



Marc Elrich
County Executive

Aseem K. Nigam
*Director, Department of
Housing and Community Affairs*

Montgomery County, Maryland

Consolidated Plan for Housing and Community Development Annual Action Plan County Fiscal Year 2023 Federal Fiscal Year 2022 July 1, 2022 to June 30, 2023

Any Questions or Comments should be directed to:
Katherine Canales, Senior Planning Specialist
Katherine.Canales@montgomerycountymd.gov

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.*

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. An Action Plan is required annually to provide specific information on how the funds awarded will be used to meet the priority needs identified in the Consolidated Plan, and annual evaluation and performance reports are prepared to track progress and measure accomplishments.

This Action Plan will cover the period July 1, 2022, through June 30, 2023, serving as Montgomery County's application for CDBG, HOME, and ESG funds for County Fiscal Year 2023 (July 1, 2022 – June 30, 2023). 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 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 through the use of 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. Over the next five years, affordability controls will expire on approximately 400 rental inclusionary zoning Moderately Priced Dwelling Units (MPDUs).

The County's Office of Human Rights (OHR) oversees the furthering of fair housing under the Fair Housing Act (see summary below) 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, such as the recent Virtual Fair Housing Summit. 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 OHR also sponsors training to ensure fair housing opportunities and multicultural and interracial awareness. 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. We do this by supporting 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.

For County FY23, nearly \$140 million has been approved by the County Council at the recommendation of the County Executive to expand the preservation and production of housing that will be affordable to the most economically burdened residents. This would include \$57 million for the Montgomery Housing Initiative (MHI) operating budget, \$42.7 million for existing capital projects, and \$40 million for a new Naturally Occurring Affordable Housing (NOAH) Fund capital project to preserve and create affordable housing properties in areas at risk of rent escalation to higher market rents, including the Purple Line Corridor and County transit corridors. County resources will continue funding support of rental assistance, permanent supportive housing and homeless prevention, homeownership assistance, the Building Neighborhoods to Call Home Program, and the Housing First program. Additionally, DHCA will set aside \$2 million from existing resources to explore, subject to the County's collective bargaining laws, a pilot program for down payment assistance to full-time career employees of Montgomery County and Montgomery County Public Schools to help make first-time homebuying more affordable in the County.

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 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 shelters, in a place 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 units may be preserved for a longer period of time. DHCA works with for-sale MPDUs with expired controls and some will have income restrictions terminated due to foreclosure. 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

In spite of the challenges noted above, DHCA expects to extend expiring MPDUs and secure new MPDUs in FY23, 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.

Montgomery County has produced or commissioned several detailed studies in the past five years that examine demographic trends as well as housing challenges past and present. The County continues to grow and diversify while its housing stocks age and struggles to keep up with demand, especially for low-income residents, resulting in overcrowding and cost burdensome rent levels.

The Maryland-National Capital Park and Planning Commission's (M-NCPPC's) 2016 Montgomery County Trends examines people, housing, and jobs: https://montgomeryplanning.org/wp-content/uploads/2017/07/RHS_Strategy-Document.pdf

The June 2017 Rental Housing Study provides a comprehensive analysis: https://montgomeryplanning.org/wp-content/uploads/2017/07/RHS_Strategy-Document.pdf

The Montgomery County Housing Needs Assessment by the M-NCPPC in July 2020 evaluates past, current and future housing needs <https://montgomeryplanning.org/wp-content/uploads/2020/07/MoCo-HNA-July-2020.pdf>

The Montgomery County Preservation Study by the M-NCPPC in November 2020 documents the current state of restricted and unrestricted affordable housing and recommends strategies and policies to support the preservation of existing affordability. <https://montgomeryplanning.org/wp-content/uploads/2020/11/200914-Montgomery-County-Preservation-Study.pdf>

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. By working together, regional jurisdictions can produce a more effective analysis as the region is highly mobile and interconnected.

This effort will result 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 includes 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. Completion is expected by the end of 2022

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.

