



Marc Elrich
County Executive

Scott Bruton
Director, Department of
Housing and Community Affairs

Montgomery County, Maryland
Consolidated Plan for Housing and
Community Development
Annual Action Plan, County Fiscal Year 2025
July 1, 2024 to June 30, 2025

Any Questions or Comments should be directed to:
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The TTY number (for the hearing impaired) is 711
Information is available in alternate formats upon request.



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

Annual Action Plan
2024

1

OMB Control No: 2506-0117 (exp. 09/30/2021)

Annual Action Plan
2024

1

OMB Control No: 2506-0117 (exp. 09/30/2021)

Amended to update the Fair Housing administrators for project #7 to include additional County personnel and to add Project #39 which funds the acquisition/permanent financing and rehabilitation of 112 Lee Avenue in Takoma Park.

Executive Summary

AP-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 an Annual Action Plan for community development 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. The County has developed its plan consistent with the principles identified by the Office of Racial Equity and Social Justice to reduce and ultimately eliminate racial and other disparities experienced by residents of color.

This Action Plan will cover the period of July 1, 2024, through June 30, 2025, serving as Montgomery County's application for CDBG, HOME, and ESG funds for County Fiscal Year 2025. The Department of Housing and Community Affairs DHCA is the lead agency responsible for the submission of the Annual Plan to HUD. The City of Gaithersburg is eligible to receive funds directly from HUD, so it prepares its own Action 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. Montgomery County prioritizes the acquisition, preservation, and production of affordable housing units using CDBG and HOME awards as well as with local County funding.

Montgomery County also prioritizes the preservation of affordable housing units through long-term affordability arrangements. One of these arrangements is the County's Moderately Priced Dwelling Unit MPDU program which provides housing for moderate-income households. The MPDU program was the first successfully implemented inclusionary zoning program in the country in 1974. Inclusionary zoning requires that a percentage of housing units in new residential developments be made available for moderate-income households. In exchange for building affordable housing, a residential developer is eligible to receive benefits, such as a density bonus or additional height. The MPDU program has successfully produced more than 17,000 affordable units since the first MPDUs were built.

The County's Office of Human Rights OHR oversees the furthering of fair housing under the Fair Housing Act through investigation of complaints, outreach, and education. It is unlawful to discriminate on the grounds of race, color, gender, gender identity, religion, national origin, citizenship status, familial status, or source of income. OHR sponsors events, as well as informative sessions for renters, managers, and owners of rental property. OHR coordinates the Montgomery County Committee on Hate/Violence, a citizen's advisory group created to work with the Office of Human Rights. Its function is to help to educate the residents of Montgomery County about hate/violence, recommend policies, programs, legislation, or other initiatives needed to decrease and eliminate hate/violence in the county, and promote respect for social and cultural diversity.

The County has established the Office of Racial Equity and Social Justice (ORESJ) as a county-wide office focused on advancing racial equity and dismantling structural racism within County Government. The ORESJ was created in December of 2019 by the Racial Equity and Social Justice Act to help reduce and ultimately eliminate racial and other disparities experienced by residents of color across Montgomery County. ORESJ supports County Departments in normalizing conversations on race and other equity issues, organizing staff to work together for transformational change, and operationalizing new practices, policies, and procedures that are equity-centered impact plans.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The FY25 budget allocates over \$169.4 million to expand the preservation and production of affordable housing to the most economically burdened residents. This includes \$56.2 million in Housing Initiative Fund (HIF) funds and \$113.2 million in funding for three CIP projects, including the Affordable Housing Acquisition and Preservation project, the Nonprofit Preservation Fund, and the Revitalization for Troubled and Distressed Common Ownership Communities project. This includes \$65 million in new capital funding for the Affordable Housing Acquisition and Preservation project. The \$56.2 million in HIF operating funds includes \$22.9 million for the Rental Assistance Program (RAP) to continue providing rental assistance and supportive services to help the County's most vulnerable residents. The budget also continues funding to support the Building Neighborhoods to Call Home, Design for Life, and Home Ownership Assistance programs.

DHCA created and is developing an internal Rental Housing Division to lead the new Rent Stabilization Program established under Bill No. 15-23. The program will establish maximum allowable rent increases to stabilize rents in the County while ensuring landlords can still earn a fair return on their investment. DHCA also plans to implement and enforce Bill No. 22-23 Short-term Residential Rental by improving the licensing application processes and enhance required housing inspections. The funding sources will come from the adjusted licensing fees that allow the program to be self-supporting.

The County is also dedicated to addressing the issue of homelessness and has had success in reducing

the number of individuals and families facing homelessness through Rapid Rehousing and Emergency Rental Assistance. Housing Stabilization and Relocation Services will be available to assist households experiencing homelessness in locating, obtaining, and retaining housing. Funds will be used for support services including linkages to mainstream services and employment, rent application fees, and security deposits to assist approximately 35 households moving into permanent housing. Eligible singles and families include those living in temporary shelters, places not meant for human habitation, or other places described in Category I of the homeless definition issued by HUD.

Furthermore, Rental Assistance will be used to provide up to an average of 9 months but up to 24 months of rental assistance to help households rapidly exit homelessness and retain permanent housing. Assistance will be provided to households that meet the criteria for Category I of the homeless definition issued by HUD upon program admission. In addition, funds will be used to provide direct shelter services.

DHCA works with property owners to execute rental agreements with properties that have expiring MPDUs, so the affordability of a number of these for-sale units may be preserved for a longer period and with for-sale MPDUs with expired controls. Changes to the MPDU law in 2005 lengthened the control period for rental MPDUs from 20 to 99 years, and the control period for for-sale MPDUs from 10 to 30 years, renewing at each sale within the control period. As the program ages, several challenges have emerged. These include:

- Some rental and resale MPDUs becoming unaffordable to the program's target population over time
- Challenges in pricing MPDUs given rising construction costs
- Policies and procedures that need to be updated
- Lack of post-purchase support for buyers of MPDUs
- High condo fees that make MPDUs in high-rise condominiums unaffordable

Despite the challenges noted above, DHCA expects to extend expiring MPDUs and secure new MPDUs in FY25, including both sales and rentals.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The 2022-2025 Montgomery County Community Needs Assessment by Montgomery County Community Action Agency, the Office of Community Affairs, and the Department of Health and Human Services assessed the community needs and priorities in the County. The assessment focused on County demographics, education, security, environment, housing, food security, health, and programs for vulnerable populations. The analysis indicates that the housing needs in the County include more affordable housing options, less cost-burdened households, improved housing conditions, assistance with rental payments, support for individuals experiencing homelessness, eviction prevention, housing for people with disabilities, and preventing displacement of vulnerable populations.

The Needs Assessment also reviewed the County's performance related to housing and the results were

mixed. Some participants expressed satisfaction with the housing assistance they received, while others highlighted challenges and gaps in the system. Key findings from interviews include the lack of affordable housing, frustration with high rent costs, the importance of eviction prevention programs, and the need for more resources to address homelessness. The County's rental assistance and eviction prevention programs are appreciated, but there is a need for additional resources and affordable housing options to meet the housing needs of the community.

Montgomery County's Planning also conducted a Housing Needs Assessment in 2020 to collect the information needed to develop a comprehensive housing policy that meets the needs of current and future residents. The Housing Needs Assessment had the following key findings from the forecast of future housing needs for Montgomery County:

- Between 2020 and 2040, the county is expected to add more than 60,000 new households. This number includes both working and non-working households, specifically new residents who are seniors or persons with disabilities.
- More than half of the new housing needed to accommodate new households over the 2020 to 2040 period is projected to be multifamily rental housing (including apartment and townhome/duplex/triplex/quadplex rentals).
- Planners expect that the greatest shares of new households in the 2020 to 2040 period will have incomes between \$25,000 and \$49,999 26.6% and \$125,000 and over 23.9%

In response to these recent studies, Montgomery Planning, DHCA, and the Housing Opportunities Commissions will participate in initiatives to explore ways to create and expand housing opportunities. In addition, Montgomery County entered a regional collaboration through the Metropolitan Washington Council of Governments to complete the Analysis of Impediments to Fair Housing Choice for the 2021-2025 period, as recommended under the County's 5-year Consolidated Action Plan.

This effort resulted in a set of concrete goals and strategies at the local and regional levels to address barriers to fair housing and create more equitable and inclusive communities. The process included robust community participation, an assessment of past goals and actions, an analysis of data and issues that impact fair housing, and the establishment of measurable fair housing goals and priorities. After thorough consideration of the data collected, public input, stakeholder engagements, interviews, and surveys the following goals and priorities were developed to meet the current needs of Montgomery County residents:

1. Increase the supply of housing that is affordable to low-and-moderate-income households
2. Reform zoning and land use policies to expand access to fair housing choice by increasing the development, geographic distribution, and supply of affordable housing
3. Protect the housing rights of individuals with protected characteristics
4. Expand access and affordability of public transportation for members of protected classes

2022-2025 Montgomery County Community Needs Assessment Link

The entire assessment can be reviewed here: www.montgomerycountymd.gov/HHS-Program/Resources/Files/CNA%20Report%202023_April%2027.pdf

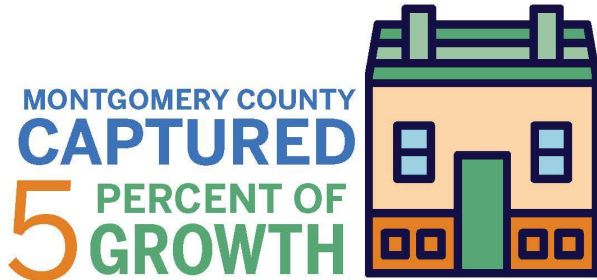
2020 Housing Needs Assessment Link

The full assessment can be read here: www.montgomeryplanning.org/wp-content/uploads/2020/07/MoCo-HNA-July-2020.pdf



MONTGOMERY COUNTY

Housing Needs Assessment's KEY FINDINGS



MONTGOMERY COUNTY
CAPTURED
5 PERCENT OF
GROWTH

The region has added over 150,000 households since 2010. Montgomery County captured 5 percent of that growth, having one of the lowest growth rates in the region.



MONTGOMERY COUNTY
IS AGING

Montgomery County is aging. Since 2010, the population growth has been concentrated in the 55+ age group, with a net loss in the 35-54 age group.

MONTGOMERY COUNTY'S HOUSEHOLD GROWTH HAS BEEN CONCENTRATED IN HOUSEHOLDS AT THE LOWEST (UNDER \$25K A YEAR) & HIGHEST (OVER \$125K A YEAR) OF THE INCOME DISTRIBUTION



1 out of 2 new households to Montgomery County is earning below \$50K a year.

