects of the impediments identified, is part of this planning process.

Impediments to fair housing choice include:

- Any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin that restrict housing choices or the availability of housing choices; and,
- Any actions, omissions, or decisions that have the *effect* of restricting housing choices or the availability of housing choices on the basis of race, color, religion, sex, disability, familial status or national origin.

Montgomery County local law also makes illegal discrimination that is based on race, color, religion, ancestry, sex, age, national origin, marital status, physical or mental disability, sexual orientation, genetic status, family responsibilities, gender identity, and source of income and presence of children.

In addition to discriminatory actions, there are barriers that, while they may not constitute housing discrimination, limit housing choice. These include housing supply and location, the physical accessibility of housing, housing cost, limited English proficiency, criminal background and poor credit history.

Identification of impediments and barriers

The principle method used to identify and address housing discrimination is through complaint investigation and testing.

Montgomery County's Office of Human Rights conducts housing discrimination testing. In 2013/2014, 140 tests (with re-tests), were conducted focused on race, source of income, presence of children and disability. The test results identified direct evidence of discrimination on the basis of source of income. Housing providers were refusing to accept Housing Choice Vouchers, and the seven cases brought to the Human Rights Commission were all successfully settled. The tests also identified some incongruous responses that, while evidence of disparate treatment, were not conclusive as discriminatory. These

sites were re-tested and passed the second test. In 2015, the Office is conducting 100 matched pair tests focusing on source of income, disability and accessibility compliance.

Impediments to fair housing choice are mitigated through strategies that focus on investigating/adjudicating complaints (working through the Human Rights Commission to re-dress illegal housing discrimination), testing for discrimination of protected classes, with follow-up actions to ensure compliance with the law and education and outreach efforts to increase awareness of fair housing laws, rights and responsibilities.

Barriers identified that limit a household's choice of housing and strategies to mitigate the barriers include:

Barrier: Lack of an adequate supply of affordable housing, especially housing affordable to low-income renters and those with supportive services needs

Barrier: Lack of available, affordable and accessible housing for residents with a disability

Strategies: Rental assistance subsidies for tenants; production & preservation of affordable units using inclusionary zoning (MPDU program) and bonus density incentives, exercising the County's Right of First Refusal to Purchase, payment in lieu of taxes (PILOTs), low-cost financing from the local housing trust fund (HIF), low-income housing tax credits, education related to visitability of housing, accessibility and reasonable accommodation; enhanced collaboration among Continuum of Care partners

Barrier: Individual circumstances, like poor credit history, criminal backgrounds, past rental or eviction history that make getting a lease difficult and/or that limit housing subsidies/choice

Barrier: Limited English proficiency that can limit understanding of rental applications, leases, landlord/tenant rights and responsibilities and fair housing rights

Strategies: Housing locator services and alternative leasing/screening arrangements and work with landlords to lessen leasing restrictions; financial literacy training, including credit repair counseling; ESL classes and access to culturally sensitive, linguistically appropriate materials

Barrier: Lack of general awareness concerning fair housing issues among residents and housing providers

Strategies: On-going training, education and outreach

Barrier: Financial challenges faced by Common Ownership Communities that limit access to needed capital to maintain the community and access to affordable financing for potential purchasers

Strategies: Meet with HUD and FHA representatives to develop solutions so that properties can receive FHA-certification; provide board training and assist properties in re-capitalizing their reserves; work with private lenders to provide access to needed capital; support for the work of the Commission on Common Ownership Communities; study the issue to identify best practices and possibilities for regional collaboration

Some Montgomery County residents face challenges in taking full advantage of all the County has to offer, limited in their choice of housing by discriminatory actions or other barriers. While the County has emerged from the worst of the economic crisis, fiscal challenges remain that limit the financial resources needed to address the impediments and barriers identified herein. Even so, the County is committed to the priority of providing affordable housing in an inclusive community for its growing and diverse population.

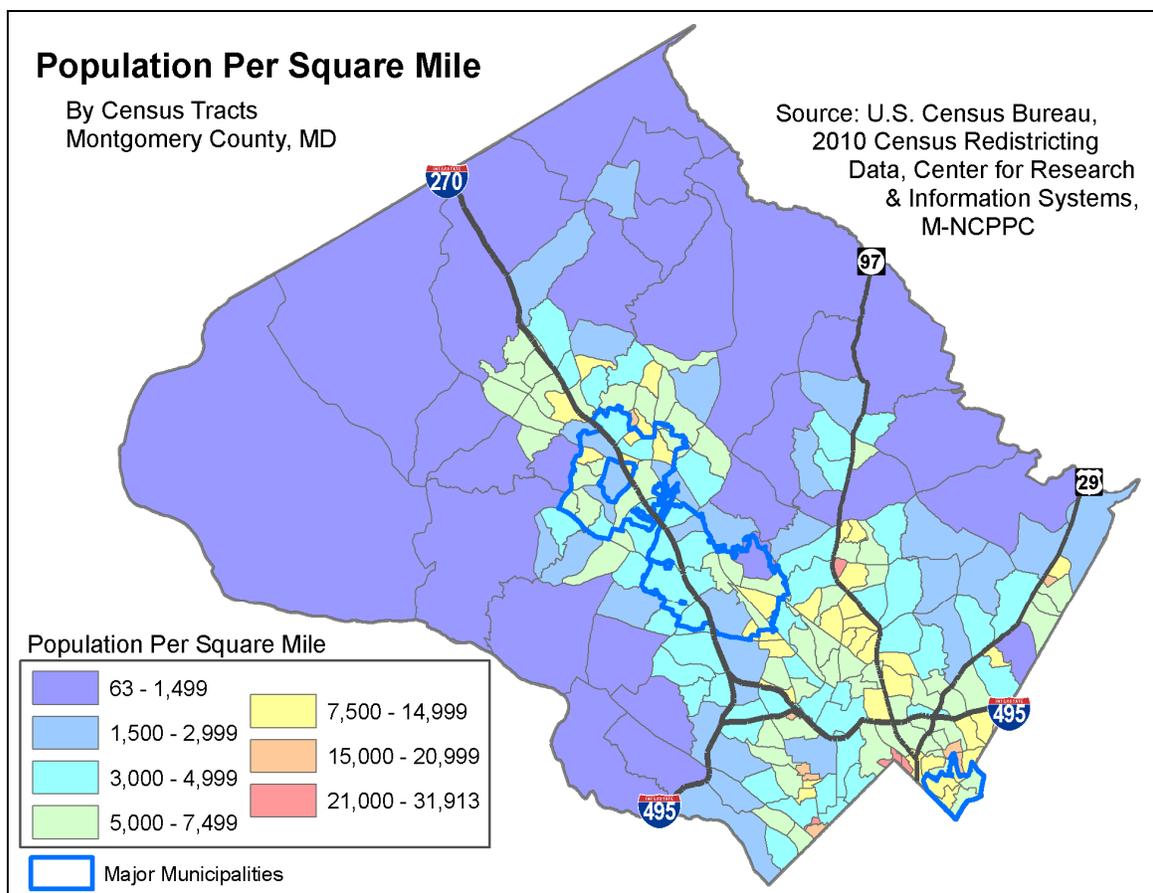
The County's Department of Housing and Community Affairs (DHCA) has compiled this report with the collaboration of the County Office of Human Rights, and the members of the Interagency Fair Housing Coordinating Group (IFHCG), which is comprised of representatives from multiple public agencies, non-profit organizations and the private sector. The most up-to-date demographic information has been obtained from the U.S. Census Bureau, the Metropolitan Washington Council of Governments and the Maryland National Capital Park and Planning Commission (M-NCPPC), as well as from within DHCA.

Montgomery County has also worked closely with the City of Gaithersburg in acknowledgment of the fact that while both the City and the County are each required to analyze impediments to affirmatively furthering fair housing as a condition of receipt of federal housing entitlement funding, both are committed to collaborating. Additionally, the County continues its close collaboration with the Metropolitan Washington Council of Governments in recognition of the benefits of a regional approach to affirmatively furthering fair housing.

Profile of Montgomery County, MD, Population and Housing

Population

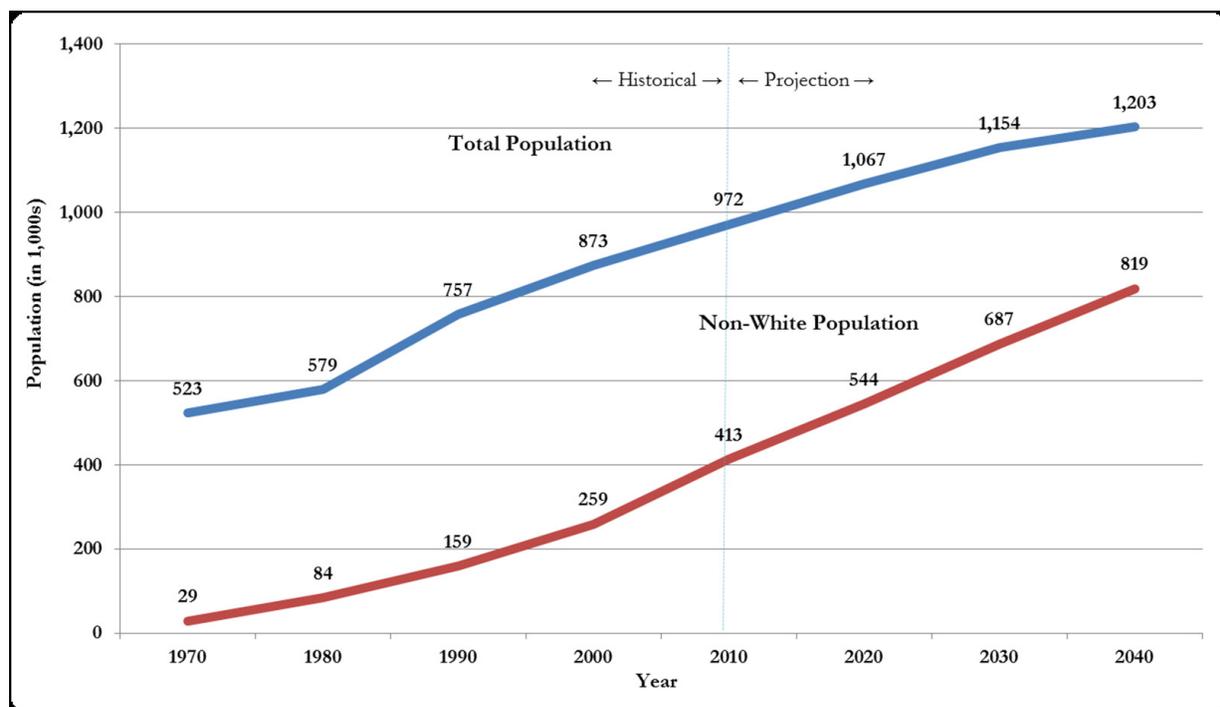
During the 1970s and 1980s, Montgomery County grew from a Washington suburb into the region's second largest employment center after the District of Columbia. More than 60 percent of the County's residents work in the County: about 20 percent are government workers and 57 percent work in management, professional and related occupations. Montgomery County's biotech community ranks as the third largest in the nation. One in five workers (23 percent) commuted to Washington, DC. Between 2013 and 2020, the whole Washington, DC, metro region is expected to add more than 700,000 new residents.