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

organizations each year. During this process a Public Hearing is held, giving an opportunity for the residents and local organizations to express their thoughts on affordable housing and community needs. The Community Needs Public Hearing for the County FY23 plan was held on October 6, 2021, and in addition, three public budget hearings were held on April 19th, 20th, and 21st.

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 was made 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 for public review and comment submissions. The notice was published on April 12, 2022, and the public was given until May 12, 2022, to submit their recommendations and feedback.

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

Not applicable.

7. Summary

Montgomery County prioritizes the acquisition, preservation, and production of affordable housing units through the use of 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.

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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.

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. The plan is scheduled for submission to HUD at the end of the 2022 calendar year.

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

Aseem K. Nigam, Director
Department of Housing & Community Affairs
1401 Rockville Pike, Fourth Floor
Rockville, Maryland 20852
Aseem.Nigam@montgomerycountymd.gov

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 provides assistance 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.

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

Montgomery County plays an integral role in the Montgomery County Continuum of Care (CoC) and its efforts to prevent and end homelessness. The CoC is a public-private partnership that includes state and local government agencies, non-profit service providers, landlords, and other stakeholders who have a role in preventing and ending homelessness. Montgomery County is committed to making homelessness for all residents rare, brief, and one-time-only by providing a full continuum of housing services including outreach and engagement, diversion and rapid exit, emergency and transitional shelter, rapid re-housing, permanent supportive housing, and permanent housing with supports. The continuum also utilizes a range of homelessness prevention initiatives including emergency financial assistance, shallow rent subsidies, and energy assistance designed to prevent the loss of permanent housing.

The Interagency Commission on Homelessness (ICH) serves as the CoC's governing board and oversees the community's strategic plan that focuses on six overarching goals and six key strategies:

Population Goals

- Sustaining "Functional Zero" for veteran homelessness.
- Sustaining an end to chronic homelessness.
- Prevent and end homelessness for families with children by 2020.
- Prevent and end homelessness for youth by 2021.
- End homelessness for seniors by 2022.
- Set a path to ending all types of homelessness.

Key Strategies

- Reduce Racial Disparities Across the System
- Build and Support Strong and Adaptable Programs
- Build and Support Affordable Housing Solutions
- Coordinate Effectively Across Other Systems of Care
- Increase and Diversify Funding
- Educate and Advocate for Change

Interagency Commission members include broad representation from the Department of Health and Human Services including Services to End and Prevent Homelessness Department of Housing and Community Affairs, Department of Corrections and Rehabilitation, Police Department, Office of the County Executive, Public Schools and Public Housing Authority. The ICH also includes members of the public and non-profits providing homeless services.

Montgomery County CoC achieved the goal of ending Veteran Homelessness by December 2015 per benchmarks established by two national efforts – the U.S. Mayors Challenge to End Homelessness and the Zero:2016 Campaign. Over the last four years, the Inside (not Outside) Initiative to end chronic

homelessness has placed more than 430 people in permanent housing. To date, there are fewer than 7 individuals in the continuum who meet the federal definition of “chronically homeless”. During the fiscal year 2021, the top priority is ending and preventing homelessness among families with children. This effort has been named the “At Home Together” campaign. The CoC has implemented a homeless diversion program that helps families seeking shelter resolve their housing crisis through conflict mediation and problem-solving. In the last year, the number of families experiencing homelessness at any given time has decreased by 72%. In addition, the CoC is partnering with community youth providers to create a homeless youth drop-in and re-engagement center. This program will serve as an access point to the CoC Coordinated Entry System, provide on-site laundry and showers, as well as education and employment services.

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

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

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. This group includes a representative from DHCA
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

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>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</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

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 FY23 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, attending meetings of civic associations and business groups in areas where CDBG funds are proposed to be used, and reaching out through non-profit partners, through presentations to the Regional Services Centers' Citizen Advisory Boards, and through participation at government-sponsored Town Hall meetings at locations throughout the County and through involvement with other boards, committees or commissions.