These trends imply that the future housing supply should contain market-rate housing, but there is an increasing need for affordable units.



RENTERS
ARE MORE LIKELY
TO MOVE
AROUND

Renters are more likely to move around than owners, particularly those with lower incomes.



The
HOMEOWNERSHIP
RATE HAS
FALLEN

The homeownership rate has fallen across incomes since 2010. While the net number of homeowners with higher incomes still grew, there was a net loss in lower-income homeowners between 2010 and 2018.

The income needed to afford the median priced home is rising faster than the median household income. In 2018, the household income required to afford the median home value was \$125,621 and the 2018 median household income was \$108,188.

HOUSEHOLDS AT 65%
AREA MEDIAN INCOME
(\$70,000 FOR A
FAMILY OF FOUR)



EVERY SUBMARKET IN
MONTGOMERY COUNTY
FACES A SUPPLY GAP
FOR HOUSEHOLDS



Housing Needs Assessment by Montgomery Planning

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

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 Action Plan are being met, is only one component of Montgomery County's extensive and ongoing 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. The latest revision of the Citizen Participation Plan was completed in March 2023 and was available for public comments along with the annual action plan.

In the development of the Action Plan, DHCA staff consulted with the two public housing authorities, and 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 ongoing 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.

The annual selection process for CDBG public services grants allows community volunteers to serve on the Community Development Advisory Committee, which recommends funding for approximately 15 to 20 nonprofit organizations each year. During this process, a Public Hearing is held, allowing the residents and local organizations to express their thoughts on affordable housing and community needs. The Community Needs Public Hearing for the County FY25 plan was held on October 11, 2023, and in addition, five public budget hearings were held on April 8th and April 9th (two sessions per day) and a virtual session on April 10th.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Following the Citizen Participation plan guidelines, the plan is available for review and public comment on the department's website and upon in-person request. Notice of this was published in the Washington Times newspaper allowing 30 days for public review and comment submissions. The notice was published on April 15, 2024, and the public has until May 15, 2024, to submit their recommendations and feedback.

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

All relevant comments were accepted and considered for the plan.

7. Summary

Montgomery County prioritizes the acquisition, preservation, and production of affordable housing units using CDBG and HOME awards as well as local County funding. Montgomery County also prioritizes the preservation of affordable housing units through long-term affordability arrangements.

For County FY25, the County Executive has recommended to the County Council that DHCA's budget reflect an expanded preservation and production of housing that will be affordable to the most economically burdened residents. A total of \$161 million is proposed for this effort.

The County is also dedicated to addressing the issue of homelessness and has had success in reducing the number of individuals and families facing homelessness through Rapid Rehousing and Emergency Rental Assistance.

The FY25 Recommended Operating Budget also provides funding so the new Rent Stabilization program will be fully operational in FY25. This program establishes maximum allowable rent increases to stabilize rents in the County while ensuring landlords can earn a fair return on their investment. Rent stabilization is important because it helps to ensure that rental housing remains affordable and accessible for residents. By establishing maximum allowable rent increases, rent stabilization policies prevent landlords from significantly raising rents and potentially displacing tenants who may not be able to afford the higher costs. This is particularly important in areas with high housing costs and limited affordable housing options, as it helps to protect vulnerable populations from being priced out of their homes and communities. Rent stabilization also provides stability and predictability for tenants, allowing them to plan their finances and remain in their homes without the fear of sudden and drastic rent increases. Additionally, rent stabilization can help to mitigate the negative impacts of gentrification and promote more equitable and inclusive communities.

In addition, Montgomery County entered a regional collaboration through the Metropolitan Washington Council of Governments to complete the Analysis of Impediments to Fair Housing Choice for the 2021-2025 time period, as recommended under the County's 5-year Consolidated Action Plan.



Services for A More Equitable and Inclusive Montgomery County

- Early Care Initiative
- Office of Racial Equity and Social Justice WorkSource Montgomery, Inc.
- Racial Equity and Social Justice Impact Assessments
- Funding to promote access to primary health care resources/community-based services for uninsured/underinsured residents
- Funding to support the production and preservation of affordable housing



COMMUNITY CONVERSATIONS WITH COUNTY EXECUTIVE MARC ELRICH

FY25 Operating Budget Forum

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
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 (optional)

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

Agencies, groups, organizations, and others who participated in the plan's development have many programs and activities that address community needs. The Housing Opportunities Commission works in Affordable Housing Development, Public Housing Management, Assisted Housing Resident Services, and Housing Resources services. The organizations selected by the Community Development Advisory Committee will provide various public services such as health, workforce development, education, homelessness prevention, and food insecurities. The Montgomery County Continuum of Care (CoC) is a partnership of public and private groups working to prevent and end homelessness in Montgomery County, Maryland. The Montgomery County Office of Broadband Programs provides various resources to narrow the digital divide, such as low-cost internet and computers for income-eligible households. The Montgomery County Office of Emergency Management & Homeland Security oversees the County's emergency response planning, including the management of flood-prone areas, public land, water resources, and emergency management agencies.

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))

Montgomery County's DHCA regularly works with the Housing Opportunities Commission, Rockville Housing Enterprises (local Housing Authorities), multiple non-profit developers, and many organizations that provide services to residents. 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 Montgomery County Economic Development Corporation (MCEDC), funded by Montgomery County, is the official public-private corporation organized as a 501(c)(3) and charged with accelerating business growth and retaining existing businesses in the County. MCEDC aids with business needs such as starting or expanding a business, finding a site, or connecting with other City services. Additionally, the Local Small Business Reserve Program (LSBRP) ensures that County departments award 20 percent (with specified exceptions) of their procurements for goods, services, and construction to registered and certified local, small businesses.

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. These grants are targeted at low-income residents, seniors, and those with language, disability, or other special needs. Montgomery County regularly coordinates with the non-profit community.

On July 13, 2021, Montgomery County Council unanimously approved Bill 36-19 creating the County's Office of Grants Management as a non-principal office in the County's executive branch. The mission of the Office of Grants Management is to develop and support best practices for grants management throughout Montgomery County Government that are consistent with racial equity and social justice goals. In addition, the Office serves as a central point of contact regarding grants that the County receives or awards; provides technical assistance regarding grants management to Executive Branch departments and principal offices; and searches out and identifies Federal and State grant opportunities to Executive Branch departments and principal offices. It comprises two teams: Incoming Grants and Outgoing Grants.

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 government, specifically the County's Department of Health & Human Services (DHHS), also serves as the Continuum of Care lead, and therefore all efforts to address the needs of homeless persons and persons at risk of homelessness is directly coordinated by DHHS.

Montgomery County continues to work closely with Rockville Housing Enterprises (RHE) to assist low- and moderate-income individuals and families across the City of Rockville. The RHE and the City of Rockville are supportive of the CoC. RHE partnered with the CoC to apply for Stability Housing vouchers and is working to improve data collection on housing status of applicants. The Stability Voucher initiative is an evolution of the Housing Choice Voucher (HCV) program and represents a powerful collaborative effort with Rockville Housing Enterprises, Continuums of Care, and Victim Services Providers. Its primary goal is to extend a helping hand to households experiencing or at risk of homelessness. This initiative goes beyond the traditional scope of housing assistance; it's a lifeline for those fleeing or attempting to escape domestic violence, dating violence, sexual assault, stalking, human trafficking, and even veterans and families that include a veteran family member facing such challenges. The Stability Voucher initiative was designed with a deep understanding of these challenges and recognizing that a holistic approach is needed. Additionally, the City of Rockville has a representative that serves on the ICH.

Montgomery County continuously works with the Housing Opportunities Commission (HOC), the primary PHA to expand the homeless preference in the County which aims to increase access to available housing units. In April 2023 HUD awarded HOC with twenty-five (25) stability vouchers. These vouchers provided rental assistance to people experiencing or at-risk of homelessness, including survivors of domestic violence, dating violence, sexual assault, stalking, or human trafficking. HOC accepted these vouchers in partnership with Montgomery County's Continuum of Care, which helped implement a coordinated approach to connect homeless outreach, permanent housing, health and supportive services to address homelessness among people in unsheltered settings. In the state of Maryland, HUD awarded stability vouchers to HOC (25 vouchers) and Rockville Housing Enterprises (5 vouchers), with a total value of \$4,870,352.

HOC supports the McKinney Vento Permanent Supportive Housing Programs. The McKinneys are Housing First programs for Montgomery County residents who are homeless and at least one household member has a long-term disability. Referrals come from the office of Services to End and Prevent Homelessness, Department of Health and Human Services (DHHS) in Montgomery County. Program funding comes from HUD and Montgomery County DHHS. Program participants receive case management services with the goal of maintaining housing. Each household is unique and needs assessments are provided with linkages to services, treatment, furniture, transportation, medication assistance, childcare and a variety of other household supports. The Program partners with a variety of community service providers in attempts to provide a holistic approach to housing stability. McKinney PSH participants can utilize housing in Montgomery County which meets the HUD assigned Fair Market Rent, passes inspection and a rent reasonableness comparison. Participants pay 30% of total gross household income towards rent. The McKinney Programs are operated in collaboration with the Department of Health & Human Services Continuum of Care (CoC) under the Housing First Initiative to eliminate homelessness in Montgomery County.

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

Montgomery County government is the sole recipient of ESG funds in the MD-601 geographic area. As both the CoC Collaborative Applicant and the administering entity for ESG funds, DHHS assures CoC input in the planning and allocation of funds. The CoC Governing Board, of which Montgomery County is a member, identifies needs based on a review of the CoC's strategic plan and a gap analysis developed by the CoC that incorporated Point-in-Time, Housing Inventory Chart, and other local data. The CoC then recommends how to best use local ESG funds. The same process was followed to allocate the ESG-CV funds. DHHS in partnership with the ICH and full CoC, determined the majority of ESG-CV funds would be used to increase Rapid Rehousing to mitigate the impact of increasing number of people seeking emergency shelter. In addition, DHHS is also a member of the Maryland Interagency Council on Homelessness (MD ICH). The MD ICH identifies gaps and needs for the State of Maryland and provides input as to how Maryland ESG funds should be allocated.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Housing Opportunities Commission of Montgomery County
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. 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	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
	Briefly describe how the Agency/Group/Organization was consulted. 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	Montgomery County CoC
	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?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. 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. A recent summary of their priorities, goals, and strategies was provided as supplemental information to the Action Plan.
4	Agency/Group/Organization	Montgomery County Office of Broadband Programs
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Digital access
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization had direct input in the Plan development process.
5	Agency/Group/Organization	Montgomery County Office of Emergency Management & Homeland Security
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Emergency Management
	What section of the Plan was addressed by Consultation?	Hazard Mitigation

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Montgomery County Office of Emergency Management & Homeland Security developed an updated Hazard Mitigation Plan for coordinating and implementing necessary hazard mitigation policies, programs, and projects. To develop the Montgomery County Hazard Mitigation Plan, an inclusive Mitigation Planning Committee (MPC) was assembled, consisting of County agencies, regional partners, and the following local jurisdictions
6	Agency/Group/Organization	Rockville Housing Enterprises
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization had direct input in the Plan development process.