The United States Census Bureau estimates that 1,016,677 people resided in Montgomery County in 2013, a 4.6 percent increase from 2010 (971,777) and 17 percent of Maryland's total population. Montgomery County continues to have a growing and diversifying population, second in population density only to Baltimore County in Maryland and comprising almost one-fifth of the Washington, DC, metropolitan area. In 2000, the County was home to 873,341 residents, 143,336 fewer people than today. Over the next 30 years,

a further 21 percent increase, or 204,073 additional people, is forecast for Montgomery County.

Growth in the minority population continues to fuel overall population growth. In the last decade, the County’s minority population grew by 114,589 people (33 percent). In-migration and birth rates among the Hispanic population are higher than any other ethnic category. This trend mirrors the nation’s Hispanic population growth. African Americans are the County’s largest minority group with 18.6 percent of the total 2013 population, followed by 18.3 percent Hispanic Americans and 14.9 percent Asian Americans. The County is currently 53 percent minority, continuing to be a “majority minority” county. Non-Hispanic whites comprise the remaining 47 percent of Montgomery County’s 2013 population. Those who identify as belonging to two or more races has risen to 3.1 percent, up from 2 percent in 2009. The Washington metropolitan region as a whole is also nearly 50 percent minority (non-white).



Historical and Projected Total Population, Montgomery County, 1970-2040

Between 2009 and 2013, 32.2 percent of County residents were foreign-born, compared to 26.7 percent in 2000. Most of the foreign-born residents have come from Asia and Latin American, 36.5 percent and 36.2 percent, respectively. In addition, the number of County residents aged five and up who speak a language other than English at home reached 39.1 percent in 2013, up from 32 percent in 2000. According to the Census Bureau, in 2013, 8.6 percent of the population reported speaking English “less than very well.” The number of people with Limited English Proficiency (LEP) has continued to

grow, more than doubling between 1990 and 2009. Montgomery County has the highest concentration of LEP population in Maryland and in 2006 its rate was approximately 65 percent higher than that of the US as a whole.

Within the Montgomery County Public Schools (MCPS) system in the 2014-2015 school year, students speak 138 different languages and represent 157 countries. Nearly 14 percent participate in English for Speakers of Other Languages (ESOL). Special education services are extended to 11.7 percent of students. With an enrollment of 153,852 students, MCPS is the largest school system in Maryland (17th largest in the US). It provides Free and Reduced-price Meals (FARMS) to 35.2 percent of its students. In spite of having almost one-third of its students certified as lower income, MCPS ranks among the top-rated in the nation for graduation rates (88.3 percent) and academic achievement scores.

Montgomery County ranks first among large counties nationwide in overall educational attainment, with 57.1 percent of residents having earned a Bachelor's degree or higher. Median household income in the County is also comparatively high at \$98,326 in 2013.

The Washington area's widespread affluence, due to the large number of people with six-figure incomes, disguises the dichotomy of Montgomery County households that make over \$100,000 per year and the quarter of the population who make less than half that amount and are struggling to make ends meet in an expensive environment. Minorities and people with disabilities tend to be disproportionately represented in the lower income grouping.

In 2012, 6.9 percent of the residents in Montgomery County lived below the federal poverty level, an increase from 5 percent in 2006. The caseload for the Federal Temporary Cash Assistance (TCA) program increased during the recession from 634 in June 2007 to 955 in June 2014. The poverty rate for children in the County is 9.4 percent. In June 2007, Montgomery County's Food Stamps Caseload was 11,310. By June 2014, it had risen dramatically to 32,951.

According to the 2012 Self-Sufficiency Standard, it costs about \$83,000 for a four-person family with two working parents, a preschooler and a school-age child, to afford the basic necessities in Montgomery County – much higher than the national Federal Poverty Level of \$24,000 for four people. The Federal Poverty Level is the same for all 48 contiguous states. However, the Self Sufficiency Standard is based on the cost of living in a specific area.

The rise of Montgomery County's unemployment rate during the economic recession mirrored that of the Washington metro area, Maryland and the nation, albeit at a lesser percentage. Between October 2007 and October 2009

the County's unemployment rose from 2.7 percent to 5.7 percent. By October 2010, however, that rate had fallen to 5.2 percent or 26,815 persons. In 2014 Montgomery County's unemployment continued to drop to 4.5 percent, compared to a regional 4.9 percent and a national 6.1 percentage rate.

The County's primary food charity, Manna Food Center, provides food to an average of 3,760 families each month and distributed 3,616,250 pounds of food in 2012. Other charity and religious groups also provide assistance with basic necessities such as food, clothing and medicines.

Beyond providing safety net social services, efforts to alleviate poverty in Montgomery County include enforcing Section 3 requirements, providing access to financial literacy and offering tax preparation assistance. Section 3 of the Housing and Urban Development (HUD) Act of 1968 promotes employment of low-income residents, especially those in public housing, by requiring that HUD grantees (and their contractors and subcontractors) provide jobs and other economic opportunities to local residents and businesses.

Under the County's Local Small Business Reserve Program, adopted in 2009, Montgomery County's departments and agencies have committed to allocating 20 percent of their purchases of goods and services for small businesses within the community. In addition, since 2003, the County's Living Wage Law establishes that certain County service contractors, and their subcontractors, must pay a certain level of wages to employees who perform direct and measurable work on qualified County service contracts. Effective July 1, 2015 the Wage Requirements rate will be \$14.35. In 2010, the Montgomery County Council also unanimously approved a bill that creates a local-government hiring preference for people with developmental, psychiatric or severe physical disabilities. Currently under consideration is County Bill 10-15, which would establish a hiring preference for the initial appointment of a qualified veteran or a veteran with a disability for a uniformed public safety position.

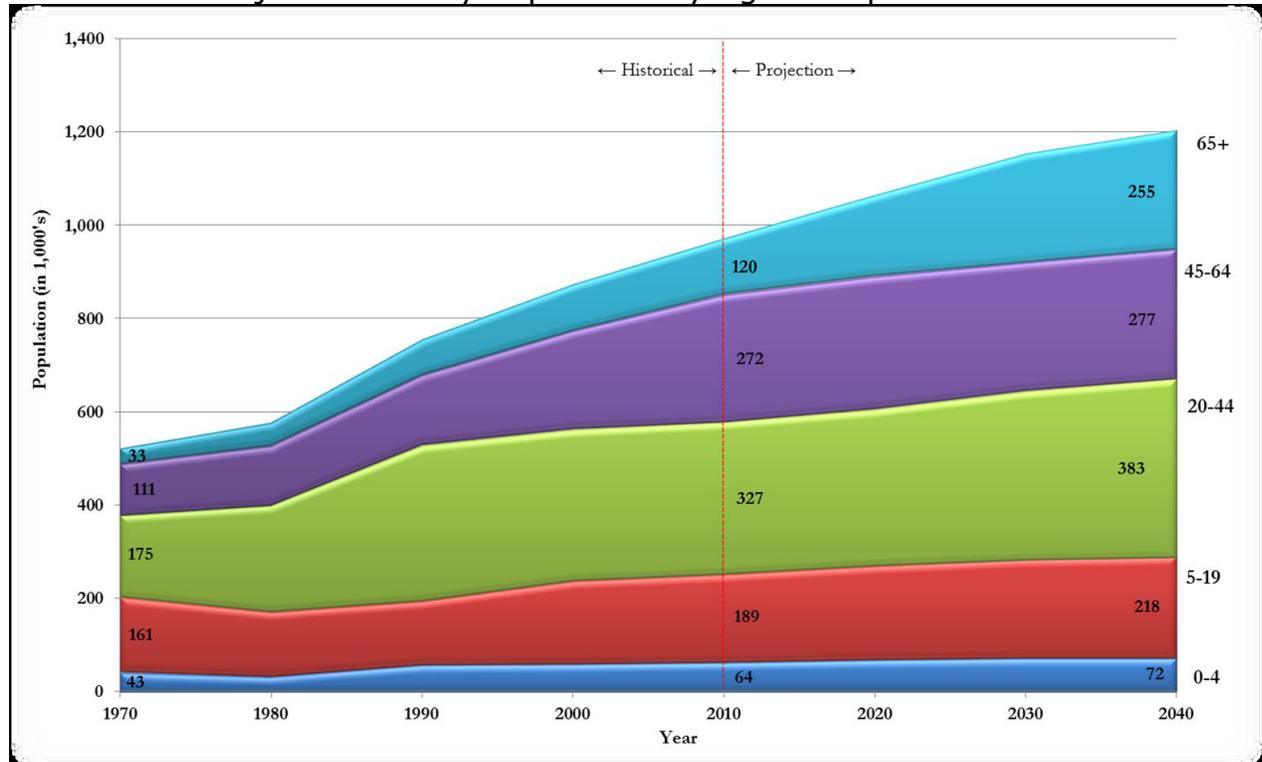
With support from the County's Department of Health and Human Services, the Community Action Agency coordinates a Volunteer Income Tax Assistance (VITA) program that provides financial literacy help and free tax assistance, using IRS trained and certified volunteers to help low- to moderate-income (\$49,000 or less) individuals and families in filing taxes. These clients include persons with disabilities, the elderly and those with limited English language skills. For tax year 2012, 53,183 County households (121,886 residents) received the federal Earned Income Tax Credit (EITC). Their median adjusted gross income was \$12,595.

Montgomery County's population is steadily aging. Census estimates from 2005 showed that 11.6 percent of County residents were 65 or older; in 2009 that number had risen to 12.3 percent and by 2013, 13.3 percent. By 2040,

residents over 65 are projected to make up a fifth (20.2 percent) of Montgomery County’s overall population. According to the 2013 American Community Survey, approximately one in eight of the population, or 81,309 people, had some form of disability. Of the population 65 years and over, 28.6% had a disability.

People with disabilities include mobility impaired individuals, persons with psychiatric and developmental disabilities, and those with visual or hearing impairments.

Historical & Projected County Population by Age Group 1970 – 2040



Housing

The median value of owner-occupied units was \$446,300. Housing units in multi-unit structures accounted for 33.2 percent of housing stock. At the same time, according to the 2013 American Community Survey, the median household income in the County reached \$98,326 in 2013 (up from \$94,980 in 2010), and 6.7 percent of residents lived below the poverty line.