To broaden public participation, the CDAC Public Hearing was advertised on various platforms reaching different groups of residents, organizations, and community leaders. The Public Hearing notice was posted on DHCA's Twitter and Facebook accounts, as well as on the DHCA website, its announcements page, and the public event calendar. An advertisement was also published in the Washington Times newspaper. The County's five Regional Service Centers included the invitation to the Public Hearing in their email blasts, including to members of each of the five Citizen Advisory Boards (CAB) and local business groups. The outreach disseminated to the public also encouraged them to provide public comments during the public hearing.

Following the CDAC public hearing, the CDAC met on October 13th, 20th, and 27th for CDBG public service grant applicant interviews and to develop recommendations for CDBG funds recipients during CFY23.

A personalized virtual invitation to the three FY23 Public Budget Hearings were also sent out to groups that were not recommended by the CDAC to attend and sign up to testify.

The Action Plan draft was made available for public review and comment from April 12, 2022 through May 12, 2022.

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)
OMB Control No: 2506-0117 (exp. 09/30/2021)			Active members of the Community	During the public hearing on October 6, 2021, the Community Development Advisory Committee (CDAC) heard testimony from representatives of homelessness prevention and from those addressing health, housing, education, and senior needs of low-income residents.	The Annual Action Plan 2022 information shared by industry experts was	17

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	Public Hearing	Non-targeted/broad community	Three public Council and Committee sessions were held on April 19th, 20th, and 21st to discuss the County FY23 budget.	145 written testimonials and 4 video testimonials were submitted. Of the testimonials addressed to DHCA, 11 emphasized the need of preserving and expanding affordable housing across the County.	Not all 149 testimonials received were relevant to this plan.	https://www.youtube.com/watch?v=GFjI4GgDzgw

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)
3	Public Hearing	Residents of Public and Assisted Housing	Three public Council and Committee sessions were held on April 19th, 20th, and 21st to discuss the County FY23 budget.	145 written testimonials and 4 video testimonials were submitted. Almost all of the testimonials referencing DHCA's budget expressed the need to expand and preserve affordable housing across the County.	Not all 149 testimonials received were relevant to this plan.	https://www.youtube.com/watch?v=FtFT8O2K4zg

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)
5	Public	Non-targeted/br	<p>The County Executive participated five Public Forums (Town Hall Meetings) throughout the County's Regional Services Centers to collect information for the development of the CFY23 Budget. The Public Forum at the Bethesda/Chesley Chase Regional Service Center was held on October 5, 2021, the forum at the Silver Spring Regional Service Center was held on October</p>	<p>Those that participated expressed their concerns regarding</p>	<p>Annual Action Plan 2022</p> <p>All relevant comments</p>	<p>20</p> <p>https://www.youtube.com/playlist?list=PLr9PAHLE27</p>

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

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

For County fiscal year 2023, nearly \$140 million has been approved by the County Council at the recommendation of the County Executive to expand the preservation and production of housing that will be affordable to the most economically burdened residents. This would include \$57 million for the Montgomery Housing Initiative (MHI) operating budget, \$42.7 million for existing capital projects, \$40 million for a new Naturally Occurring Affordable Housing (NOAH) Fund capital project to preserve and create affordable housing properties in areas at risk of rent escalation to higher market rents, including the Purple Line Corridor and County transit corridors. County resources will continue funding support of rental assistance, permanent supportive housing and homeless prevention, homeownership assistance, and the Building Neighborhoods to Call Home Program. In addition, the County will set aside \$2 million from existing resources to explore, subject to the County’s collective bargaining laws, a pilot program for down payment assistance to full-time career employees of Montgomery County and Montgomery County Public Schools to help make first time homebuying more affordable in the County

The County continues to protect lower-income residents of the Route 29/Castle Boulevard and Purple Line corridors from rent increases by working with nonprofits to identify and preserve at-risk naturally occurring affordable housing (NOAH) and actively engaging purchasers with Rental Agreements to preserve affordable rents.