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

All relevant Agency Types were consulted for the purpose of the Plan 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 FY25 Annual Action 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

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

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

The CDAC Public Hearing was advertised in the Washington Times newspaper, social media and was posted on the Grants Administration homepage. The outreach disseminated to the public also encouraged them to provide public comments during the public hearing. Comments and remarks were collected during the hearing and following the hearing.

Following the CDAC public hearing, subcommittees of the CDAC met on weekly during October and November for CDBG public service grant applicant interviews and to develop recommendations for CDBG funds recipients during CFY25. The Education Subcommittee met on October 18th and 25th, the Health Subcommittee met on October 18th, 25th, and November 1st, and the Subcommittee for Food, Housing and Youth met on October 17th, 24th, and November 2nd 2023.

A personalized virtual invitation to the four FY25 Public Budget Hearings were also sent out to groups that the CDAC did not recommend for funding so that they could attend and sign up to testify.

The Action Plan draft was made available for public review and comment from April 15, 2024 through May 15, 2024. No comments were received.

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)
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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)
			Active members of	During the public hearing on October 11, 2023, the Community Development Advisory Committee (CDAC) heard testimony from representatives of homelessness prevention and from those addressing the health, housing, education, and senior needs of low-income residents.	Annual Action Plan 2024	The information shared by industry experts was

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)
2	Newspaper Ad	Non-targeted/broad community	Notice of the public hearing and transcript following the hearing was posted in the Washington Times with the attendee link to join and link to the transcript.	No comments were received in response to the newspaper ad.	Not applicable.	https://www.montgomerycountymd.gov/DHCA/grants/publicinformation.html

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)
			<p>The County Executive hosted ten Community Conversations (Operating Budget Forums) in different languages and platforms to target different populations throughout the County's Regional Services Centers, with the support of community partners, and Leisure World to collect and share information for the development of the CFY25 Budget. Seven of the ten conversations</p>	<p>Annual Action Plan 2024</p>		<p>23</p>

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)
4	Public Hearing	Non-targeted/broad community	<p>Four public Council and Committee sessions were held on 1/30/24, 2/6/24, 2/7/24, 4/8/24, 4/9/24, 4/16/24 and 7/30/24 to discuss the County FY25 budget.</p>	<p>171 written testimonials and 6 video testimonials were submitted. 34 written testimonials and 2 video testimonials discussed topics relevant to federal funding and DHCA, they emphasized the need of preserving and expanding affordable housing across the County, providing rental assistance, rapid rehousing, safe and stable</p>	<p>Not all 177 testimonials received were relevant to this plan.</p>	<p>https://www.youtube.com/watch?v=uzDcBfYD9a8</p>

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The FY25 budget allocates over \$169.4 million to expand the preservation and production of affordable housing to the most economically burdened residents. This includes \$56.2 million in Housing Initiative Fund (HIF) funds and \$113.2 million in funding for three CIP projects, including the Affordable Housing Acquisition and Preservation project, the Nonprofit Preservation Fund, and the Revitalization for Troubled and Distressed Common Ownership Communities project. This includes \$65 million in new capital funding for the Affordable Housing Acquisition and Preservation project. The \$56.2 million in HIF operating funds includes \$22.9 million for the Rental Assistance Program (RAP) to continue providing rental assistance and supportive services to help the County's most vulnerable residents. The budget also continues funding to support the Building Neighborhoods to Call Home, Design for Life, and Home Ownership Assistance programs.

In addition, DHCA continues to actively underwrite affordable housing loans to preserve and produce affordable housing. DHCA currently has approximately 1,804 affordable units in its development pipeline that are scheduled to close in FY24. The FY24 DHCA pipeline includes senior, family, and special needs housing. The County will leverage its HIF funding with other private and public resources to support the development of approximately 1,200 units. To date, 576 units are anticipated for completion of rehabilitation and/or construction in FY24. These projects will be funded by a combination of HIF, CDBG, and/or HOME funds.

The affordable housing and housing-related initiatives for FY25 presented by the County Executive include:

- Preserving and increasing affordable housing
- Revitalization of troubled and distressed common ownership communities
- Rental assistance programs
- Programs to build neighborhoods and provide support services
- Initiatives for accessible and adaptable housing
- Homeownership assistance
- Funding for Montgomery Housing Initiative

- Creation of a new Rental Housing Division
- Support for the implementation and enforcement of Short-term Residential Rental bill

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	5,066,291	500,000	2,121,184	7,687,475	13,689,975	There are prior year CDBG resources available for CDBG-funded projects during the plan year. During recent years, Focused Neighborhood projects have taken longer for completion. The delays in project finalization have caused an accumulation of CDBG prior year resources; during the last couple of years, increasing costs have contributed to the majority of the accrual of CDBG funds. There are at least two projects in the pipeline that may be eligible for CDBG funding, scheduled to close in County FY24.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	1,916,853	500,000	10,140,026	12,556,879	6,578,794	There are prior year HOME resources available for HOME funded projects during the plan year. The HOME prior year resources have accumulated due to delays in project completions. Some HOME projects have encountered unforeseen challenges that have caused delays, mainly due to constraints as a result of ongoing cost increases. The PR-01 HUD Grants and Program Income report also shows \$6,214,331.30 in HOME ARP funds available for commitment, but not included in the prior year resources line.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	430,074	0	182,528	612,602	850,202	The entirety of the ESG source of funds are typically used during each plan year. There may be no uncommitted ESG funds remaining in prior year resources by time the plan is submitted to HUD.

Table 5 - 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.

HOME's 25% matching requirements will be satisfied primarily through the use of Montgomery County's Housing Initiative Fund. Similarly, ESG's matching requirements will be satisfied through local Government funding.

Montgomery County does not receive or distribute Section 8 funding. Any LIHTC funding is distributed to developers directly through the State of Maryland and does not involve Montgomery County in the process. McKinney-Vento Homeless Assistance Act funds are distributed directly to Montgomery County Public Schools. DHCA is not involved in this process.

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. The recommendations in the FY25 budget address the need for affordable housing by allocating funds for the expansion of affordable housing, providing rental assistance programs, supporting the acquisition and preservation of affordable housing units, partnering with organizations for redevelopment projects, underwriting affordable housing loans, increasing capacity in programs serving vulnerable populations, increasing licensing fees, adding positions to manage and administer affordable housing programs, and creating a new division to enhance collaboration and service delivery. These measures aim to produce and preserve affordable housing units, address the needs of distressed communities, and ensure accessibility to affordable housing options for low-income residents in Montgomery County.

Montgomery County and United Therapeutics, the first publicly traded biotechnology company organized as a public benefit corporation, have entered into a general development agreement (GDA) that will allow for the company's future growth in Silver Spring and provide significant benefits to the County.

Under the GDA, United Therapeutics will secure land and construct a new public parking garage at 8615 Georgia Avenue, provide land and funding to the County for a state-of-the art fiber hub, and relocate Montgomery County's Department to Transportation's (MCDOT) parking operations facility to a renovated facility at 9150 Brookville Road.

Significantly, the site of the new parking garage includes a parcel designated for a future affordable housing development in Silver Spring.

If approved by the Montgomery County Council, upon completion of the new garage, ownership of the site will transfer from United Therapeutics to the County and the County will transfer ownership of 8700 Cameron Street, the current site of the Spring Cameron Parking garage, to United Therapeutics to allow for the company's future growth. United Therapeutics will be required to invest at least \$50 million in any new facility on the site within fifteen years of ownership transfer.

The proposed agreement between Montgomery County and United Therapeutics Corporation will allow for the company's expansion at its urban campus in downtown Silver Spring and provide the County with significant public benefits, including:

1. Further solidifying Montgomery County's commitment to growing its biohealth economy, and its important treatments and technologies for patients with chronic and life-threatening diseases around the world, by providing United Therapeutics the flexibility for future growth as it continues to advance its mission to address rare, underserved diseases at its co-headquarters in Silver Spring.
2. Ensuring that United Therapeutics continues to grow from its current 230 full-time employees in downtown Silver Spring and expand its significant contributions to Montgomery County and the State of Maryland's bio-health economy and ecosystem.
3. A new parking garage in the heart of Silver Spring along Georgia Avenue just north of Colesville Road at 8615 Georgia Avenue.
4. Approximately 3,000 square feet (SF) of new retail space area on the ground floor of the new parking garage along Georgia Avenue.

5. Land designated for a future affordable housing development in Downtown Silver Spring.
6. A new state-of-the-art, fiber hub for the Montgomery County Department of Technology and Enterprise Business Solutions.
7. A new 20,000 SF parking operations service facility for MCDOT in more centralized location relative to the three main parking lot sectors in Silver Spring, Wheaton, and Bethesda. The new site includes an additional 17,000 SF to accommodate future MCDOT needs, and a 5,000 SF renovated and enclosed building for equipment and field vehicle storage.

Discussion

The divisions within DHCA work together to serve Montgomery County residents with their housing and community development needs.

Asset Management actively monitors the Department's \$300 million in housing loans from local and federal funding sources, leveraging \$1.5 billion in affordable real estate. Assets also ensure compliance guidelines are followed for all affordable housing units supported by federal funds under the Community Development Block Grant Program (CDBG) and the HOME Investment Partnerships Program (HOME) as well as under local Housing Initiative Fund (HIF) loans, rental agreements, and Payments in Lieu of Taxes (PILOT).

Grants Administration handles over \$7 million in annual federal grants received by the County from the Community Development Block Grant Program (CDBG), the HOME Investment Partnerships Program (HOME), and the Emergency Solutions Grant Program (ESG). These annual allocations, along with any special federal appropriations, are earmarked to provide housing assistance and public services for low- and moderate-income residents. In addition, Grants administers almost \$3 million in County-funded grants to non-profit organizations serving Montgomery County.