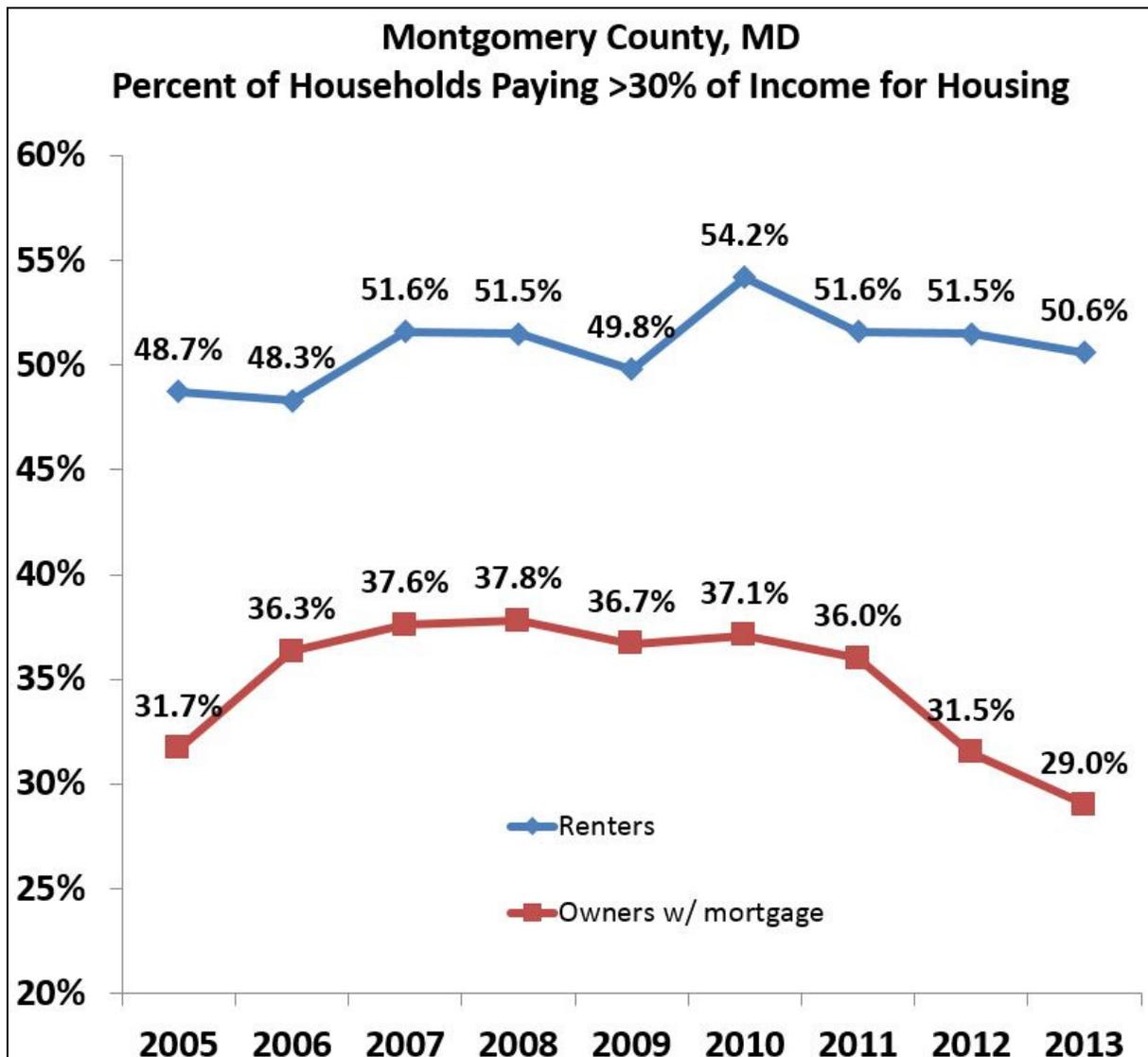
The County’s rental housing stock is falling short of demand, especially with regard to low-cost dwellings. Many such dwellings are in need of rehabilitation or replacement. The Washington metropolitan region is expected to add over 850,000 jobs over the next 20 years, with the trend towards lower-paying service sector jobs away from higher wage government and professional ones, leading to an even stronger demand for affordable rental housing.

Approximately, 44 percent of demand for new housing in the region over the

next 20 years will be for rental, while only 36 percent of the existing housing stock is currently rental, according to a recent study by the George Mason University Center for Regional Analysis.

To address this situation, the Maryland-National Capital Park and Planning Commission and the Montgomery County Department of Housing and Community Affairs (DHCA) are conducting a study of rental housing in the County. An outside consultant, working closely with an interdepartmental team during 2015 and 2016, will identify housing needs and offer holistic and sustainable approaches to meeting them.

The percentage of homeowners who spent more than 35 percent of their income on housing costs, or were "cost-burdened," decreased from 27 percent in 2011 to 23.4 percent in 2012, compared to 33 percent in 2008. This drop is most likely due to falling housing values in the wake of the housing crisis, which began in 2008.



However, at 40.5 percent, Montgomery County is one of four local jurisdictions where the percentage of rent-burdened households topped 40 percent.

This means that two out of every five renters paid at least 35 percent of their household income on rent, which is unchanged from 2008 to 2012. Of rental households headed by someone 65 or older, 62 percent were cost-burdened, as were the majority (57 percent) of young renters (aged 15-24).

Over the past few years, the housing market has become more competitive for renters, who are disproportionately minorities and people with special needs. The County had a 5.8 percent vacancy rate in 2006, 4.9 percent in April 2009 and 3.7 percent in April 2010.

According to DHCA's 2012 Rental Apartment Vacancy Report, the 2012 rental vacancy rate in Montgomery County showed a tight housing market countywide with an overall vacancy rate of 3.5 percent. The rate declined 0.2 percentage points from the 2011 rate of 3.7 percent. The vacancy rate for market rate units only was 3.7 percent, down 0.1 percentage point from the 2011 rate of 3.8 percent. The vacancy rate for properties with income restricted units only was 2.8 percent, up 1.0 percentage point from the 2011 rate of 1.8 percent.

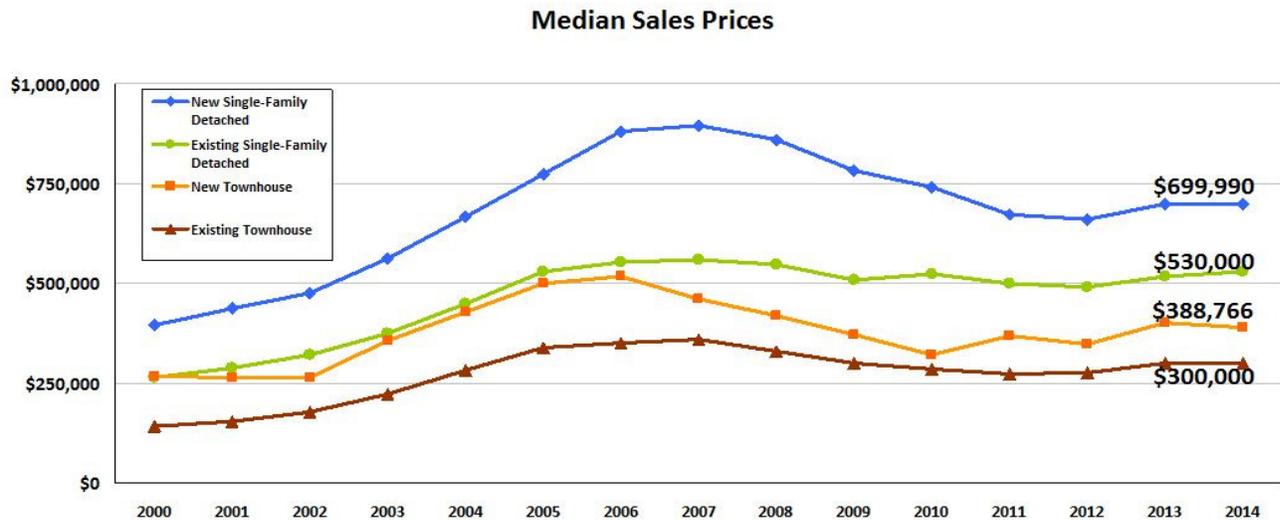
Additionally, according to the March 2010 Montgomery County Tenants Work Group Report, some renters have concern over the possibility of high rent increases and insecurity over the permanence of their rental agreements.

Montgomery County showed higher than median gross rent in 2012 at \$1,563 than in 2009 (\$1,429). The median rent for the entire Washington metro region in 2012 was \$1,424, well above the national average of \$884.

In May 2014, 294 County households received emergency help to prevent eviction or homelessness, and 1,693 low income households participated in a Rental Assistance Program (RAP) to receive a rent subsidy. Rental programs assist individuals whose households meet program eligibility criteria, such as age, income, disability, special need or other requirements. The Handicapped Rental Assistance program helps low income disabled individuals with support towards rental expenses in licensed care facilities.

Montgomery County's median sales price for single and multifamily, new and used homes, was \$375,000 in March 2014, the same level as in 2013. The County's median sales price peaked in 2006 at \$439,000. Montgomery County's median sales prices have typically remained higher than most of the region and the nation since 1999. In the Metro DC region, the March 2014 median sales price was \$389,900, compared to \$344,175 in 2010 and

\$401,155 at the top of the curve in 2006. Nationally, in March 2014 the median sales price reached \$186,941, only slightly higher than the 2010 price of \$183,700, but still lower than the 2004 price of \$195,200, and the peak in 2006 at \$221,900. There has also been a drop in the average number of days a house stays on the market in the County, from 58 days in March 2013 to 54 days in March of 2014, a situation that favors the seller.



Montgomery County’s population aged 65 and older is growing steadily, according to the 2000 Census and the Metropolitan Washington Council of Governments *Round 7.0 Forecasts*. Between 2010 and 2020 the number of residents 65 and older is forecast to increase by 34 percent—to 152,648, an increase of more than 54,000 persons. By 2030 the population aged 75 years and older is likely to increase by nearly 38 percent.

The first “baby boomers” turned 65 in 2011, and their overall impact will not be felt immediately. According to the *55+ Housing Preference Survey* (M-NCPPC, 2005), 58 percent of County seniors plan to live in their own home as long as possible. Approximately 42 percent (about 71,000 persons) aged 55 and older plan to move from their current residence at some time after retirement. About half of those, regardless of age, plan to move from their current residence within five years. Five percent of the County’s housing units are age-restricted, with Leisure World accounting for the majority of market-rate senior units. The median household income at Leisure World in 2011 was \$52,102.

The diversity of the growing senior market makes it necessary to develop more than one solution to senior housing. There is a need for moderate but steady growth in the number of senior housing units in the County. Growth has been primarily in the realm of independent living and continuing care retirement communities. However, the fact that more seniors plan to stay in their own homes as long as possible means that seniors are likely to need some degree

of accommodations for accessibility and perhaps also assisted living when they do leave their own homes. It is important to ensure that Montgomery County maintains a continuum of housing choices to meet the changing and varied needs of its senior population.

Montgomery County Activities to Support Fair and Affordable Housing

Interagency Fair Housing Coordinating Group (IFHCG)

The IFHCG was established in 1987 by Chapter 27, Section 27-26B of the Montgomery County Code in order to facilitate and promote the County's efforts to prevent discrimination in housing. The Group continues to hold monthly meetings to further the County's commitment to the principles and practices of fair housing and equal opportunity for protected classes in Montgomery County. Its membership (as mandated by code) is comprised of representatives from local public agencies and commissions as well as from the private sector. These meetings are also open to the public for those with an interest in fair housing issues.