In addition, DHCA continues to actively underwrite affordable housing loans to preserve and produce affordable housing. DHCA currently has approximately 724 affordable units in its development pipeline that are scheduled to close in FY23. The Montgomery County-owned property at 4010 Randolph Road, the former Department of Recreation Administrative Offices, is being redeveloped as affordable housing to include 166 rental units and 28 ownership units. To date, 96 units are anticipated for completion between FY23 and FY24. These projects will be funded by a combination of HIF, CDBG, and/or HOME funds.

Anticipated Resources

Program	Source	Uses of Funds	Expected Amount Available Year 1	Expected	Narrative Description
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	of Funds		Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	Amount Available Remainder of ConPlan \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	4,921,272	500,000	1,298,837	6,720,109	24,504,600	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 finalizations have caused an accumulation of CDBG prior year resources; during the last couple of years the COVID19 Pandemic contributed to the majority of the accrual of CDBG funds. There is at least one project in the pipeline that may be eligible for approximately \$1.4 million in CDBG funding.

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	2,255,070	500,000	8,359,354	11,114,424	12,068,812	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 the COVID19 Pandemic. There are two HOME funded projects pending completion during the plan year and are estimated to cost about \$6.25 million in HOME funds.

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	430,906	0	0	430,906	1,713,636	The entirety of the ESG source of funds are used during each plan year. There are no remaining prior year resources in ESG funds.

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.

For County fiscal year 2023 (July 1, 2022 – June 30, 2023), the County Executive’s recommended Operating Budget invests \$57 million dollars in the Montgomery Housing Initiative (MHI) fund. This dedicated funding provides for the renovation of distressed housing, the acquisition, and preservation of affordable housing units, the creation of housing units for special needs residents, services to the "Building Neighborhoods to Call Home" and "Housing First", rental assistance and homeless prevention, and the creation of mixed-income housing. The MHI will be the source of the HOME fund match. ESG fund match will be provided by general county revenue funds that will fund projects through the Department of Health and Human Services (DHHS). DHHS provides core services that protect the community’s health, protect the health and safety of at-risk children and vulnerable adults, and address basic human needs including food, shelter, clothing, and personal care. The Department also provides a number of other services to assist families to be healthy, safe, and strong. Housing-related funding is also recommended in the County fiscal year 2023 budget for the Rental & Energy Assistance Program, Shelter Services, Permanent Supportive Housing Services, and Housing Stabilization Services.

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 Montgomery County-owned property at 4010 Randolph Road, the former Department of Recreation Administrative Offices, will be redeveloped as affordable housing to include 166 rental units and 28 ownership units. Of the affordable units redeveloped in this project, 26% will be designated as Moderately Priced Dwelling Units. This allotment surpasses the minimum 12.5% requirement.

The units and single-family homes developed through the 4010 Randolph Road project will provide a wide range of affordable housing options for Montgomery County residents. Approximately 42% of the multifamily units will have 3+ bedrooms, addressing the need for larger-sized properties to accommodate larger households. In addition, there will be three single-family homes and 24 condominiums built extending affordable homeownership options.

DHCA currently has approximately 700 units in its development pipeline scheduled to close in FY23. To date, 96 units are scheduled for completion in FY23.