The Code Enforcement section is responsible for the preservation and improvement of housing and property standards through the enforcement of Chapter 26, Housing and Building Standards, Chapter 48, Solid Waste and Chapter 58, Weeds, of the Montgomery County Code.

The Affordable Housing section coordinates and enforces the County's moderate-income housing programs including the Moderately Priced Dwelling Unit (MPDU) Program and the Workforce Housing (WFH) program. The Section also oversees both the Montgomery County Energy Efficiency Program (MCEEP) to provide weatherization assistance to single-family housing and previous Single-Family Home Improvement loans and grants.

The Office of Landlord-Tenant Affairs (OLTA) enforces Chapter 29 - Landlord-Tenant Relations of the Montgomery County Code, along with parts of Title 8 - Landlord-Tenant of the Real Property Article, Annotated Code of Maryland. OLTA strives to educate the public of the general rights and responsibilities of landlords and tenants by providing relevant and accurate information to help the parties avoid problems and make the landlord-tenant relationship work as efficiently as possible. When

necessary, through our formal complaint process, and as our authority permits, we offer free support to the named parties to assist them in amicably resolving disputes.

Multifamily Housing works to preserve and produce affordable rental housing for Montgomery County residents. Primarily using resources from the Montgomery County Housing Initiative Fund and the federal HOME program Multifamily Housing provides flexible financing resources to assist in the preservation and production of affordable housing.

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	2021	2025	Affordable Housing	Countywide CDBG-eligible areas Rockville Takoma Park	Affordable Housing Healthy and Sustainable Neighborhoods Prevent and End Homelessness	CDBG: \$0 HOME: \$2,234,948 ESG: \$0	Other: 148 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Promote Healthy and Sustainable Neighborhoods	2021	2025	Affordable Housing Non-Housing Community Development	Countywide CDBG-eligible areas Rockville Takoma Park	Affordable Housing Healthy and Sustainable Neighborhoods Prevent and End Homelessness	CDBG: \$4,893,353 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 242 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 14354 Persons Assisted Homeowner Housing Rehabilitated: 3 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 830 Household Housing Unit Other: 281 Other
3	Prevent and End Homelessness	2021	2025	Homeless Non-Housing Community Development	Countywide CDBG-eligible areas Rockville Takoma Park	Affordable Housing Healthy and Sustainable Neighborhoods Prevent and End Homelessness	CDBG: \$0 HOME: \$0 ESG: \$432,528	Tenant-based rental assistance / Rapid Rehousing: 70 Households Assisted

Table 6 – Goals Summary

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). The County uses no HOME funds for homebuyer programs.</p> <p>2. Assist non-profit providers in rehabilitating group homes occupied by lower-income, special needs persons.</p> <p>3. Address community needs for neighborhood preservation and enhancement.</p>
2	Goal Name	Promote Healthy and Sustainable Neighborhoods
	Goal Description	<p>1. Conduct 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.</p> <p>2. Provide Code Enforcement service in CDBG-eligible areas. Consistent enforcement of the County Codes will help to: improve the quality of life for Montgomery County citizens; stabilize neighborhoods; provide safe, decent, and clean dwelling units; maintain and enhance property values; and prevent blight.</p> <p>3. Provide funding for Public Service grants providing services to low-income residents, such as workforce readiness training, college and career planning services, support for a medical clinic, emergency financial assistance and eviction prevention, mental health education, and programming, and food services. Eligible applicants for CDBG Public Service grants apply annually for funding through a competitive process involving the Community Development Advisory Committee, whose role is to make funding recommendations.</p>
3	Goal Name	Prevent and End Homelessness
	Goal Description	<p>1. Assist households experiencing homelessness to locate, obtain, and retain housing assisting approximately 35 households move into permanent housing.</p> <p>2. Provide rental assistance to help households rapidly exit homelessness and retain permanent housing serving approximately 35 households.</p> <p>3. Provide shelter services.</p>

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, homelessness prevention, Rapid Re-housing, and emergency shelter services.

Projects

#	Project Name
1	Housing Acquisition and Preservation
2	Group Home Rehabilitation
3	Focused Neighborhood Assistance
4	Code Enforcement
5	Facility Planning
6	Administration - CDBG
7	Fair Housing Activities
8	Contingency
9	Arts for the Aging, Inc. - Sustaining Health Equity Through the Participatory Arts
10	Ayuda, Inc. - Domestic Violence & Family Survivors Program
11	Bethesda African Cemetery Coalition, Inc. - The Bridge That Carried Us Over
12	Collegiate Directions, Inc. - Career Mentoring Initiative
13	Community Bridges, Inc. - Community Bridges Alumnae Program
14	Community FarmsShare LLC - Farm to Family Nutrition Access
15	Community Reach of Montgomery County, Inc. - Mansfield Kaseman Health Clinic
16	Community Reach of Montgomery County, Inc. - REAP
17	EveryMind, Inc. - Case Manager
18	Food and Friends, Inc. - Improving the Lives and Health of the Most Vulnerable
19	Germantown Cultural Arts Center, Inc. - Beyond BlackRock
20	Homes Not Borders, Inc. - Home Set Ups and Moving Up Fund
21	Horizons Greater Washington, Inc. - HGW School Year Saturday Academy
22	Korean Community Service Center of Greater Washington, Inc. - SAFES
23	Latino Economic Development Corporation - LEDC Tenant Services and Eviction Prevention
24	Liberty's Promise, Inc. - Helping the Immigrant Youth of Montgomery County Succeed
25	Mobile Medical Care - Keeping Focused on Diabetic Eye Health
26	Montgomery Housing Partnership, Inc. - MHP's Workforce Development Program
27	United Way of the National Capital Area - Community Schools Model

#	Project Name
28	City of Rockville - Community Reach of Montgomery County, Inc.
29	City of Rockville - Housing Unlimited
30	City of Rockville - Interfaith Works Women's Shelter
31	City of Rockville - Rockville Housing Enterprises
32	City of Rockville - Single Family Rehabilitation Program
33	Housing Production and Preservation - HOME
34	Community Housing Development Organizations Housing Production
35	CHDO Operating Assistance
36	Administration - HOME
37	ESG - Montgomery County
38	City of Takoma Park
39	Leeland - 112 Lee Ave

Table 7 - Project Information

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

The CDBG fund allocations for Public Service Grants are prioritized based on the needs of the community as determined by the Community Development Advisory Committee. The committee is composed of 15 to 20 members of the public who volunteer their time for this purpose and are appointed by the County Executive. The Committee participates in a public hearing where they learn about the needs of the County from subject-matter experts and community advocates, such as Health and Human Services Representatives for example. The information obtained from the public hearing and funding guidelines is referred to when interviewing CDBG grantee candidates advocating to get funding to provide public services to County Residents.

Our federal funds provide an important contribution to meeting these needs. Federal funds are being used currently to revitalize older residential neighborhoods, help low- and moderate-income residents through the creation and preservation of affordable housing, and support the activities of non-profit organizations providing a wide array of services benefiting lower-income residents. All annual federal HOME and CDBG funds are used to assist lower-income residents of the county, and each has its own set of regulatory requirements that must be met. For example, HUD requires that County CDBG funds be spent in low-income areas or on activities that directly benefit people with low and moderate incomes. In Montgomery County, a family of four that earns \$97,800 or less meets the 80% AMI threshold.

Providing affordable housing and supportive services for vulnerable populations continues to be a high priority. Key challenges include creating affordable housing sufficient to meet the demand, delivering linguistically and culturally appropriate services to our diverse County residents, and providing special services to seniors, youth, veterans, the homeless, and persons with disabilities.

AP-38 Project Summary
Project Summary Information

1	Project Name	Housing Acquisition and Preservation
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$1,432,291
	Description	Affordable housing activities.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 8 units will be created, preserved, or improved. Neighborhood revitalization activities in low- and moderate-income areas are estimated to benefit approximately 100 households.
	Location Description	Countywide
	Planned Activities	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, energy conservation, and neighborhood revitalization. Assistance may also be provided for group home acquisition.
2	Project Name	Group Home Rehabilitation
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$800,000
	Description	Assist nonprofit providers in rehabilitating group homes.
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	An estimated 10 to 12 homes will be improved, serving approximately 30 clients.
	Location Description	Countywide.
	Planned Activities	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.
3	Project Name	Focused Neighborhood Assistance
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$1,000,000
	Description	Financial and technical assistance, design, and planning for select affordable neighborhoods, to improve the quality of life, safety, and welfare of residents.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit Eighty-one households.
	Location Description	Countywide.

	Planned Activities	The Focused Neighborhood Assistance (FNA) program includes financial and technical assistance, design, and planning for select affordable neighborhoods, to improve the quality of life, safety, and welfare of residents. For example, construction services for the Wedgewood Drainage and Site Improvement Project are approximately 80% complete and is expected to be finished in FY24. This project will benefit Eighty-one households and correct grading and drainage issues throughout its common areas. In addition, landscaping will be installed in parking islands to deter the placement of bulk trash in these areas. Facility planning is now underway for potentially five additional FNA projects. The Neighborhood Revitalization staff will be meeting with HOA and/or Condominium Association boards and residents to determine the scope of projects for these communities. Design and construction activities will follow.
4	Project Name	Code Enforcement
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$250,000
	Description	Partially cover costs incurred for code enforcement efforts in low- and moderate-income areas.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 830 cases/households will be processed.
	Location Description	Countywide
	Planned Activities	Funds will be used to partially cover costs incurred for code enforcement efforts in low-and moderate-income areas.
5	Project Name	Facility Planning
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods

	Funding	CDBG: \$100,000
	Description	Preliminary planning and design for a variety of projects in eligible areas.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Projects in eligible areas.
	Location Description	Countywide
	Planned Activities	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.
6	Project Name	Administration - CDBG
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$900,000
	Description	DHCA's staff in planning, administration, and monitoring of the CDBG program
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Countywide
	Planned Activities	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.
7	Project Name	Fair Housing Activities

	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$20,000
	Description	Activities that serve to affirmatively further fair housing choice
	Target Date	6/30/2025
	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	Funds will be used for activities that serve to affirmatively further fair housing choice. Activities may include sales, rental and lending testing, education/outreach/awareness, training, and research. Activities will be administered by relevant County offices and departments.
8	Project Name	Contingency
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$50,000
	Description	Cover unanticipated costs for other eligible activities
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Countywide
	Planned Activities	The fund will be used to cover unanticipated costs for other eligible activities.