Convened and supported by the Fair Housing Program at the County's Office of Human Rights (OHR), the Group provides an opportunity for exchange of information and concerns, and it acts as a sounding board for new ideas to ensure fair housing. Each April during Fair Housing Month, the group organizes events to increase awareness of Fair Housing issues. It also works to identify impediments to fair housing and to promote appropriate solutions to them.

In an effort to address the educational needs of County residents, the IFHCG, in collaboration with the Montgomery County DHCA and OHR, has sponsored workshops on the subject of mortgage assistance. These workshops provided attendees with invaluable information on housing counseling programs funded by the County government that were designed to prevent home foreclosures. The IFHCG continues to address the needs of equal access to housing for disabled County residents. Members of the IFHCG routinely consult with staff members of the OHR and the County's Department of Health and Human Services (DHHS) in response to questions and/or concerns regarding accessibility. The IFHCG also meets with members of the County's Department of Permitting Services (DPS) to address technical interpretations of current building codes and Section 504 compliance issues relative to existing housing units.

Montgomery County Office of Human Rights (MCOHR)

The Montgomery County Office of Human Rights (MCOHR) enforces the anti-discrimination laws in Montgomery County in four areas: housing, employment, public accommodations and intimidations. It handles intakes, mediations and investigations. It also reaches determinations regarding violations and interacts with the Human Rights Commission to handle appeals. MCOHR provided data on housing complaints filed in the county from January 2009 through December 2014. During this period, 144 total claims were filed alleging violations of the housing anti-discrimination laws.

These complaints, broken out by basis, are shown in the chart below.

Cases filed Jan 2009 through Dec 2014 showing basis:

Basis	Number of Claims Filed	Percentage of claims
Age	2	1.4
Ancestry	6	4.2
Children/Family	12	8.3
Color	4	2.8
Disability – Physical	20	13.9
Disability – Mental	5	3.5
Marital Status	5	3.5
National Origin	9	6.2
Race	20	13.9
Religion	3	2.1
Retaliation	7	4.8
Sex/Gender	3	2.1
Source of Income	48	33.3
Total Claims Filed	144	100

According to the data, the highest number of claims (33%) alleged that discrimination was based on their source of income - typically because the claimant was the recipient of a subsidized housing voucher. Many claims reflect the changing demographics in Montgomery County. Race and physical disability each represented about 14% of housing discrimination claims. Physical disability claimants often experienced decreasing mobility due to age and are thus requesting accommodations or modifications from housing providers. The County also is experiencing increased numbers of foreign-born residents. This is reflected in the combined bases of National Origin, Color and Ancestry, which showed a combined total of 13% of claims. Family circumstances – combined claims for marital status, family status or presence of children – made up about 12% of claims. All other bases combined to about 28% of total claims.

Of the total 144 claims received, only 11 are currently being handled in the active case load. All other have been resolved.

Montgomery County has made progress in improving awareness and monitoring fair housing issues through the MCOHR. The MCOHR, established 50 years ago, works in conjunction with a volunteer-based Human Rights Commission which is a diverse body of 15 community members appointed by the County Executive. In addition, Montgomery County's Interagency Fair Housing Coordinating Group (IAFHG) is organized under the MCOHR. The group consists of representatives from various County and local City government agencies and real estate professionals. Monthly meetings are held in which fair housing information is exchanged and issues are discussed.

Within the MCOHR, the Fair Housing Division conducts outreach, education and testing. Their primary focus is to provide information that helps people identify situations of possible discrimination and to develop strategies to avoid or remedy these situations.

The MCOHR has developed a comprehensive program of testing for discrimination in the rental or sale of housing, home mortgage financing and compliance with architectural guidelines. Enforcement actions are taken as warranted by the Office of Human Rights' Compliance Section.

The Compliance Division reviews complaints of possible discrimination, including those related to real estate discrimination based on the federally protected categories of race, color, religion, sex, national origin, disability or familial status as well as based on the Montgomery County additionally protected categories of marital status, source of income, sexual orientation, age, presence of children or ancestry. This includes cases involving both rental and for-sale housing. The Compliance Division works with approximately 35 volunteer mediators who are an integral part of the complaint resolution program. If the initial attempt at mediation does not address the complaint, the case proceeds to a formal investigation.

Fair housing testing is a controlled method for measuring and documenting variations in the quality, quantity and content of information and services offered or given to various home seekers by housing providers. When testing takes place, the MCOHR uses a paired testing approach in which two testers representing different socioeconomic groups seek housing from the same provider. A fair housing test involves sending a matched pair of testers to the same apartment complex on the same day, usually two to three hours apart. The testers are matched by the date housing is needed, type of unit requested, income, gender, marital status and employment history. Upon completing their visit to the apartment complex, each tester provides a detailed and objective account of the testing experience. Comparing the accounts of these test visits

often makes it possible to identify and document disparities in the treatment, information, and service that are provided to each of the testers.

The MCOHR then compares the responses given to each tester to determine whether discriminatory practices based on race, income, ethnicity or other protected basis is identified.

In 2013, 142 tests were completed. Eleven (11%) percent of the testers experienced some form of discriminatory behavior. In some instances, testers found problems that warranted further investigation and re-testing was undertaken and/or further referrals were made to the MCOHR for review.

2013 testing Results

Protected Class	Tests Conducted	Tests with Direct Evidence	Tests with Evidence of Disparate Effects
Race	31	0	3
Presence of Children	20	0	3
Source of Income	40	0	6
Disability	20	0	0
Erroneous Reports	20	0	0
Retesting Sites	9	0	0
Sites Without Fair Housing Signs	52	0	0
Total	192	0	12

In 2014, 105 matched pair tests were conducted. The results indicated six sites where “source of income” discrimination was identified, and 52 sites were found to be out of compliance regarding signage requirements.

Testing for FY15 is scheduled to commence during spring 2015. It was determined that testers required additional training with regard to Housing Choice Vouchers. In the past, apartment managers were able to discover that some testers were not true housing seekers. Additional training has recently been completed and testers will be more prepared for questions about the Housing Choice Voucher program and process. One hundred (100) matched pair testings will be conducted before the end of the fiscal year. The focus will be on Source of Income Compliance, as recent testing results demonstrate this is a problem area.

The MCOHR provides activities, information and presentations to community members and organizations regarding fair housing issues throughout the year. Special activities are planned during the month of April as a part of Fair Housing Month.

This year the “One Stop Fair Housing Workshop” will be held on April 21, 2015. The focus will be on disability, reasonable accommodation, use of service

animals and common ownership communities. Continuing education credits are provided for realtors. Other real estate professionals, rental housing managers and landlords are invited to attend.

The MCOHR has undertaken an on-going fair housing ad campaign that includes a series of awareness ads shown on movie screens in advance of feature films in two, large multi-plex movie theaters in the County. The theater lobbies also contain MCOHR displays and handout information. A potential 2,220,000 movie goers will see the ads per year.

The MCOHR has also developed an ongoing Fair Housing Youth Poster Contest which is part of the Human Rights Youth Diversity Camp for 5th Graders. The winning student's poster will be made into a display that will be advertised as a part of the MCOHR's Fair Housing Month Activities. The County Executive will present a replica of the winning poster to the student at their school and the poster will be displayed for 45 days on the exterior of Ride-On Buses throughout Montgomery County.

Montgomery County is committed to ensuring that information and services are culturally aware and are provided in alternative formats to meet the needs of persons with disabilities and in different languages for those with limited English proficiency. This effort is in compliance with federal and County requirements to provide meaningful access to persons with Limited English Proficiency but goes beyond these requirements to embrace the County's growing diversity.

Maryland Commission on Human Relations

In addition to County compliance and outreach efforts, the Maryland Commission on Human Relations works to ensure equal opportunity through the enforcement of State laws against discrimination in employment, housing, and public accommodations. It provides educational and outreach services related to the relevant federal and State laws and pursues legal action where appropriate.

Affordable Housing Production and Financing

DHCA works to preserve existing affordable housing through aggressive code enforcement and effective utilization of funding sources. The department promotes mixed-use development on County-owned parcels while also focusing on the preservation of affordable multi-family rental buildings. Affordable housing is spread throughout the County and mixed with market rate housing with the goal of preventing heavy concentrations of low income housing in any one area.

The County's Montgomery Housing Initiative Fund (MHI) receives an annual appropriation generally between \$25 and \$30 million. This is funded with a percent of real property tax receipts, recordation tax premiums, loan repayments and miscellaneous local revenue sources. MHI funds can be used for rental assistance, special needs and non-profit housing loans, the Housing First program for the homeless, homeownership and foreclosure programs and other affordable housing-related activities.

The County's Housing Acquisition and Preservation Fund is a capital fund that provides affordable housing loans to for- and non-profit developers and is funded in excess of \$145 million with a mix of bonds, local sources, and loan repayment proceeds. This program has funded the creation or preservation of 3,296 total units (2,168 affordable) at an average cost of \$53,850 per affordable unit. County funding is leveraged by other non-local sources at approximately 4:1.

In addition, the County receives funding from State and federal programs, such as HOME, CDBG, and ESG as well as funding for rental subsidies, energy-assistance and permanent supportive housing.

For FY16, the County Executive's proposed budget allows for \$43.9 million for the creation and preservation of affordable housing (a total of \$657.9 million from all County sources since 2007, leveraged with \$924.5 million in non-County resources). The locally-funded housing trust fund is used to increase and preserve the County's supply of affordable housing, including housing for residents with special needs. The County primarily uses its MHI funds to provide gap financing to non-profit and for-profit developers of affordable housing. These funds are used to leverage other sources of affordable housing funds, including Federal HOME funds, state and local bond financing, and equity funding generated through the use of the Federal Low Income Housing Tax Credit program.

Housing Opportunities Commission (HOC)

The Housing Opportunities Commission of Montgomery County (HOC) operates as a public housing agency, a housing finance agency and a housing developer.

HOC is currently embarking on an exciting new program for those residents currently living in multifamily public housing. The agency is participating in the U.S. Department of Housing and Urban Development's (HUD) Rental Assistance Demonstration (RAD) Program in order to access private funding for rehabilitating the units. To date, nine HOC properties have been approved by HUD for the RAD program.

In addition, Montgomery County, in partnership with HOC, provided federal stimulus funds to enable HOC to acquire and rehabilitate vacant, foreclosed properties, preserving these properties as long-term affordable rental housing. As of early 2011, 23 homes had been acquired. Additionally, the County is using local funds and coordinating with non-profit housing providers, like Habitat for Humanity and AHC Inc., to enable these organizations to acquire and rehabilitate vacant, foreclosed properties for sale to lower-income homebuyers.

HOC residents of Public and Opportunity Housing have the right to request an informal grievance hearing where complaints regarding alleged arbitrary, unfair, or illegal practices can be aired and resolved. Participants of the Housing Choice Voucher program may request an informal grievance hearing only in matters pertaining to the termination of their assistance or reasonable accommodation.