Discussion

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	HOME: \$3,017,203	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 735 Households Assisted Rental units rehabilitated: 236 Household Housing Unit Homeowner Housing Rehabilitated: 83 Household Housing Unit
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: \$6,126,150	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2619 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 8355 Persons Assisted Housing Code Enforcement/Foreclosed Property Care: 740 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Prevent and End Homelessness	2021	2025	Homeless Non-Housing Community Development	Countywide CDBG-eligible areas Rockville Takoma Park	Affordable Housing Healthy and Sustainable Neighborhoods Prevent and End Homelessness	ESG: \$428,409	Tenant-based rental assistance / Rapid Rehousing: 35 Households Assisted Homeless Person Overnight Shelter: 100 Persons 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) (one-year outcome – 143 units using both HOME and CDBG funds). 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 (one-year outcome – 17 units).</p> <p>3. Address community needs for neighborhood preservation and enhancement (one-year outcome – 78 households will benefit from home improvements and 735 households will benefit from neighborhood improvements).</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, after-school STEAM and academic enrichment programming, college and career planning services, support for a medical clinic, emergency financial assistance and eviction prevention, mental health education, and programming, IT-focused job training, family planning services, and homeless food service. 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 approximately 35 homeless households to locate, obtain and retain permanent housing through the provision of case management services and security deposits. Provide medium-term rental assistance to these households to help them retain permanent housing.</p> <p>2. Provide funding for the repair and maintenance of a multi-family facility providing permanent supportive housing for 100 persons.</p> <p>3. Place 35 homeless persons in housing that is not an emergency shelter</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 (capped)
7	Fair Housing Activities
8	Contingency
9	Arts for the Aging - Reconnecting Via the Arts
10	Bethesda Cares, Inc. - Volunteer Coordinator
11	Community Bridges, Inc. - College Access Success Program
12	Community Reach of Montgomery County, Inc.: Rockville Emergency Assistance Program
13	Community Reach of Montgomery County, Inc.: Kaseman Diabetes Center
14	Cornerstone Montgomery Inc. - Nursing Healthcare
15	ECDC Enterprise Development Group - LMI Small Business Loan Program
16	EveryMind - Stabilizing Adults through Situational Support
17	Hispanic Business Foundation of Maryland, Inc. - Partnership Youth Initiative
18	Horizons Greater Washington Inc. - Summer Program
19	Interfaith Works, Inc. - Empowerment Center
20	Latin American Youth Center, Inc. - Mental Health
21	Lead4Life, Inc. - Disconnected Youth Intervention
22	Montgomery Housing Partnership - Homework Club Afterschool Enrichment Program
23	Mobile Medical Care Inc.- Diabetic Eye Health
24	Montgomery County Coalition for the Homeless, Inc. - Rapid Exit Specialist
25	City of Takoma Park
26	Christian Church Facilities for the Aging Incorporated - City of Rockville
27	City of Rockville Single Family Rehab

#	Project Name
28	Housing Unlimited, Inc. - City of Rockville
29	Rockville Housing Enterprises (RHE) - City of Rockville
30	Housing Production and Preservation - HOME
31	Community Housing Development Organizations (CHDOs)
32	CHDO Operating Assistance
33	HOME Administration
34	ESG - Montgomery County

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.

Soon Montgomery County is slated to receive a new allotment of \$7.3 million in HOME funds from the American Rescue Plan, which, after public outreach and participation, will address still unmet housing needs. Qualifying populations include persons who are homeless or at risk of homelessness and persons attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking as well as those for whom supportive services would prevent homelessness.

Despite our best efforts, County low-income residents have been hit hard by the pandemic, and community development needs remain significant. 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 \$90,000 or less meets this 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
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$3,321,109
	Description	Funds will be used for affordable housing activities. Eligible activities include loans to assist in the purchase of existing properties for use as housing affordable to low- and moderate-income residents and funds for housing rehabilitation to enable low and moderate-income owners of single-family homes and owners of multi-family properties occupied by low- and moderate-income tenants to eliminate code violations and make other necessary improvements, including accessibility and energy conservation improvements. Assistance may also be provided for group home acquisition.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 85 units will be created, preserved, or improved.
	Location Description	Countywide
	Planned Activities	Purchase of existing properties for use as housing affordable to low- and moderate-income residents and funds for housing rehabilitation to enable low and moderate-income owners of single-family homes and owners of multi-family properties occupied by low- and moderate-income tenants to eliminate code violations and make other necessary improvements, including accessibility and energy conservation improvements.
2	Project Name	Group Home Rehabilitation
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$600,000