9	Project Name	Arts for the Aging, Inc. - Sustaining Health Equity Through the Participatory Arts
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$35,733
	Description	Sustaining Health Equity Through the Participatory Arts
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 331 older adults.
	Location Description	Countywide
Planned Activities	Improve health equity of low-income seniors through regular arts participation using various platforms and multiple languages. Recruit teaching artists with foreign language skills to better connect with HOC's culturally diverse residents and grow social connections through shared arts experiences, which can improve health and wellness outcomes. Estimated to benefit 331 older adults.	
10	Project Name	Ayuda, Inc. - Domestic Violence & Family Survivors Program
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$35,000
	Description	Domestic Violence & Family Survivors Program
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 40 people.

	Location Description	Countywide
	Planned Activities	Increase access to free domestic violence and family law legal services for low-income immigrant survivors of domestic violence, sexual assault, and stalking. The DV/FL Survivors Program will provide trauma informed, culturally and linguistically specific protective order and family law legal services to help survivors rebuild a safe and secure life for themselves and their children. Estimated to benefit 40 people.
11	Project Name	Bethesda African Cemetery Coalition, Inc. - The Bridge That Carried Us Over
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$20,892
	Description	The Bridge That Carried Us Over: Education for the 21st Century
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 50 students.
	Location Description	Countywide
Planned Activities	Provide Montgomery County students material on the history of chattel slavery in Bethesda, Chevy Chase, and Silver Spring. As well as incorporate students into BACC's internship program. Estimated to benefit 50 students.	
12	Project Name	Collegiate Directions, Inc. - Career Mentoring Initiative
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$40,000
	Description	Career Mentoring Initiative
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 210 students.
	Location Description	Countywide
	Planned Activities	Support low-income scholars to transition smoothly into the job market after college graduation. Estimated to benefit 210 students.
13	Project Name	Community Bridges, Inc. - Community Bridges Alumnae Program
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$45,000
	Description	Community Bridges Alumnae Program
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 165 students.
	Location Description	Countywide
Planned Activities	Support girls in the Alumnae program from low-income and/or minority backgrounds through costs associated with tailored one-on-one support, workshops, and staff support. Estimated to benefit 165 students.	
14	Project Name	Community FarmsShare LLC - Farm to Family Nutrition Access
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$29,965
	Description	Farm-to-Family Nutrition Access
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 6600 clients.
	Location Description	Countywide
	Planned Activities	Improve health outcomes and reduce food insecurity for low-income Montgomery County residents, reduce food waste and expand SNAP purchases of farm produce. Estimated to benefit 6600 clients.
15	Project Name	Community Reach of Montgomery County, Inc. - Mansfield Kaseman Health Clinic
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$45,000
	Description	Mansfield Kaseman Health Clinic
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 800 patients.
	Location Description	Countywide
	Planned Activities	Cancer Prevention & Screening and Hypertension Management for low-income residents in the Mansfield Kaseman Health Clinic. Estimated to benefit 800 patients.
16	Project Name	Community Reach of Montgomery County, Inc. - REAP
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$33,000
	Description	Rockville Emergency Assistance Program

	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 220 people.
	Location Description	Countywide
	Planned Activities	Promote self-sufficiency of low-income residents by providing case management follow-up and navigational services to increase application to and utilization of supportive programs, and expand outreach to the target population through the holiday giving program. Estimated to benefit 220 people.
17	Project Name	EveryMind, Inc. - Case Manager
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$35,000
	Description	Case Manager: Rep Payee and Friendly Visitor
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 120 clients.
	Location Description	Countywide
	Planned Activities	Assist low-income residents with specific tasks, such as food pantry deliveries, driving clients to and attending appointments, completing applications and recertifications for various critical entitlements, making referrals, and accessing community resources. Estimated to benefit 120 clients.
18	Project Name	Food and Friends, Inc. - Improving the Lives and Health of the Most Vulnerable
	Target Area	Countywide CDBG-eligible areas

	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$32,115
	Description	Improving the Lives and Health of the Most Vulnerable
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 53 clients.
	Location Description	Countywide
	Planned Activities	Improve the capacity of delivering meals and groceries to low-income clients at their homes and reduce food insecurity for the most vulnerable. Estimated to benefit 53 clients.
19	Project Name	Germantown Cultural Arts Center, Inc. - Beyond BlackRock
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$25,000
	Description	Beyond BlackRock: Positive Youth Development Arts Outreach Programming
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 80 youth.
	Location Description	Countywide
	Planned Activities	Provide after-school positive youth development programming to lower income youth, aged Kindergarten through 5th grade, at two local Title One elementary schools located in upper Montgomery County. Estimated to benefit 80 youth.
20	Project Name	Homes Not Borders, Inc. - Home Set Ups and Moving Up Fund

	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$40,000
	Description	Home Set Ups and Moving Up Fund for Refugees and Migrants
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 2100 clients.
	Location Description	Countywide
	Planned Activities	Facilitate successful integration of new refugees into Montgomery County by providing furniture, housewares, and personal care items. Estimated to benefit 2100 clients.
21	Project Name	Horizons Greater Washington, Inc. - HGW School Year Saturday Academy
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$34,108
	Description	HGW School Year Saturday Academy - Montgomery County
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 60 students.
	Location Description	Countywide.
	Planned Activities	Support Montgomery County students in the Saturday program to develop through experiences that build social and emotional skills, instill respect for self and others, and inspire meaningful, choice-filled life. Estimated to benefit 60 students.

22	Project Name	Korean Community Service Center of Greater Washington, Inc. - SAFES
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$32,533
	Description	Strengthening Asian Families through Empowerment and Service
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 1350 clients.
	Location Description	Countywide.
Planned Activities	Assist low-income Asian families to become self-sufficient community members by increasing service accessibility and knowledge on social issues, providing comprehensive case management services, and promoting health and wellbeing. Estimated to benefit 1,350 clients.	
23	Project Name	Latino Economic Development Corporation - LEDC Tenant Services and Eviction Prevention
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods Prevent and End Homelessness
	Needs Addressed	Healthy and Sustainable Neighborhoods Prevent and End Homelessness
	Funding	CDBG: \$34,920
	Description	LEDC Tenant Services and Eviction Prevention
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 80 Montgomery County tenants.

	Location Description	Countywide.
	Planned Activities	Offer one-on-one financial and credit counseling, comprehensive case management, and conduct workshops to assist low-and moderate-income families in avoiding eviction and remaining in their homes.
24	Project Name	Liberty's Promise, Inc. - Helping the Immigrant Youth of Montgomery County Succeed
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$25,000
	Description	Helping the Immigrant Youth of Montgomery County Succeed
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 300 youth.
	Location Description	Countywide.
	Planned Activities	Support low-income immigrant youth through intensive job skills workshops to help them prepare their resumes, cover letters, practice interviewing and gain employment placement.
25	Project Name	Mobile Medical Care - Keeping Focused on Diabetic Eye Health
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$36,734
	Description	Keeping Focused on Diabetic Eye Health
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 700 patients.
	Location Description	Countywide.
	Planned Activities	Provide routine monitoring and early detection of any signs of diabetic retinopathy to reduce the potential of adult-onset blindness due to diabetes among its low-income and uninsured patients.
26	Project Name	Montgomery Housing Partnership, Inc. - MHP's Workforce Development Program
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods Prevent and End Homelessness
	Needs Addressed	Healthy and Sustainable Neighborhoods Prevent and End Homelessness
	Funding	CDBG: \$40,000
	Description	MHP's Workforce Development Program
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 90 residents.
	Location Description	Countywide.
	Planned Activities	Help unemployed and underemployed low-income residents secure new careers and better-paying jobs through MHP's workforce development program designed to ensure long-term housing stability.
27	Project Name	United Way of the National Capital Area - Community Schools Model
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods

	Funding	CDBG: \$40,000
	Description	Community Schools Model
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 1,005 clients.
	Location Description	Countywide.
	Planned Activities	Provide health and tutoring services, enrichment programs, college exposure, and parental engagement activities.
28	Project Name	City of Rockville - Community Reach of Montgomery County, Inc.
	Target Area	CDBG-eligible areas Rockville
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$22,185
	Description	Repair and Improvement of the Jefferson House
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to serve 6 residents.
	Location Description	City of Rockville
	Planned Activities	Repair and maintenance of a unit at the Jefferson House group home for low-income, special needs persons, including repointing of the fieldstone foundation, construction of a retaining wall, and installation of carpeting in resident bedrooms.
29	Project Name	City of Rockville - Housing Unlimited
	Target Area	CDBG-eligible areas Rockville
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods

	Funding	CDBG: \$70,870
	Description	Repair and Improvement of Residential Home
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to serve 2 residents.
	Location Description	City of Rockville
	Planned Activities	Installation of new kitchen cabinetry, countertops, and appliances in the kitchen; upgrade two bathrooms to include walk-in showers, new vanities and toilets and painting and flooring throughout the unit.
30	Project Name	City of Rockville - Interfaith Works Women's Shelter
	Target Area	CDBG-eligible areas Rockville
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$19,945
	Description	Renovations and Enhance Security Features at the Women's Center at Taft Court
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to serve 134 people.
	Location Description	City of Rockville
	Planned Activities	Renovate the IW Women's Center at Taft Court to improve the physical living conditions and enhance safety. The work will include the installation of a new shower for staff, enhanced security and safety with the installation of five floodlights, electrical configuration, replacement of exterior windows, and repainting and restriping of the parking lot.
31	Project Name	City of Rockville - Rockville Housing Enterprises

	Target Area	CDBG-eligible areas Rockville
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$75,000
	Description	Air Conditioning Replacement
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to serve 100 residents.
	Location Description	City of Rockville
	Planned Activities	Complete air conditioning unit replacements on twenty-eight (28) multi-family public housing units of David Scull Courts community and the community center's air conditioning unit.
32	Project Name	City of Rockville - Single Family Rehabilitation Program
	Target Area	CDBG-eligible areas Rockville
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$75,000
	Description	Single-Family Rehabilitation Program
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to assist 3 to 4 households, depending on the level and cost of the work.
	Location Description	City of Rockville
	Planned Activities	Assist CDBG-eligible single-family homeowners with home repairs.
33	Project Name	Housing Production and Preservation - HOME
	Target Area	Countywide

	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	HOME: \$1,748,358
	Description	Housing Production and Preservation
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	This is estimated to produce or preserve 14 units.
	Location Description	Countywide.
	Planned Activities	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.
34	Project Name	Community Housing Development Organizations Housing Production
	Target Area	Countywide
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	HOME: \$345,000
	Description	CHDOs Housing Production
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	This is estimated to produce or preserve 4 units.
	Location Description	Countywide.