As the public housing agency, HOC administers a variety of housing programs in order to provide subsidized housing to low and moderate income individuals and families. The two largest programs are public housing and Housing Choice Voucher (formerly called "Section 8"). In FY15, HOC manages 1,603 public housing units and administers 6,384 federal Housing Choice Vouchers, which allow eligible individuals to rent in the private market by using the voucher subsidy. Still, HOC's public housing waiting list holds 34,107 people, and 15,550 people are waiting for vouchers. HOC also provides subsidized housing for the elderly and for people with disabilities and special needs. In addition, HOC offers homeownership programs that include mortgage financing and closing cost assistance.

Rental Assistance Programs

Through legislation, 50% of special recordation tax revenue for commercial or residential units sold at or above \$500,000 is used to provide rental assistance programs for income-eligible residents. Funding has increased from \$2 million in FY12 to \$8 million in FY14. Over 1,800 residents received assistance in FY14 through a variety of programs at DHCA, HOC and the County's Department of Health and Human Services (DHHS). Some of these programs are aimed at very low income (below 30% area median income), rapid rehousing and medically vulnerable populations.

Aging and Disability

Persons with disabilities experience a greater degree of unemployment or underemployment than is experienced by those without disabilities and are almost three times more likely to live below the federal poverty level. In recognition of this fact, on February 2, 2010, the Montgomery County Council

unanimously approved Bill 46-09, which creates a local-government hiring preference for people with developmental, psychiatric or severe physical disabilities.

In 2014, Montgomery County established a property tax credit for the installation of an accessibility feature on an existing residence or for reaching a Level I or Level II accessibility standard on a new single family residence. The County also provides an impact tax credit for meeting a Level I accessibility standard on a new home.

Providing affordable housing that is appropriate for those with a disability or special needs remains especially difficult, given necessary physical adaptations and zoning, as well as community concerns. The County's Division of Aging and Disability Services at DHHS continues to work toward accessible standards for visit-ability and live-ability in the community.

The Commission on Aging (COA) serves as an advocate for the health, safety and well-being of the County's older residents. The Commission supports both safety net services for the frail elderly and programs to meet the interests and needs of older adults who want to age in their communities. The COA identifies significant issues where its voice on the needs of seniors can make a difference.

On December 1, 2010 the State of Maryland Department on Aging launched the Maryland Access Point (MAP) website for seniors, persons with disabilities and caregivers. MAP is part of the national Aging and Disability Resource Center (ADRC) initiative from the U.S. Administration on Aging and the Centers for Medicare and Medicaid. MAP state partners include the Maryland Departments of Aging, Disabilities, Health and Mental Hygiene, and Human Resources, as well as the Regional Centers for Independent Living. The purpose is to provide streamlined access to information and services for long-term supports and assistance.

Montgomery County Executive Isiah Leggett has established mixed-income affordable senior housing as a priority. Under this initiative, DHCA has assisted in the financing of six projects totaling 579 units that will be affordable to senior households earning between 30 and 60 percent of area median income, representing a County investment of \$29,696,370. New projects including 536 additional units are underway.

In FY14 and FY15, the County's operating budgets enhanced services such as those for senior transportation options, fire safety, adult protective services, caregiving, adult foster and day care, and they provided for a senior ombudsman. The income eligibility guidelines for the County's Call 'N' Ride

program were raised and funding was increased for the Seniors Ride Free program.

Montgomery County's Department of Permitting Services (DPS) has introduced a voluntary certification program, Design for Life Montgomery, which is the first certification effort in Maryland to encourage visit-ability and live-ability for single-family attached and detached homes. It targets both new construction and home renovations. This program follows the National Association of Homebuilder's guidelines and targets both new units and renovation of existing homes. Supported by the Maryland National Capital Building Industry and many local agencies, the visit-ability certification addresses the needs of people with mobility disabilities by having a no-step entrance, door widths of at least 32-inch clearance and an accessible bathroom.

Live-ability goes further in requiring the previous three amenities plus a bedroom, full bath, kitchen and circulation path that are all accessible. Homes enhanced with these features will meet the needs of residents and visitors for a lifetime, especially persons with a temporary or permanent disability. Such design also helps Montgomery County's senior population to 'age-in-place.' As of March 2011, 45 building permits had been issued under this program.

In addition, the Montgomery County Commission on People with Disabilities indicates that there is a strong correlation between people with disabilities and unemployment or underemployment, resulting in a further need for affordable housing. In Montgomery County, of the 40,000 individuals with disabilities, 43.3 percent are unemployed, according to the 2006 American Community Survey from the U.S. Census Bureau. The Commission advocates further for fair housing for those with a disability by encouraging visit-ability requirements in new housing and supporting financial assistance, where qualified, for renovations to existing single-family and multi-family homes.

Montgomery County maintains a Hiring Registration for Employment Database (HIRED) program to recruit qualified people with disabilities, including veterans with disabilities, who are motivated and productive. This program serves those having a permanent, severe physical, psychiatric or mental impairment that substantially limits one or more major life activity and are certified by the Maryland Department of Education Division of Rehabilitation Services (or an equivalent out of state agency).

Montgomery County's proposed FY16 operating budget continues efforts to make the County a "community for a lifetime." It recommends adding \$7 million to support senior housing developments, adding approximately 175 new senior units. Further, the proposed budget includes support for the State's Attorney's newly created Crimes Against Seniors and Vulnerable Adults Unit.

Planning and Zoning

DHCA comments on all master and sector plans, advocating that affordable housing be addressed in the plans and that the Maryland - National Capital Park and Planning Commission (M-NCPPC) establish an "affordable housing goal" in each plan area. DHCA also supports zoning text amendments that create a more attractive planning and economic environment for the development of affordable housing, including increases in allowable heights, densities and Floor Area Ratios (FARs) in order to provide added flexibility to facilitate affordable housing development.

The Montgomery County Planning Board reviews project, preliminary and site plans as part of the development review process. Each review has different specifications and requires input from several County agencies. Delays can occur at any point in the process, including from the applicant. In the last two years, planners have improved review times for preliminary and site plans by 43 percent to an average of 64 days in FY10.

The Planning Department's Environmental Division reviews every development application for the presence of natural resources, including forests. Review of forest conservation exemptions has improved 45 percent since FY08.

The Montgomery County Council unanimously approved Zoning Text Amendment 09-08 on March 2, 2010 creating a new family of Commercial/Residential (CR) Zones that will allow some areas designated in master plans to become denser, mixed-use communities that will encourage residents and businesses to be less dependent on automobiles and more reliant on increased public transit.

Among the provisions of CR Zones is allowance for increased density if properties are developed near public transit and provide other public benefits. CR Zones also allow increased density for projects that include affordable housing alternatives and residential projects that include units that are fully wheelchair accessible.

Becoming effective on October 30, 2014, Zoning Text Amendment 14-09 updates, clarifies and corrects errors in the earlier zoning code. It allows for future development that includes higher density, mixed-use and transit-orientation in keeping with smart growth objectives as the County population increases. The necessary shift from greenfield development to infill and mixed-use will enable the County to manage current and future needs. Density and height bonuses are still available in certain situations relating to Moderately Priced Dwelling Units (MPDUs) or Workforce Housing.

Montgomery County Planners recently undertook a comprehensive rewrite of the County's Zoning Ordinance. Planners aimed to simplify a complex code and to reinforce the County's high quality of life. The Zoning Code was last comprehensively rewritten in 1977.

The new County Zoning Ordinance took effect on October 30, 2014, and not only makes it easier to build mixed-use communities, but also streamlines development review to make it less costly and time-consuming. This comprehensive rewrite culminates years of collaborative effort among the Montgomery County Planning Department and Board, the real estate industry and the civic community. The Planning Department is now focusing on a revision of the provisions of the County Code governing the subdivision of land, the most comprehensive reform in 50 years, and like the new zoning code, it will modernize and streamline the development review process. These changes will help to address the economic challenges facing the need for more affordable housing.

Licensing and Tenants

Montgomery County also licenses all rental housing, and provides help and information regarding relevant laws to both landlords and tenants through its Office of Landlord-Tenant Affairs (OLTA). DHCA provides extensive information on how to recognize and prevent discriminatory housing practices, including lending procedures and practices, fair housing requirements and additional information concerning occupancy standards and issues specifically related to fair housing for persons with disabilities. DHCA provides sample leases, a Landlord-Tenant Handbook (in English and Spanish) and free seminars for both landlords and tenants.

OLTA has specialists who work with landlords and tenants to resolve disputes and successfully mediated 97% of cases in FY14, during which 645 cases were opened. DHCA issued 95,100 rental licenses in FY14, including for accessory apartments.

MPDUs

Montgomery County was among the first jurisdictions in the country to adopt inclusionary zoning. Created in 1974, the nationally recognized Moderately Priced Dwelling Unit (MPDU) program has produced almost 14,029 units of affordable for sale and rental housing throughout the County. Under the MPDU program, every new development in the County with 20 or more units is required to set aside between 12.5 percent and 15 percent of its units as affordable (meaning they are affordable to households earning 65 percent to 70 percent of the AMI). Furthermore, up to one-third of the units produced each year are available to the Housing Opportunities Commission (HOC) for

use as lower-income rental housing, thereby reaching households with income as low as 30 percent of median.

After six years of decline, there has been a dramatic increase in MPDUs since 2012, correlating with a general increase in new development. The respective control periods on a large portion of the MPDU stock produced over the last 40 years has expired; however, there are still 4,672 for sale MPDUs under resale price controls, with an additional 1,400 rental MPDUs under control. In the long-term, available raw land in the County for development will become scarcer, and new housing will increasingly be located in high-rise buildings in high density development zones located in downtowns near Metro stations. This will present new challenges for the program as high-rise construction is more expensive, making MPDUs more expensive for developers to provide, and for program participants to afford.

The MPDU program has resulted in economically and racially diverse communities throughout the County, expanded housing choice, and resulted in other desirable public outcomes. For example, a report issued in 2010 by The Century Foundation and authored by Heather Schwartz, an Associate Policy Researcher at the RAND Corporation, found that lower-income students in the County who were able to attend more affluent schools, primarily due to the economic integration of households resulting from the MPDU program in Montgomery County, performed better in academic achievement.

Workforce Housing Program

The County's Workforce Housing Program promotes the construction of housing that will be affordable to households with incomes at or below 120% of area median income. Approved in 2005, the voluntary program is intended to increase the availability of local housing choices for workers who otherwise may have to live outside the County due to its high cost of housing. Approximately 100 WFH units have been produced under this program, with more in the development stage.

PILOTS

The Payment in Lieu of Taxes (PILOT) program is another tool to encourage affordable housing by providing real property tax abatements for a 10-year period. In FY14, \$9.6 million in taxes were abated, supporting 14,214 affordable units in the County.

Right of First Refusal Purchases

Chapter 53A of the Montgomery County Code provides DHCA, HOC and tenant groups with a unique tool to preserve affordable housing by allowing these

groups to match any signed contract for the sale of multifamily properties containing four or more units. Eight properties containing 1,244 units have been purchased by DHCA and HOC under this law. The County's average contribution of \$27,588 per unit has been leveraged with an additional \$73,899 per unit in financing from other sources.