	Description	Funds will be used to assist nonprofit providers in rehabilitating group homes occupied by lower-income, special needs persons to eliminate code violations and make other necessary improvements, including accessibility and energy conservation improvements.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 15 homes will be improved, serving approximately 100 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: \$500,000
	Description	The Focused Neighborhood Assistance (FNA) Program provides financial and technical assistance to select affordable neighborhoods to improve the quality of life, safety, and welfare of residents.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 627 households will benefit from common area improvements.
	Location Description	Countywide
	Planned Activities	Construction services and activities to provide neighborhood site improvements, including new lighting.
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	Code enforcement efforts in low-and moderate-income areas
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 740 cases/households will be processed.
	Location Description	Countywide
	Planned Activities	Code enforcement efforts
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 for possible inclusion in a future budget.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Countywide
	Planned Activities	Preliminary planning and design for a variety of projects in eligible areas for possible inclusion in a future budget.
6	Project Name	Administration (capped)
	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	CDBG: \$900,000
	Description	DHCA staff in planning, administration, and monitoring of the CDBG program.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	Countywide
	Planned Activities	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	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$20,000
	Description	Activities that serve to affirmatively further fair housing choice
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 140 people will benefit.
	Location Description	Countywide
	Planned Activities	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.
8	Project Name	Contingency

	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Affordable Housing in an Inclusive Community Promote Healthy and Sustainable Neighborhoods Prevent and End Homelessness
	Needs Addressed	Affordable Housing Healthy and Sustainable Neighborhoods Prevent and End Homelessness
	Funding	CDBG: \$50,000
	Description	Cover unanticipated costs for other eligible activities.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Countywide
	Planned Activities	Cover unanticipated costs for other eligible activities.
9	Project Name	Arts for the Aging - Reconnecting Via the Arts
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$26,685
	Description	Reconnecting Via de Arts
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 100 seniors.
	Location Description	Countywide
	Planned Activities	Combat loneliness, isolation, and boost wellness and connection through the arts. Provide improved community services that are inclusive, accessible, multisensory, and based on participants' needs and desires.
10	Project Name	Bethesda Cares, Inc. - Volunteer Coordinator

	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Prevent and End Homelessness
	Funding	CDBG: \$45,000
	Description	Volunteer Coordinator Position
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 650 people.
	Location Description	Countywide
	Planned Activities	Provides support for a fulltime volunteer coordinator to manage 150 volunteers serving individuals and families experiencing homelessness. Volunteers support operate the meal program, organize donations, conduct street outreach with staff, and maintain other administrative functions.
11	Project Name	Community Bridges, Inc. - College Access Success 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	College Access Success Program
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 335 young women.
	Location Description	Countywide
	Planned Activities	Increase scholarship, internship, job, and shadowing opportunities for young women from low-income and/or minority backgrounds.
12	Project Name	Community Reach of Montgomery County, Inc.: Rockville Emergency Assistance Program

	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Prevent and End Homelessness
	Funding	CDBG: \$43,500
	Description	Rockville Emergency Assistance Program
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 120 people.
	Location Description	Countywide
	Planned Activities	Help avoid financial instability by providing case management services and financial assistance.
13	Project Name	Community Reach of Montgomery County, Inc.: Kaseman Diabetes Center
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$45,000
	Description	Kaseman Health Clinic Diabetes Center
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 300 clients.
	Location Description	Countywide
	Planned Activities	Provides support for the operations of a Diabetes Center, including podiatry services, ophthalmology services, and general care provided by a medical assistant.
14	Project Name	Cornerstone Montgomery Inc. - Nursing Healthcare

	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$40,500
	Description	Providing Nursing Healthcare in Mental Health Residential Facilities
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 50 individuals.
	Location Description	Countywide
	Planned Activities	Promote health equity by reducing health disparities for persons with serious mental illness. Enhance integration of care for individuals with severe mental illness who are also experiencing complex and chronic medical conditions.
15	Project Name	ECDC Enterprise Development Group - LMI Small Business Loan Program
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$35,400
	Description	Small Business Loan Program for Low to Moderate Income People
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 95 clients.
	Location Description	Countywide
	Planned Activities	Increased access to capital, assistance, technical training, mentoring, and coaching to new and existing businesses.
16	Project Name	EveryMind - Stabilizing Adults through Situational Support