	Planned Activities	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 the acquisition, construction, or renovation of rental housing for persons with low incomes.
35	Project Name	CHDO Operating Assistance
	Target Area	Countywide
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	HOME: \$100,000
	Description	CHDO Operating Assistance
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	By regulation, only CHDOs using HOME funds to own, sponsor, or develop affordable housing are eligible for operating support.
	Location Description	Countywide
Planned Activities	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 \$50,000 and HUI will receive \$50,000.	
36	Project Name	Administration - HOME
	Target Area	Countywide
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	HOME: \$223,495
	Description	Expenses associated with operating the HOME program.
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	This activity will indirectly benefit income-eligible County residents.
	Location Description	Countywide.
	Planned Activities	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.
37	Project Name	ESG - Montgomery County
	Target Area	Countywide
	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Prevent and End Homelessness
	Funding	ESG: \$430,074
	Description	Housing stabilization and relocation services, rental assistance, and shelter services
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 35 households will move into permanent housing and 35 households will receive rental assistance.
	Location Description	Countywide.

	Planned Activities	<p>Housing Stabilization and Relocation Services – \$88,800 - will be available to assist households experiencing homelessness locate, obtain, and retain housing. Funds will be used for support services including linkages to mainstream services and employment, rent application fees, and security deposits to assist approximately 35 households move into permanent housing. Eligible singles and families include those living in temporary shelter, in a place not meant for human habitation or other places described in Category I of the homeless definition issued by HUD.</p> <p>Rental Assistance - \$237,600 will be used to provide an average of 9 months but up to 24 months of rental assistance to help households rapidly exit homelessness and retain permanent housing. Assistance will be provided to households that meet the criteria for Category I of the homeless definition issued by HUD upon program admission. Approximately 35 households will be served.</p> <p>Shelter Services – \$103,674 will be used to provide shelter services.</p>
38	Project Name	City of Takoma Park
	Target Area	Takoma Park
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$91,000
	Description	Neighborhood improvements as needed in CDBG eligible areas.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	This project will serve an estimated 2,000 people.
	Location Description	Takoma Park
Planned Activities	Neighborhood improvements ranging from sidewalks, roadway, and stormwater treatment infrastructure, to facade and streetscape improvements in Ward 5 of the City of Takoma Park.	
39	Project Name	Leeland - 112 Lee Ave
	Target Area	Countywide CDBG-eligible areas Takoma Park

Goals Supported	Affordable Housing in an Inclusive Community
Needs Addressed	Affordable Housing
Funding	CDBG: \$3,000,000
Description	Acquisition and rehab of 112 Lee Avenue Takoma Park, MD 20912.
Target Date	6/30/2025
Estimate the number and type of families that will benefit from the proposed activities	15 households will be served, with 51% of them qualifying as low-income.
Location Description	
Planned Activities	Acquisition and rehab of a 15 unit affordable housing rental type cooperative in Takoma Park.

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 generally available countywide with no priority assigned to geographic regions. Some activities, such as Public Service Grants, will be targeted at neighborhoods with concentrations of low- and moderate-income populations. Most other programs will be available to income-eligible residents.

Some of the public service providers concentrate their outreach in specific parts of the County, particularly those with predominantly low-income and minority residents. For example, the Eastern Montgomery Emergency Assistance Network extends its services to those residing in the following zip codes: 20903, 20904, 20905, 20866, and 20868. These zip codes belong to Silver Spring, Hillandale, Colesville, Cloverly, Sandy Spring, Burtonsville, and Spencerville. Other organizations like United Way of the National Capital Area provides health and tutoring services at a Silver Spring middle school. Even though some areas have a higher concentration of low-income and minorities, it is important to note that most of the communities are socio-economically diverse. According to Data USA, 7.04% of Montgomery County, Maryland's population lives below the poverty line, which is lower than the national average of 12.6%. An average 10.58% of residents in Silver Spring, White Oak, Aspen Hill, Fairland, Gaithersburg, and Montgomery Village are in poverty. Most residents in poverty, 13.7%, reside in White Oak.

Geographic Distribution

Target Area	Percentage of Funds
Countywide	0
CDBG-eligible areas	94
Rockville	4
Takoma Park	2

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

N/A

Discussion

In order to determine the Geographic Distribution of funds, DHCA assessed the economic breakdown of residents across the County. Most of the communities are multi-income with residents in poverty living alongside residents exceeding 80% AMI. According to the Census quick facts, the majority of residents in poverty reside in Silver Spring, White Oak, Aspen Hill, Fairland, Gaithersburg, and Montgomery Village.

Between 12.7% and 93.4% of residents in each of the areas listed were identified as being in poverty. Given the diverse income levels, it is important that the services through the Public Service grant providers be available Countywide. Some of the non-profit organizations concentrate their services in some of the areas listed above, but they are still able to extend to the rest of the County.

DHCA also consulted Montgomery County Public School FARMS data for this analysis. There are 137 elementary schools, 40 middle schools, and 27 high schools. Of these, 35 (26%) elementary schools and 4 (10%) middle schools have a Title I designation, meaning that at least 40% of the enrolled students come from low-income households and qualify for low or reduced lunch. These schools serve students residing in Montgomery Village, Gaithersburg, Aspen Hill, Glenmont, Wheaton, Hillandale, White Oak, Burtonsville, and Fairland. The schools that serve those in Silver Spring, specifically Hillandale and White Oak have the highest level of low-income students.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

DHCA's Multifamily Housing team works to preserve and produce affordable rental housing for Montgomery County residents. Primarily using resources from the Montgomery County Housing Initiative Fund and the federal HOME program Multifamily Housing provides flexible financing resources to assist in the preservation and production of affordable housing. The Affordable Housing initiatives outlined below are through a combination of funding sources and strategies to maximize resources.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	1,342
Special-Needs	12
Total	1,354

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	1,300
The Production of New Units	18
Rehab of Existing Units	14
Acquisition of Existing Units	10
Total	1,342

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The FY25 one-year goals for the number of households supported through rental assistance is a result of a memorandum of understanding with the Housing Opportunities Commission, which is financed by tax recordation funds. Through a similar initiative, there are currently 1177 families assisted under rental agreements. Based on need and projected resources, DHCA projects 1300 households will be assisted through rental agreements in FY25.

DHCA's Multifamily Housing works to preserve and produce affordable rental housing for Montgomery County residents and in FY25 they project the production of 18 new units, the rehabilitation of 14 existing units and the acquisition of 10 units, resulting in the support of 1342 non-homeless households.

Based on the escalating cost of construction materials, the Group Homes rehabilitation program is projected to support 10 to 12 special-needs households in FY25.

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Opportunities Commission (“HOC”) no longer owns or operates Public Housing (“PH”) units. During Fiscal Years (“FY”) 2014-2020, HOC converted its PH subsidies to Section 8 Project-Based Rental Assistance (“PBRA”) and Project Based Vouchers (“PBV”) through the U.S. Department of Housing and Urban Development (“HUD”) Rental Assistance Demonstration (“RAD”) program. RAD allowed HOC to convert its PH portfolio to more efficient forms of subsidy and to leverage other resources to renovate, construct, and modernize its existing stock, including adding new affordable units. HOC’s PH subsidies have been converted to Section 8 PBRA or PBV. The final RAD construction project, the Leggett (formerly Elizabeth House III), reached substantial completion as of February 2023.

HOC operates the federally funded Housing Choice Voucher (“HCV”) program for the jurisdiction of Montgomery County, Maryland. HOC currently administers 7,770 vouchers, including 860 PBVs. In addition to these PBV subsidies, HOC’s PBV portfolio includes 330 units granted through RAD and the Housing Opportunity Through Modernization Act (“HOTMA”). From 2021 to 2023, HUD awarded HOC 118 additional tenant-based vouchers for specific demographics, primarily to combat homelessness in Montgomery County. HOC takes advantage of every opportunity to provide additional Housing Choice Voucher subsidies to its portfolio.

Outside its Housing Choice Voucher program, HOC collaborates with Federal, State, Local, and private entities to provide Montgomery County residents with the greatest number of affordable housing opportunities. HOC can accomplish this by leveraging Federal, State, Local, Agency, and private funds to add to, and improve, Montgomery County’s affordable housing stock through the acquisition, production, and preservation of affordable housing units throughout the County.

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

Montgomery County Council collaborated with HOC to create a \$100 million revolving Housing Production Fund to produce 6,000 new housing units over 20 years. The fund allows the construction of mixed-income/mixed-use communities with at least 30% of units at affordable rents. The affordable component includes at least 20% of the affordable units to be set at 50% of the Area Median Income and 10% of the units set at or below MPDU income limits of 65% to 70% AMI.

Projects utilizing these funds also take into consideration the need for affordable housing in particular areas, as well as holistic community goals like green space, sustainability, universal design, community-serving retail, transit, and pedestrian infrastructure, and the need for more family-sized units. HOC ownership also provides tenant protections for all residents, including market rent, and allows access to wrap-around services.

- Hillandale Gateway: This property will consist of two buildings, one of 308 units, of which 93 will

be restricted under the LIHTC program. The second will consist of 155 senior units and all these units will be restricted under the LIHTC program. The project also includes a drive-through Starbucks, above-ground parking garage, commercial space, and public and private green space. Early construction started in July 2023 and vertical construction is scheduled to begin in April 2024.

- Garnkirk Farms: The project will include 408 units, 62 two-over-two units, 141 townhomes, 21 single-family detached units, and 184 multifamily units. The multifamily portion will include 128 units restricted under the LIHTC program.
- Metropolitan: HOC is working to finance the renovation of all units and common areas, including all systems and water piping, through a refinance and LIHTC re-syndication. The property has 308 total units, of which, 92 are restricted under the LIHTC program. Thirty-eight of the LIHTC units also have Project Based Voucher subsidies. The main renovations are scheduled to begin in December 2024 following roof and brickwork repairs completed in January 2024.
- Springvale Terrace: Enterprise Community Development and Seabury Resources for Aging have entered a partnership to redevelop the property, to include over 230 affordable senior units as an active adult community. HOC plans to provide Project Based Section 8 rental assistance for up to 48 units by using HUD's Faircloth-to-RAD financing tool. DHCA has committed to providing additional funding from the county's Housing Initiative Fund. Additionally, the property will be financed in part by the Low Income Housing Tax Credit program. Construction is scheduled to begin in December 2024.
- Wheaton Gateway: This is a new construction property, which will consist of three buildings, totaling approximately 770 units. HOC is in the process of procuring pre-construction and construction services and expects to submit a Request for Proposal for the General Contractor in February 2024.
- West Side Shady Grove: This property is in the second phase of construction. Construction is slated to begin in November/December 2024. HOC is currently working through Site Plan Approval and Permit Submission and is scheduled to complete both by July 2024. This property will be funded using the County's Housing Production Fund. The property consists of 413 total units, 124 units will be set at HOC MPDU affordability levels, 10 units will be affordable based on HOC's Workforce Housing.