Special Needs Housing

The County continues to work in partnership with other organizations to site affordable housing for special populations. DHCA worked with the Montgomery County Coalition for the Homeless (MCCH) to adaptively reuse and rehabilitate a five-story commercial building in Bethesda into 32 personal living quarters for homeless adults.

In 2004, Montgomery County acquired a vacant Econo-Lodge motel in Gaithersburg Maryland and converted the units into Seneca Heights, permanent housing for singles and transitional housing for families. Due to the drastic shortage of affordable permanent housing for low-income families, HUD approved the transition of the transitional family component into a permanent supported housing model for at-risk families. This provided a more long term housing solution, but rendered the existing kitchens impractical for the increased level of usage.

Montgomery County has partnered with the City of Gaithersburg to fund comprehensive upgrades to the kitchens and electrical systems. A total of \$176,000 CDBG funding (Montgomery County \$93,500 and Gaithersburg \$82,500) will upgrade 17 units to provide comfortable and efficient supported permanent housing for very low income families

The Special Needs Housing Division at DHHS focuses on basic housing stabilization services as well as on longer term supportive, transitional and permanent housing options for persons with special needs, such as those who are homeless or have mental or physical disabilities or a police record.

In 2014 Special Needs Housing received more than 6,200 requests for emergency assistance and provided more than 3,700 emergency assistance grants totaling \$2.9 million to resolve housing and utility emergencies (from DHHS budget overview for FY16).

The Housing First program is a County model and joint effort of DHCA and HHS to reduce the length of stay in homelessness and provide stable housing for families and individuals. The program also gives support to help the placed families maintain their permanent residences. The Continuum of Care is focused on a Zero 2016 campaign to end veteran homelessness. In FY15, 4

transitional beds are set aside for homeless veterans, and 139 permanent beds in supportive housing residences are maintained for them.

The Housing Element of the General Plan

The Housing Element of the General Plan was first approved in 1969 and later approved as a part of the 1993 General Plan refinement. The most recent version of the Housing Element, prepared by the M-NCPPC, was approved by the County Council on March 29, 2011. The Housing Element makes note of the chronic shortage of housing that is affordable for much of the County's moderate and lower income households, and it recommends a series of public policy actions that should be taken to reduce the housing affordability gap in Montgomery County. Its goals are 1.) to conserve and stabilize neighborhoods and the existing housing stock, 2.) to concentrate new housing in mixed-use, transit-oriented areas and 3.) to encourage and maintain a wide choice of housing types and neighborhoods for people of all incomes, ages, lifestyles, and physical capabilities at appropriate locations and densities.

Focused Neighborhood Assistance

In 2009, DHCA established a Focused Neighborhood Assistance (FNA) Program, choosing several neighborhoods heavily impacted by foreclosures, crime, and lower incomes to receive County assistance for stabilization. DHCA has received national recognition from NAHRO and NACO for the program, which provides such services as targeted code enforcement, below market rate loans or grants for exterior rehabilitation to income-qualified households, public improvements, and other assistance through collaboration with public and private partners.

The program grew from a belief in the importance of strong, well-maintained neighborhoods as a critical component of overall community well-being. A common concern expressed by residents and HOA representatives in both single-family and multi-family focus areas was the growing number of foreclosed or vacant properties and the impact this had on code enforcement complaints, property values, and HOA assessments.

Other Local Housing Efforts

DHCA's Code Enforcement Division enforces County Code standards for multifamily rental properties, as well as in single family neighborhoods to ensure that safe and sanitary conditions are met. In FY14, the Department fielded 10,258 services requests, performed 25,575 total inspections and closed 6,998 cases.

Metropolitan Washington Council of Governments' (COG) Housing Programs cover a broad array of issues important to area local governments and their housing partners. These include data on the region's housing stock, homelessness, housing affordability, concentration of affordable housing, fair housing, and neighborhood redevelopment. COG works to provide current, accessible information that will help inform regional and local policies. Current COG Housing Program efforts include implementation of the Metropolitan Washington Regional Affordable Housing Policy, which calls for the creation of new affordable housing, the preservation of existing affordable housing and the distribution of affordable housing opportunities around the metropolitan area.

Office of Consumer Protection (OCP)

The Montgomery County Office of Consumer Protection (OCP) and the Maryland Attorney General's Office, Consumer Protection Division, are responsible for ensuring a fair marketplace for consumers and businesses, and they enforce consumer protection laws that prohibit unfair and deceptive business acts. As part of this, it investigates complaints related to mortgage loan modification scams and offers advice on how to identify a potential scam. It also provides information on foreclosure counseling services law, the compliant mediation process and how to file a complaint.

The Justice Department, under the direction of Assistant Attorney General Tom Perez (a Montgomery County resident and former Montgomery County councilmember), has created a new Fair Lending unit that focuses exclusively on unfair lending practices, including both the unfair denial of minority access to home loans as well as any discriminatory efforts to target minorities for subprime loans. The increased efforts at the federal level will help ensure that unfair lending practices are addressed.

The OCP provides advice and information on predatory lending in general and on discriminatory predatory lending in particular because the primary targets of predatory lending are African Americans, Hispanics and elderly women.

The topic of predatory lending has become commonplace in newspaper headlines and in housing discussions. Discriminatory predatory lending targets borrowers for loans with exorbitant or abusive terms based on race, national origin, sex, age, or other protected categories. Some abusive home-lending practices occur in the so-called "sub-prime market" and many address home loan opportunities for people with limited credit histories.

Barriers to Fair Housing Choice and Strategies for the Future

Montgomery County continues to make strides in removing impediments and barriers to Fair Housing Choice through enforcement, education and outreach, allocation of resources to produce and preserve affordable housing, making legal and regulatory changes, and through administrative efficiencies and technological enhancements that improve service delivery and data analysis/transparency.

A time-consuming development review can increase cost and serve as a barrier to affordable housing/residential investment. Montgomery County consolidated construction inspections currently being done by the Department of Permitting Services (DPS) and Montgomery County Fire and Rescue Services (MCFRS), and the Montgomery County Planning Board (MCPB) has streamlined the way in which it reviews DPS issued building permits. All three agencies, along with others, have committed to collaborate to make their customer service more business-friendly, and make it easier to navigate the development process and obtain building permits. In addition, DPS is expanding online services. Site users have fast access to permit processes accessible through ePermits and ePlans including the ability to schedule or cancel inspections, apply for permits and submit plans.

In the future, the Wheaton Redevelopment Program includes plans for the co-location of both a new headquarters for the Maryland National Park and Planning Commission (MNCPPC) and the Montgomery County Department of Permitting Services which will facilitate this effort.

To promote awareness of fair housing regulations and practices, the County will need to continue providing up-to-date study information on the fair housing environment and to continue conducting adequate outreach efforts to residents and housing providers regarding fair housing rights. These must be ongoing efforts as new residents enter the County and as children grow up to look for their own housing.

While much has been accomplished, affirmatively furthering fair housing choice is an ongoing activity. Over time, the issues requiring priority attention will change. Difficulty finding affordable housing is likely to remain a barrier to fair housing choice, and issues such as high foreclosure rates and concerns over the solvency of the many Common Ownership Communities in this County will increase.

In updating our AI report and identifying barriers to affirmatively furthering fair housing choice, Montgomery County remains committed to focusing limited resources effectively and efficiently to address concerns.

The following are concerns that the County is currently focusing on:

- Lack of an adequate supply of affordable housing
- Lack of available, affordable and accessible housing for residents with a disability or special needs
- Individual circumstances such as a criminal record, poor credit history or past eviction that are barriers to obtaining housing
- Limited English proficiency and understanding of the housing process
- Lack of general awareness concerning fair housing issues among residents and housing providers
- Financial challenges faced by Common Ownership Communities

Lack of an adequate supply of affordable housing

The demand for affordable housing still outstrips the supply in Montgomery County in spite of extensive and innovative measures undertaken to help address the pressing need.

The lack of land available for development can serve as a barrier to the creation of affordable housing. In addition, the shortage of housing is especially acute for those needing 3+ bedrooms to accommodate larger families. With only about 4% of land in Montgomery County available for development, Montgomery County is successfully identifying county-owned sites that can be redeveloped. These developments will include housing along with other public facilities and will promote transit-oriented, infill redevelopment, in conjunction with private developers in White Flint and Wheaton along the Metro Red Line.

Any requirement imposed by the State on developers to obtain resolutions of project support from local elected bodies as a condition of receiving State funding could serve as a barrier to affordable housing should those local bodies decline to be supportive.

Strategies

- Continue efforts to increase the supply of affordable housing units to meet residential needs through financing the construction of new units

and the preservation of existing units through low-cost financing from the Montgomery Housing Initiative (MHI) fund and through use of Low-Income Housing Tax Credits

- Increase incentives and requirements for developers of affordable residential units under the County's inclusionary zoning (MPDU) program through the use of bonus density incentives and flexible development standards
- Continue to work closely with the Housing Opportunities Commission, for-profit and not-for-profit developers to leverage County resources, and to identify alternative sources of financing to maximize the number of affordable units that can be created and/or preserved
- Continue to exercise the County's Right of First Refusal to purchase units
- Continue to offer Payment in Lieu of Taxes (PILOT) incentives
- Continue to provide eviction prevention services
- Continue to provide rental assistance
- Assist households to increase earned income by
 - providing job training and addressing unemployment
 - increasing educational opportunities
 - increasing financial literacy skills
- Promote usage of and ensure compliance with Section 3 of the Housing and Urban Development (HUD) Act of 1968 that requires all grantees of HUD public housing and community development programs (and their contractors and subcontractors) to provide jobs and other economic opportunities to low-income persons, especially those in public housing, using their HUD grant funds; make contractors and fund recipients aware of these opportunities
- Implement strategies for preserving and increasing affordable housing in accordance with the County's General Plan, including co-location of affordable housing with County facilities
- Actively monitor and coordinate fair housing legislation and policy initiatives to sustain progress already made and to address new fair housing issues as identified, especially regarding affordable housing

Lack of available, affordable and accessible housing for residents with a disability or special needs

Whether the disability is a physical impairment, a cognitive impairment, a mental illness or any other condition that limits an individual's ability to live independently in the community, providing housing for persons with disabilities is an ongoing need.

Montgomery County and the Maryland-National Capital Building Industry Association have developed a Voluntary Certification program, *Design for Life Montgomery*, to promote visit-ability and live-ability in single-family attached and detached homes, both new and existing.