	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Prevent and End Homelessness
	Funding	CDBG: \$39,131
	Description	Stabilizing Adults through Situational Support
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 140 clients.
	Location Description	Countywide
	Planned Activities	Prevent or mitigate the impact of crises that lead to evictions, homelessness, exacerbation of mental or physical health conditions, increased reliance on social services, and social marginalization.
17	Project Name	Hispanic Business Foundation of Maryland, Inc. - Partnership Youth Initiative
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$45,000
	Description	Partnership Youth Initiative
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 35 youth.
	Location Description	Countywide
	Planned Activities	Create job opportunities for the youth and decrease dropout rates among low-income high school students through job readiness training, paid internships, and mentorship.
18	Project Name	Horizons Greater Washington Inc. - Summer 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	Summer Program
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 141 students.
	Location Description	Countywide
	Planned Activities	Help students maintain or improve their proficiency in literacy, math, and increase their attendance rates.
19	Project Name	Interfaith Works, Inc. - Empowerment Center
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Prevent and End Homelessness
	Funding	CDBG: \$41,100
	Description	Empowerment Center
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 260 people.
	Location Description	Countywide
	Planned Activities	Deliver a safe space for residents experiencing homelessness to receive clinical case management and essentials as well as connections to external resources to result in permanent housing placement.
20	Project Name	Latin American Youth Center, Inc. - Mental Health
	Target Area	Countywide CDBG-eligible areas

	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$34,619
	Description	Maryland Multicultural Youth Center Mental Health
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 30 youth.
	Location Description	Countywide
	Planned Activities	Provide individual and family counseling, psychoeducational group sessions, and referrals through the Maryland Multicultural Youth Centers.
21	Project Name	Lead4Life, Inc. - Disconnected Youth Intervention
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$45,000
	Description	Disconnected Youth Intervention
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 120 youth.
	Location Description	Countywide
	Planned Activities	Reengage disconnected youth to community-based services and increase access to community services for families.
22	Project Name	Montgomery Housing Partnership - Homework Club Afterschool Enrichment Program
	Target Area	Countywide CDBG-eligible areas Takoma Park

	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$45,000
	Description	Homework Club Afterschool Enrichment Program
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 108 children.
	Location Description	MHP's affordable housing properties across Silver Spring and Takoma Park MD
	Planned Activities	Improve academic readiness and overall well-being for low-income K-5 children living in MHP's affordable housing properties across Silver Spring and Takoma Park MD through an afterschool academic enrichment program.
23	Project Name	Mobile Medical Care Inc.- Diabetic Eye Health
	Target Area	Countywide CDBG-eligible areas
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$24,065
	Description	Diabetic Eye Health
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 660 people.
	Location Description	Countywide
	Planned Activities	Provide specialized retinal eye exams for low-income patients for routine monitoring and early detection diabetic retinopathy.
24	Project Name	Montgomery County Coalition for the Homeless, Inc. - Rapid Exit Specialist
	Target Area	Countywide CDBG-eligible areas

	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Prevent and End Homelessness
	Funding	CDBG: \$45,000
	Description	Rapid Exit Specialist
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 120 men.
	Location Description	Countywide
	Planned Activities	Provides for the Rapid Exit Specialist position to quickly identify and access safe and appropriate alternatives to emergency shelter for men experiencing a housing crisis.
25	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 the vicinity of Ward 5.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	This project will serve an estimated 2,215 people.
	Location Description	Takoma Park
	Planned Activities	Funds will be used for neighborhood improvements such as lighting, trash and recycling enclosures, stormwater management, landscaping, fencing, pavement, and improvements to Toatley-Fraser Park and other CDBG eligible areas.
26	Project Name	Christian Church Facilities for the Aging Incorporated - City of Rockville
	Target Area	CDBG-eligible areas Rockville
	Goals Supported	Promote Healthy and Sustainable Neighborhoods