In addition, HOC is exploring new ways to use local funding to expand the housing subsidies it can offer County Residents. HOC also continuously strives to provide supportive services to its customers, including assessments, information, and referrals. Supportive services also include education programs for youth and health and wellness programs for adults and the elderly.

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

HOC is required to establish a Resident Advisory Board, comprised of HOC-assisted individuals. Their role is to assist HOC in developing a Public Housing Agency Plan, and other agency-related matters. The RAB

makes recommendations to the Commissioners and President regarding changes to existing or proposed policies that impact residents and/or HOC Customers and prepares and presents testimony to government groups regarding pending legislation and program changes affecting low- and moderate-income residents.

During July 2023, HOC conducted an official RAB election via electronic voting. 545 households cast their votes across all housing programs. The RAB categories open to candidates included Tenant Based Voucher, Project Based Voucher, Supportive Housing, Project Based Rental Assistance, and Low-Income Housing Tax Credit.

During 2023, HOC developed a Five-Year Strategic Plan. As part of the process, HOC held two virtual town hall meetings and one in-person meeting at the Silver Spring Civic Center during July 2023. HOC believes its residents and members of the public are a valuable source of information for developing its goals and objectives. The updated Strategic Plan is in its final stages of completion.

HOC administers the homeownership programs below:

- Single Family Mortgage Purchase Program: Through the program, the Commission has financed over 12,000 mortgage loans. The MPP provides below-market interest rates for first-time homebuyers purchasing in the County; 30-year fixed rates with zero points; FHA and Conventional Financing available.
- HOC 3% Purchase Assistance Program: The MPP offers down payment and closing cost assistance. A borrower may receive 3% of the purchase price in the form of a 0% secured loan that is required to be repaid only if the loan is repaid in the first 5 years. Since inception, 660 loans totaling \$ 4.7 million have been provided.
- Revolving Closing Cost Assistance Program: The RCCAP program provides closing cost and down payment assistance to first-time homebuyers in the County in the form of a 5% secured loan, up to \$10,000. Since inception, 948 loans totaling \$9.5 million have been provided.
- House Keys 4 Employees (HK4E) Program: The County is a participating employer in the State's HK4E program, which now gives County employees the opportunity to receive even more funds to help with the purchase of a home in the County. Funds can be used for closing costs and/or down payment.
- Montgomery County Homeownership Assistance Fund: The McHAF closing cost program opened on June 3, 2019, and has been funded annually by DHCA. \$1.5 million was allocated in FY24.
- Housing Opportunities Commission Homeownership Program: Since 1987, this program assists HOC residents transition from renting to homeownership. HOC/HOP is open to all residents in HOC-owned or affiliate developments with an annual income of \$40,000 or more. HOC purchases MPDUs from time to time and sells them to HOC residents through the HOC/HOP.
- Housing Choice Voucher Homeownership: This program allows renters with a Housing Choice Voucher to use the voucher for a mortgage payment, rather than rent. The program has a limit of 25 households, with up to three slots designated for households meeting HUD's definition of disabled, and is currently fully utilized. Eligible families must be current HCV program recipients, have a minimum income of \$40,000, and have participated in HOC's Family Self-Sufficiency

program for at least two years.

HOC has also administered the Family Self-Sufficiency program since 1993. HOC provides supportive services, case management, and an escrow account to participating families, to help families achieve economic independence and self-sufficiency. The FSS program is a voluntary program offered to all families participating in the Housing Choice Voucher program.

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

This does not apply.

Discussion

HOC seeks to offer the greatest possible number of affordable housing opportunities using Federal, State, Local, private, and agency funds, as well as leveraging all possible financing tools. HOC works with Montgomery County Government to ensure the County's residents are receiving maximum benefit from these resources. HOC accomplishes this goal in the form of acquisition, renovation, creation, and preservation of affordable housing units across Montgomery County.

In addition to creating affordable housing, HOC also provides supportive services for its residents, including economic development programs.

HOC's economic development program, HOC Works, seeks to connect low-income individuals with economic opportunities and contract with businesses that share HOC's commitment to bettering the community. Vendors must meet compliance through new hires, training opportunities, and subcontracting to contractors who qualify as HOC Works Business Concerns.

HOC's HOC Academy is an adult education and workforce development program, which promotes self-empowerment, achievement, and upward mobility among residents by connecting them to career training educational services. Through partnerships with Montgomery College and other community organizations, the program offers: tuition assistance and scholarship opportunities; employment and internship opportunities; employment readiness workshops; referrals to English Speakers of Other Languages ("ESOL"), General Education Development ("GED"), and vocational training, referrals to financial aid counseling and Free Application for Federal Student Aid ("FAFSA") application assistance; and referrals for professional clothing.

HOC has administered the federally funded Fatherhood Initiative program since 2015. The program promotes family stability within our communities and is designed to improve families by improving fathers. It serves fathers who are interested in enhancing their skills as fathers and who have children in HOC's affordable housing programs (including applicants on HOC's waitlists). It is a three-week program, which includes parent/dad workshops, financial literacy, and career exploration. Since inception, HOC

has enrolled 1,610 fathers and has since been able to meet its target enrollment numbers.

HOC promotes the deconcentration of poverty by encouraging income mixing by bringing higher-income families into lower-income developments and lower-income families into higher-income developments. HOC seeks to accomplish this in a uniform and non-discriminatory manner. HOC will affirmatively market its housing to all eligible income groups. HOC will not steer lower-income customers toward lower-income development or higher-income customers toward higher-income development.

HOC also seeks to promote diversity by maximizing the procurement of Minority/Female/Disabled businesses through primary contractors and subcontractors.

HUD published the, “Streamlining and Implementation of Economic Growth, Regulatory Relief, and Consumer Protection Action Changes to Family Self-Sufficiency Program”, Final Rule on May 17, 2022. This Final Rule implemented mandatory and discretionary changes to the FSS program and required PHAs to implement the mandates by November 14, 2022. As part of the requirement, RHE was required to update its FSS Action Plan for HUD approval. The FSS Action Plan provides details about operations, program participants, supportive services, as well as the agency’s strategy to help low-income families increase their earned income and eliminate their need for welfare assistance. The updates included the mandatory updates and the discretionary updates to be defined by RHE. RHE implemented policies and procedures considered to be safe harbor or best practices. HUD approved RHE’s updated FSS Action Plan on November 9, 2022.

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

Introduction

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 (DHHS) is responsible for the implementation of the Continuum of Care (CoC) strategic plan to end homelessness. The Interagency Commission on Homelessness (ICH), as the governing body of the CoC, has committed to making homelessness rare, brief, and one-time only for all. This work is done by employing specific tactics for each subpopulation, including veterans, chronic homelessness, families with children, youth, seniors, and vulnerable adults. In November 2022 the ICH adopted the goal to end homelessness for all in Montgomery County by December 31, 2025. In order to achieve that, Montgomery County has partnered with Built for Zero to achieve that goal. Through this initiative the CoC is focusing on six areas: youth, families, seniors, vulnerable adults, veterans, and other adult only households.

Montgomery County DHHS is working in partnership with the Collaboration Council for children, youth, and families to establish a plan to end youth homelessness in the County. The youth drop-in center includes access to basic services such as food, laundry, and showers as well as connection to educational and employment services. Recognizing that the needs of youth are unique, the CoC has committed to adapting youth-specific assessment tools, outreach and engagement, and housing interventions to ensure that youth experiencing homelessness are connected to permanent housing as quickly as possible and that interventions are developmentally appropriate. To reach this goal we have established a youth subcommittee of our ICH to focus on these areas and develop a dedicated youth coordinated entry system.

Reducing unsheltered homelessness remains a top priority for the ICH. Street outreach teams have reported an increase in the number of people sleeping outside despite an expansion of shelter availability and street outreach capacity. The CoC has been awarded a new project through the annual Housing and Urban Development (HUD) Continuum of Care competitive Notice of Funding Opportunity (NOFO). This project, Street to Home, is a collaboration between Montgomery County CoC, community partners, Bethesda Cares, Mary's Center and The Coordinating Center to identify those with current or recent unsheltered homelessness. This program provides case management and medical supports and partners with our local Public Housing Authorities, Rockville Housing Enterprises (RHE) and Housing Opportunity Commission (HOC) that will provide vouchers to transition to housing. Additionally, as a local match for this program Montgomery County DHHS will provide 20 local housing subsidies to expand the project.

Finally, the CoC is one of the few communities nationwide that has committed to the Zero for All Campaign to end homelessness for all populations. Montgomery County has set the goal of ending homelessness for all by December 31, 2025. We are using the Built for Zero model and functional zero analysis. Therefore, our goal by December 2025 is to have no more than 89 individuals experiencing homelessness at any given time. The CoC is setting six-month milestones to make sure we reach that goal.

Addressing the emergency shelter and transitional housing needs of homeless persons

Montgomery County operates a coordinated entry system. Emergency shelter is provided 24 hours / 7 days for individuals and families. Access to services and shelters are provided through the outreach providers and Regional Housing Stabilization Services Offices, and the Crisis Center nights and weekends. Help is also provided to those at-risk of homelessness to preserve housing. A common assessment tool is used to screen, assess and refer households to all emergency, transitional and permanent housing programs. The tool screens for household vulnerability and acuity of needs to ensure those most in need are prioritized for housing.

The CoC utilizes a centralized shelter intake and diversion program for adult-only households and households with minor children with a goal of reducing inflow to homelessness. All households seeking emergency shelter will be assessed for diversion as an attempt to resolve their housing emergency without the need to enter the homeless continuum. Monthly diversion training is offered to CoC staff to ensure that all staff are up-to-date on best practices and continue to have time to role play scenarios.

Additionally, the CoC meets regularly to identify vacancies, prioritize persons for housing, and 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, and 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 and 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 will work with adults and families in

shelter and those unsheltered 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 and serious housing barriers with service providers.