Strategies

- Promote awareness related to visitability and accessibility of housing and reasonable accommodation
- Raise awareness of existing accessible housing options in the community among those with disabilities or those in need of accessible housing amenities through outreach by industry and advocacy groups in collaboration with public and private sector housing providers
- Promote awareness among the general public of the benefits for all of housing design features that enhance accessibility as is being done through the *Design for Life Montgomery* program
- Promote professional and public awareness of the legal requirements of the Americans with Disabilities Act (ADA) as related to housing through training and outreach provided by both public and private entities
- Encourage job training and supportive employment for persons with disabilities in order to raise income levels
- Continue to advocate for Medicaid waivers and other supports that result in appropriate, affordable housing in the community being made available;
- Continue to provide and augment supportive services for individuals with physical, developmental or mental disabilities using a coordinated, teaming approach to enhance service delivery and choice
- Enhance collaboration among Continuum of Care partners to support interagency efforts so that persons experiencing, or at risk of,

homelessness receive both the housing and the supportive services necessary to secure and remain in stable housing

- Educate the public about the economic and social value of a wide range of housing choices for the community
- Provide factual information to increase public awareness of and understanding about special needs populations

Individual circumstances such as a criminal record, poor credit history or past eviction that are barriers to obtaining housing; Limited English proficiency and understanding of the housing process

Strategies

- Promote housing locator services and alternative leasing/screening arrangements
- Work with landlords to encourage lessening of leasing restrictions
- Encourage/promote financial literacy training, including credit repair counseling
- Support classes in English for Speakers of Other Languages (ESOL)
- Promote awareness of housing rights and responsibilities in a culturally and linguistically appropriate manner

Lack of general awareness concerning fair housing issues among residents and housing providers

Lack of general awareness concerning Fair Housing issues among residents and housing-related professionals in Montgomery County will require that education concerning fair housing issues is an on-going activity. We are a county with a growing and increasingly diverse population, and as such, education must be continuous, presented in a context that is relevant to current community concerns and presented in a manner that is linguistically appropriate and culturally sensitive.

With the current economy, characterized by increased unemployment and under-employment, and with the rise in the number of housing foreclosures and distressed housing sales, outreach and education about fair housing law is particularly important as investors acquiring distressed or foreclosed properties

may be inexperienced landlords, and because owners who have experienced foreclosure may now be seeking affordable rentals. Nationally, predatory and deceptive lending practices have also disproportionately affected protected groups of residents.

Strategies

- Provide on-going training, outreach and education to County residents
- Coordinate distribution of fair housing materials and sharing of information between public agencies and the private sector
- Disseminate, regularly and repeatedly, outreach and education materials on fair housing to County residents, focusing on minority and protected groups in multiple languages, as necessary, and through various media – print, radio, TV and through community events and social service agencies
- Mandate or encourage lending institutions, real estate agencies and apartment managers to distribute fair housing materials (e.g. the OHR Guide to Fair Housing brochures)
- Continue to provide training and general awareness-raising measures in collaboration with industry groups targeted to property managers, real estate agents, mortgage lenders, appraisers, builders, maintenance workers, insurance providers and others in the industry on fair housing laws, racial disparities and lending patterns, focusing on how to provide equal housing opportunities and what constitutes discrimination
- Work toward the continuation and expansion of Montgomery County Public School curriculum to promote awareness of fair housing
- Continue periodic special events to bolster the public’s awareness of fair housing laws
- Educate consumers regarding potentially deceptive business practices by lenders

Financial challenges faced by Common Ownership Communities

A common ownership community (COC) as an organization consisting of property owners within a residential development with shared common property. The governing associations for these communities adopt and enforce rules, own and maintain common property, and assess dues for the maintenance and operation of the community. There are three types of

communities in Montgomery County: condominium associations (COAs), homeowner associations (HOAs), and cooperative housing corporations. According to the County's Office of Legislative Oversight (OLO), Montgomery County has experienced a significant growth in common ownership communities since the 1990's, with approximately 40% of its residents (340,000) residing in one of the 1,000 plus communities in the County.

Partly due to the recent economic recession with its many foreclosures, many COCs are facing financial shortages because of delinquent HOA fee payments, sometimes in the tens of thousands of dollars per unit. Some COCs provide utilities out of this collection and others pay mostly for common area up-keep. HOA boards have little leverage to collect from delinquent owners, who may or may not actually live in the units.

COCs need to retain a capital reserve account for major capital expenses that occur from time to time over the life of the COC. In many cases, HOA boards have had to dip into these reserves in order to pay for on-going maintenance, leaving them with little fallback in case of emergencies.

An FHA insured (home purchase) loan is a private loan backed by mortgage insurance provided by an agency of the United States government; it is a form of a loan guarantee that private lenders can rely upon in the case a mortgage borrower defaults. Traditionally, most borrowers who make a down payment of less than 20% of a home's purchase price are required to obtain private mortgage insurance (PMI) which also serves a form of loan guarantee to the lender. During the recent housing crisis, the availability of PMI became severely restricted due to previous lending irregularities, and PMI was difficult to obtain for borrowers who lacked sufficient funds for a down payment. Because of this, the demand for FHA insured loans has increased significantly from previous levels.

In order for a lender to make an FHA loan in a condominium association, the condominium must be pre-approved ("certified") by FHA as meeting certain guidelines related to budgets, reserves, percentage of renters, insurance coverage, percentage of delinquent condo fee payments, among other factors. These guidelines are intended to examine the management practices and financial soundness of the condominium and provide maximum protection for the public funds used for FHA's loan guarantee.

Some of the primary guidelines issued by FHA are:

- No more than 15% of units can be delinquent for more than 60 days;
- A minimum of 50% of the units in the condominium must be owner-occupied;

- At least 10% of the Association's budget must go toward reserve funding;
- The Association's cash reserves must equal one year's worth of Association fees;
- FHA loans cannot account for more than 50% of the loans in the condominium; and
- The Association must maintain adequate insurance coverage, as defined by FHA

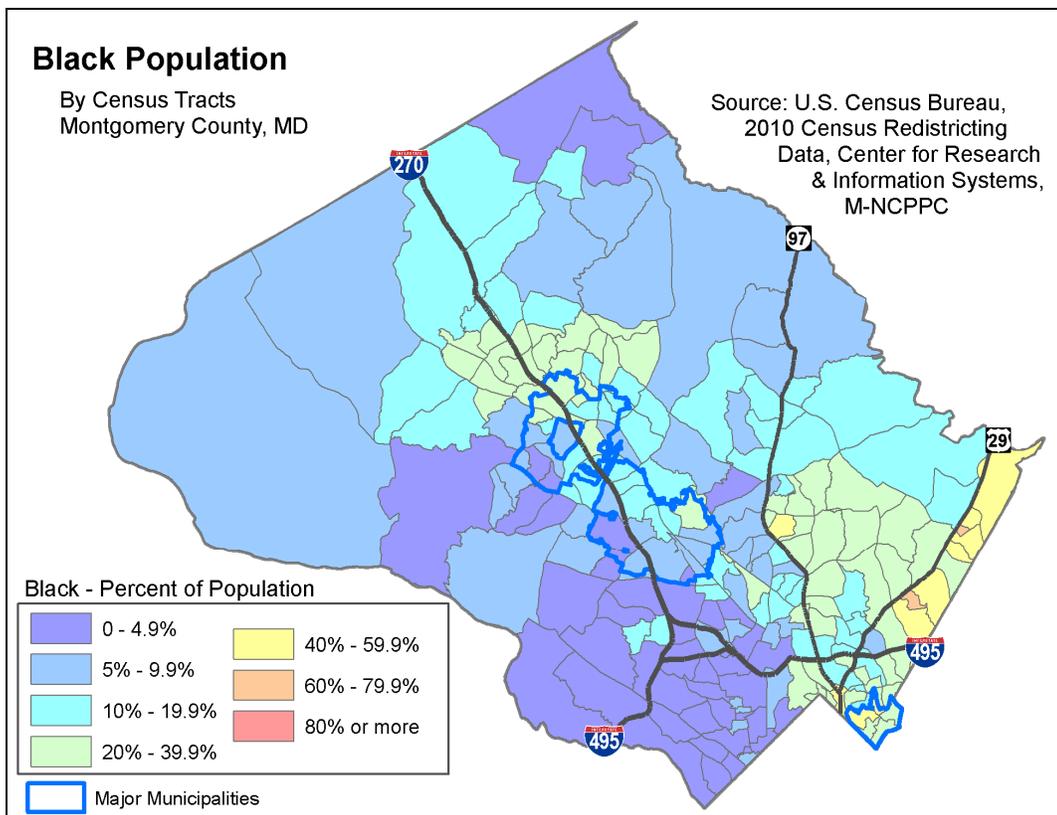
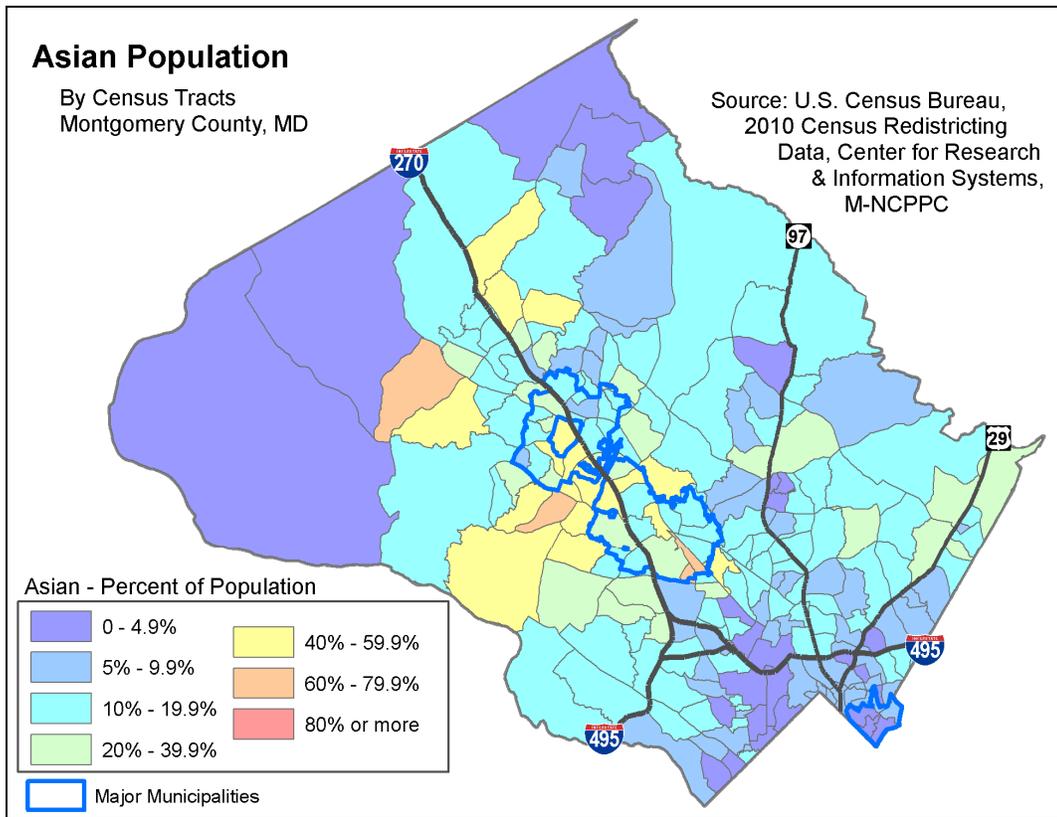
The lack of FHA certification results in a reduced market of potential purchasers, which can result in lower sales prices and property values. In COCs with lower- or moderately-priced units for sale, the lack of FHA approval increases the chances that a unit might be purchased by someone with a readily available 10 or 20% down payment – specifically, an investor owner. While there is nothing inherently wrong with investor owners purchasing units in a community, a significant percentage of investor-owned units can lead to more transient residents who are not as invested in the appearance or well-being of the community.