Homeless providers will assist participants to develop independent living skills, increase income and access services to reduce returns to homelessness. Those exiting 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 and case management will be provided to those who are at risk of returning to homelessness. Program participants with multiple service needs and 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 and 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 & 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 and 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 and operates the County Rental Assistance Program, a shallow rent subsidy program for households that are exiting homelessness or at imminent risk of becoming homeless and have a household member that is 55+ or disabled.

To ensure households with the greatest risk of homelessness are prioritized for assistance, the CoC developed a Homeless Prevention Index that uses local data on community-level predictors of homelessness to identify census tracts with the greatest need. As of February 2023, more than 19,000 households have been provided rent relief, with over \$115.7 million distributed. The CoC has already set aside some ARPA funds and local funds to ensure that eviction prevention and relocation grants will continue.

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. Additionally, the CoC has opened a medical respite facility which can provide short term respite care for individuals being discharged from the hospital when placement in congregate shelter would inhibit their recovery.

Montgomery County DHHS develops and implements discharge policies through its Local Behavioral Health Agency (LBHA). 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. LBHA will assure that clients are linked to community-based treatment and supportive services, as well as housing.

The Montgomery County Department of Criminal Justice and Department of Health & Human Services (DHHS) have developed a comprehensive system that prepares returning citizens 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 and make referrals to treatment and housing options. The Pre-Release Center will work with returning citizens prior to release.

Discussion

The six-month milestones developed by the CoC are divided among six working groups. The youth working group will work towards having a fully operational Coordinated Entry System for Youth by June 2023. The families working group will work towards having an average length of time from identification to move-in of 45 days by June 2024. The seniors working group will work towards decreasing the number of seniors entering homelessness each month by 50% (from 6 to 3) by June 2024. The vulnerable adults working group will work towards having an average length of time from assigned to housed of 45 days by June 2024. The veterans working group will work towards having no more than 7 veterans experiencing homelessness (down from 10) by June 2024. The other adult-only households working group will work towards housing 350 individuals by June 2024.

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

Introduction:

The lack of land available for development can serve as a barrier to the creation of affordable housing. With approximately 85% percent of land in Montgomery County constrained for development, developers now face the challenges of assembling parcels, creating infill developments, and building higher-density projects.

Since the County's last Consolidated Plan (2015-2019), the County Council has adopted a new zoning code to modernize antiquated regulations of the past and to clarify and encourage infill and mixed-use development (Zoning Ordinance, Chapter 59 of the Montgomery County Code). This has removed a major barrier to new housing investment.

Likewise, the development review process has been streamlined and permitted more efficiency, both issues present in the previous Consolidated Plan.

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

Montgomery County continues to identify 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. New master plan efforts and updated zoning regulations allow for more high-density and mixed-use developments near public transit and in other formally single-use non-residential areas, leading to an increase in future housing supply.

As the first update to the General Plan in nearly 60 years, Thrive Montgomery 2050 offers a clear path forward: to create places where we can increase accessible housing, improve transit, and strengthen businesses together in equitable, sustainable ways. The comprehensive 30-year plan for the entire county was approved by the Planning Board on April 8, 2021, and approved by the Montgomery County Council on October 25, 2022.

Area plans underway include the Ashton Village Center Sector Plan, the Germantown Plan for the Town Sector Zone, and the Shady Grove Minor Master Plan Amendment. The Ashton Village Center Sector Plan established an advisory committee called the Implementation Advisory Committee. The advisory group is staffed by the Planning Department and composed of representatives from various constituencies interested in the successful implementation of the Plan. The group meets the third

Tuesday of every month and when needed via Microsoft Teams since June 2022. Similarly, the 2021 Sector Plan Amendment to the Shady Grove Minor Master Plan recommended the continuation of the Implementation Advisory Committee. The Committee is responsible for advising the Planning Board on development activities in the Sector Plan area. The committee meets quarterly since June 2022. In October 2021 the County Council approved Zoning Text Amendment and Sectional Map Amendment to amend the zoning map as recommended for the Germantown Plan for the Town Sector Zone.

Discussion:

The County is one of the participating jurisdictions in the development and outreach of the Regional Analysis of Impediments to Fair Housing Choice alongside neighboring areas in the Washington, DC region. Through research, data collection, as well as stakeholder and resident meetings, it was determined that most of the housing challenges faced locally overlap across the participating jurisdictions, and a combined study of the region's housing would produce the most useful and accurate evaluation.

The current analysis assessed progress made toward past goals and identified the County's success in changing and strengthening the Moderately Priced Dwelling Unit program to address some of the challenges faced in accessing fair housing. The changes include:

- Increased incentives and requirements for developers of affordable residential units
- More permits for accessory dwelling units and high-density and mixed-use development near public transit
- Made it easier for businesses to get permits and work with the county's Department of Planning Services and the Planning Board during the development

The Analysis also identified goals and strategies to affirmatively further fair housing in Montgomery County. The current draft includes the following goals:

- Preserve and produce income-restricted units with Housing Initiative Fund, HOME, and CDBG loans
- Prioritize this development on county-owned land to ensure the availability of Moderately Priced Dwelling Units for first-time homebuyers with moderate household incomes
- Leverage Community Reinvestment Act loans
- Reform zoning and land use policies to expand fair housing choice
- Protect the housing rights of individuals in protected groups
- Expand access to public transportation

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 the 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.
- Preserve Special Needs group home housing through necessary modifications and updates on units.

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, daycare 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 apartments of lead dust and hazards associated with lead-based paint.

DHCA will continue to ensure that all rental dwelling units built prior to January 1, 1978, demonstrate

full compliance with all of the requirements of the Maryland Department of the Environment (MDE) Lead Poisoning Prevention Program before it issues or renews a Rental Facility License.

The Housing Opportunities Commission (HOC) will continue to have every household sign a lead-based paint addendum to their housing lease, making them aware of the hazards of lead-based paint and providing them with additional resources on the subject. Also, for all properties constructed before 1978, HOC secures a limited-lead free certificate, from the County, at unit turnover (if the unit has not already been certified as lead-free).

Rockville Housing Enterprises (RHE) will continue to secure a limited-lead-free certificate, from the County, at unit turnover (if the unit has not been certified as lead-free), as well as provide residents with information on the hazards of lead-based paint. RHE will pursue lead-free certificates for all public housing units through abatement activities.

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 helps stabilize households and allows them to build savings, gain skills, and engage in other positive behaviors associated with a rise out of poverty. Public Service grants that provide households homelessness prevention services, such as the Rockville Emergency Assistance program provided by Community Reach of Montgomery County which promotes self-sufficiency and the grant to the Latino Economic Development Center to provide education and comprehensive case management to avoid evictions.

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.

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, the Interagency Commission on Homelessness and others, continue to work to identify additional funding sources to provide affordable housing for this special needs population.

To address the gap of insufficient supply of affordable units, the County is actively working to preserve the existing, regulated affordable housing stock. Additionally, the County has completed a Rental Housing Study (MNCPPC and DHCA) in 2017 that identifies the county’s rental housing needs and offers a wide range of recommended approaches to meeting them, including changes to current policies and programs to help guarantee long-term affordability of rental housing. Policymakers and implementing

agencies continue to use the results of this study to guide efforts to expand opportunities for affordable housing.

In March 2022, the Montgomery County Council unanimously enacted amendments to Prevailing Wage Requirements 35-21, Construction Contracts. The goal of the amendment is to expand the prevailing wage requirements to include additional construction-related jobs and for construction projects financed by the County to match the State’s lower prevailing wage threshold limit. The legislation passed with an amendment to apply prevailing wage rates to certain construction contracts that receive a payment in lieu of taxes (PILOTs), but it also provides an exemption for affordable housing projects owned by the Housing Opportunities Commission, nonprofit developers who provide reduced rental units or accept rental assistance. The Government Operations and Fiscal Policy (GO) Committee approved the following amendments:

- Lower the prevailing wage threshold limit from \$500,000 to \$250,000, or apply the State’s prevailing wage threshold to construction contracts, or whichever dollar threshold is lower;
- Expand the scope of construction to include rehabbing, repaving, pavement milling, and mechanical systems service contract.
- Define the types of “mechanical systems service contract” that should receive prevailing wage rates, i.e. HVAC, refrigeration, electrical, plumbing, and elevator systems;
- Adopt the federal prevailing wage threshold of \$2,500 or more for mechanical systems service contracts

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 the 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 U.S. Department of Housing and 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 a 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.

Discussion:

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	500,000
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:	500,000

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 uses HOME investments alongside 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 the county and local governments. Other resources include The Montgomery County Housing Initiative Fund (HIF), developer investments, and state funds. Montgomery County HIF funds are used for HOME funds matching and usually exceed a 25% match.

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. HOME funds are reserved and used for the construction, acquisition, and/or rehabilitation of both multi-family and single-family units.

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. After a rehabilitation project is completed, the property's value is assessed through the developer's appraisal resources.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

The action plan does not include a planned HOME TBRA activity.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

The action plan does not include a planned HOME TBRA activity.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

The rental housing projects will follow 24 CFR 92.253, CFR 91.220, and 24 CFR 5.105.

Emergency Solutions Grant (ESG) Reference 91.220(l)(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 and single adults at designated sites throughout the CoC and are assessed for diversion and shelter placement. Families and single adults at-risk of homelessness can also apply for assistance. At-risk households are assessed for emergency financial assistance and are linked to needed mainstream resources.

DHHS monitors emergency shelter availability and placement. The CoC adopted its Coordinated

Entry Systems (CES) Policy and Procedures in January 2018. Through Coordinated Entry, any household is assessed utilizing standard screening tools that indicate vulnerability and needs. All providers meet regularly to review the CES by name list for adult singles and families with minor children. Households are matched with the appropriate permanent housing option that best meets their needs. Prioritization of households are made for those most vulnerable.

Common assessment tools are used to screen, assess and refer households to all emergency, transitional and permanent housing programs. The tools cover housing history, financial/social supports, health status, service needs and barriers to housing. Providers enter the assessment into HMIS to promote coordination.

The system is advertised via the County's 311 phone line, DHHS website, community events, and 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).

Montgomery County administers ESG funds directly and does not make sub-awards.

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 (ICH), which is the CoC Governing board, is required to have at least one homeless or formerly homeless person as a board member. In addition, the ICH has a People's Committee comprised entirely of people with lived experience. This committee is involved in decisions related to CoC policies and program funding.

5. Describe performance standards for evaluating ESG.

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

No ESG funds will be used for planning and administration expenses.