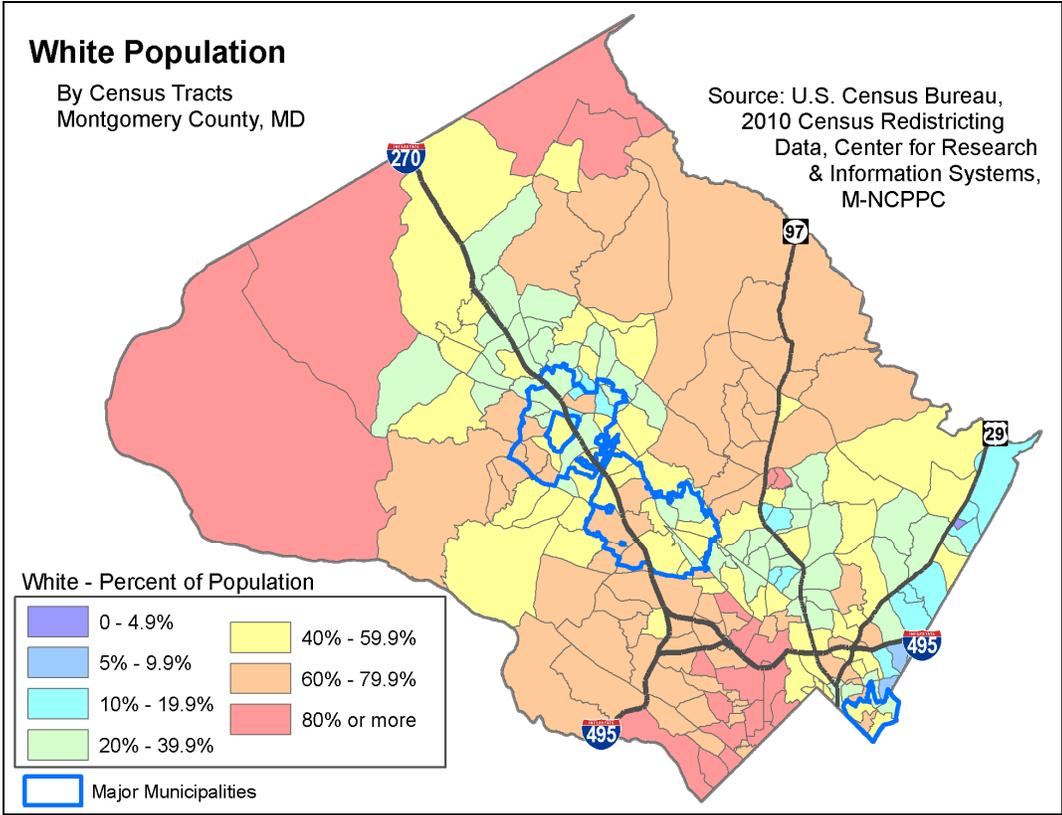
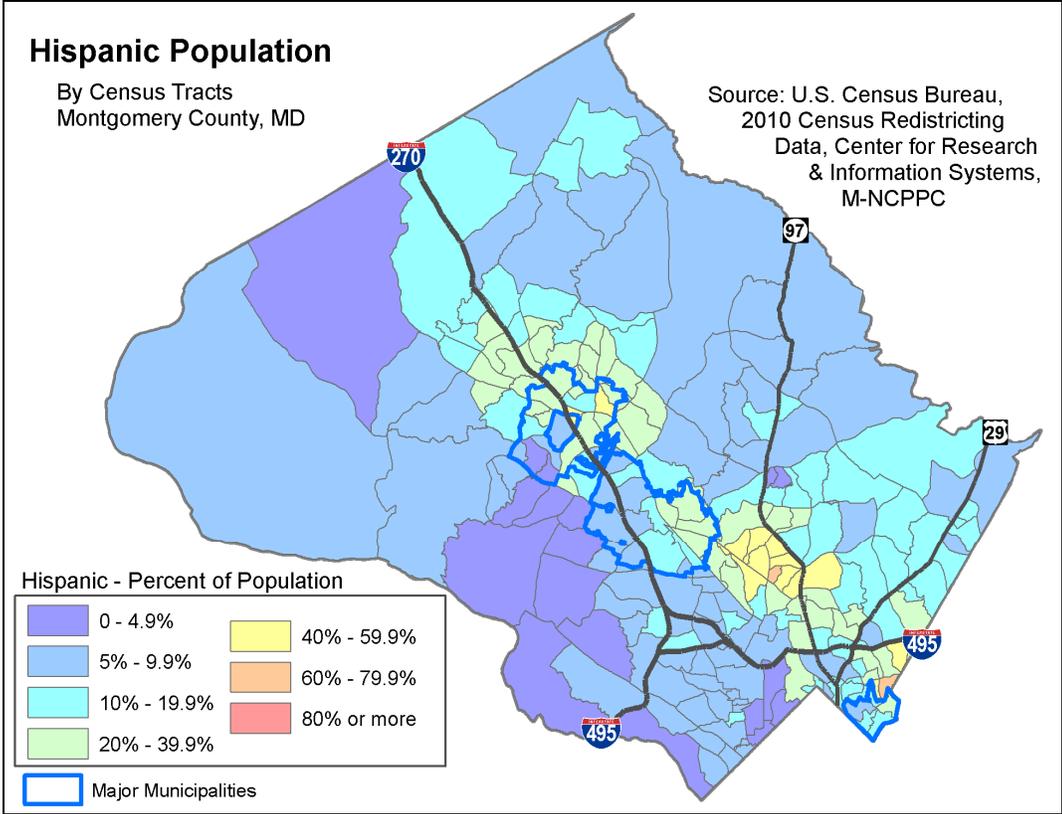
Since FHA certification allows for FHA financing for purchase with a down payment option perhaps as low as 3.5%, affordability of homeownership and "fair housing choice" are directly affected. Many first-time buyers have the funds needed to pay the mortgage but not funds saved for a larger down payment. Lack of the FHA financing option is a barrier to ownership of affordable homes, and tends to affect the fair housing protected groups disproportionately.

Strategies

- Meet with HUD and FHA representatives to develop solutions so that properties can receive FHA-certification
- Provide HOA board training and materials to assist property owners in re-capitalizing their reserves
- Work with private lenders to provide access to needed capital
- Support the work of the Commission on Common Ownership Communities
- Study the issue to identify best practices and possibilities for regional collaboration

Appendix A: 2010 Population by Race, 2000-2010 population Change





Montgomery County Population by Race and Hispanic Origin						
Race	2010 Number	Percent of Total	2000 Number	Percent of Total	Change	Percent Change
Total Population	971,777	100.0%	873,341	100.0%	98,436	10.1%
White	558,358	57.5%	565,719	64.8%	-7,361	-1.3%
Black or African American	167,315	17.2%	132,256	15.1%	35,059	21.0%
American Indian and Alaska Native	3,639	0.4%	2,544	0.3%	1,095	30.1%
Asian	135,451	13.9%	98,651	11.3%	36,800	27.2%
Native Hawaiian/Other Pacific Islander	522	0.1%	412	0.0%	110	21.1%
Some Other Race	67,847	7.0%	43,642	5.0%	24,205	35.7%
Two or More Races	38,645	4.0%	30,117	3.4%	8,528	22.1%
Non-Hispanic Total	806,379	83.0%	772,737	88.5%	33,642	4.2%
White	478,765	49.3%	519,318	67.2%	-40,553	-8.5%
Black or African American	161,689	16.6%	129,371	16.7%	32,318	20.0%
American Indian and Alaska Native	1,580	0.2%	1,756	0.2%	-176	-11.1%
Asian	134,677	13.9%	98,281	12.7%	36,396	27.0%
Native Hawaiian/Other Pacific Islander	427	0.0%	351	0.0%	76	17.8%
Some Other Race	3,617	0.4%	2,630	0.3%	987	27.3%
Two or More Races	25,624	2.6%	21,030	2.7%	4,594	17.9%
Hispanic Total	165,398	17.0%	100,604	11.5%	64,794	39.2%
White	79,593	8.2%	46,401	46.1%	33,192	41.7%
Black or African American	5,626	0.6%	2,885	2.9%	2,741	48.7%
American Indian and Alaska Native	2,059	0.2%	788	0.8%	1,271	61.7%
Asian	774	0.1%	370	0.4%	404	52.2%
Native Hawaiian/Other Pacific Islander	95	0.0%	61	0.1%	34	35.8%
Some Other Race	64,230	6.6%	41,012	40.8%	23,218	36.1%
Two or More Races	13,021	1.3%	9,087	9.0%	3,934	30.2%

Appendix B

Montgomery County Interagency Fair Housing Coordinating Group Members

Kauffmann, Louise. Chair, Gaithersburg City Government

Simon, Jackie. Vice Chair

Armstrong, Cuvator. Member

Bell, Gregory. Member, Mont. County Public School

Floyd, Jeremiah. Member, Human Rights Commission

Khan, Nadim. Member, DHHS

Luecking, Betsy. Member

Torricono, Myriam. Member, DHCA

Janice Freeman. Member, NAACP

Shoenberg, Sue. Member

Cheatham, Patrice. Member, DHCA

Aurand, Andrew. Montgomery County Park and Planning

Ethan Cohen. HOC

Wilson, Erin. City of Rockville

Wilds, Moses A. City of Takoma Park

Staff:

Stowe, James. Director

Garcia, Loretta. Compliance Manager

Ahmad, Anis. Liaison

Appendix C



Commission on Human Rights

The Commission has 15 members. The members are appointed by the County Executive and confirmed by the County Council. The members are men and women who are broadly representative of the diverse population of the County. Each member serves a 3-year term. The Executive designates a member of the Commission to be chair. The Commission may elect other officers, as it deems necessary. Three members of the Commission serve on the Case Review Board which handles appeals and hearings for discrimination complaints.

The Commission's duties mandate that it work to eliminate discrimination, prejudice, intolerance, and bigotry in housing, recreation, education, health, employment, public accommodations, and justice, regardless of race, color, religious creed, ancestry, national origin, sex, age, marital status, disability, sexual orientation, genetic status, presence of children, or source of income, and promote goodwill, cooperation, understanding and human relations among all residents.

HUMAN RIGHTS COMMISSIONERS

Russell Campbell Sr., Chair
Alejandro Becerra
Dr. Sajjad Durrani
Hon. William L. England, Jr., Vice Chair
Dr. Jermiah Floyd
Dr. Suresh Gupta
Dr. Rahul M. Jindal
Dr. Sahar Khamis
Stephanie Mason
Barron Oakcrum
Stacey T. Ormsby, Esq.
Tina Patterson
Selena Singleton
Terry Vann, Esq.