	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$97,925
	Description	Christian Church Facilities for the Aging Inc. will replace the carpeting at Bethany House Senior Apartments.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Residents at Bethany House Senior Apartments.
	Location Description	City of Rockville
	Planned Activities	Christian Church Facilities for the Aging Inc. will replace the carpeting at Bethany House Senior Apartments. The replacement of the carpet will eliminate trip hazardous conditions related to aged carpeting at the property.
27	Project Name	City of Rockville Single Family Rehab
	Target Area	CDBG-eligible areas Rockville
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$100,000
	Description	Home improvement forgivable loans to low-income residents.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Low-income residents, over half of whom are elderly.
	Location Description	City of Rockville
	Planned Activities	Rockville will provide home improvement forgivable loans to low-income residents, over half of whom are elderly, for remediation of critical code deficiencies, and repairs to/replacement of such items as furnaces, roofs, broken or inefficient appliances, plumbing fixtures, and dangerous tree removal.
28	Project Name	Housing Unlimited, Inc. - City of Rockville

	Target Area	CDBG-eligible areas Rockville
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$17,800
	Description	Repair and maintenance of one of its affordable homes for residents in mental health recovery.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Residents in mental health recovery at 108 Garcia Lane, Rockville, MD, 20851.
	Location Description	City of Rockville
	Planned Activities	Housing Unlimited will undertake the repair and maintenance of one of its affordable homes for residents in mental health recovery at 108 Garcia Lane, Rockville, MD, 20851. Specific proposed scope includes two-bathroom renovations, kitchen renovation, and painting work.
29	Project Name	Rockville Housing Enterprises (RHE) - City of Rockville
	Target Area	CDBG-eligible areas Rockville
	Goals Supported	Promote Healthy and Sustainable Neighborhoods
	Needs Addressed	Healthy and Sustainable Neighborhoods
	Funding	CDBG: \$47,275
	Description	Add submeters to 68 townhome units at its public housing sites.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	68 townhome units
	Location Description	City of Rockville
	Planned Activities	RHE will add submeters to 68 townhome units at its public housing sites of the David Scull Courts community. The installation of individual meters will enable RHE to closely monitor water usage and enhance its water conservation efforts.

30	Project Name	Housing Production and Preservation - HOME
	Target Area	Countywide
	Goals Supported	Affordable Housing in an Inclusive Community
	Needs Addressed	Affordable Housing
	Funding	HOME: \$10,509,424
	Description	Construction, acquisition, and/or rehabilitation of housing.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	This is estimated to produce or preserve 48 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.
31	Project Name	Community Housing Development Organizations (CHDOs)
	Target Area	Countywide
	Goals Supported	Affordable Housing in an Inclusive Community
	Needs Addressed	Affordable Housing
	Funding	HOME: \$305,000
	Description	Housing development activities of CHDOs.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	This is estimated to produce or preserve 6 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.
32	Project Name	CHDO Operating Assistance
	Target Area	Countywide
	Goals Supported	Affordable Housing in an Inclusive Community
	Needs Addressed	Affordable Housing
	Funding	HOME: \$100,000
	Description	Partially cover the administrative costs of qualified CHDOs.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	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 \$60,000 and HUI will receive \$40,000. By regulation, only CHDOs using HOME funds to own, sponsor, or develop affordable housing are eligible for operating support. This operating support cannot exceed 50 percent of a CHDO's operating budget in any fiscal year or \$50,000 annually, whichever is greater.
33	Project Name	HOME Administration
	Target Area	Countywide
	Goals Supported	Affordable Housing in an Inclusive Community
	Needs Addressed	Affordable Housing
	Funding	HOME: \$200,000
	Description	Expenses associated with operating the HOME Program
	Target Date	6/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	n/a
	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.
34	Project Name	ESG - Montgomery County
	Target Area	Countywide
	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Prevent and End Homelessness
	Funding	ESG: \$430,906
	Description	Housing stabilization, relocation Services, rental assistance, and shelter services.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 70 households will be served.
	Location Description	Countywide
Planned Activities	<p>Housing Stabilization and Relocation Services – \$89,318 - 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 - \$238,985 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.</p> <p>Shelter Services - \$102,603 will be used to provide shelter services.</p>	

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 Shepherd's Table which provides daily hot meals do their distribution from an Aspen Hill 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. Between 12.7% and 93.4% of residents in Silver Spring, White Oak, Aspen Hill, Fairland, Gaithersburg, and Montgomery Village are in poverty.

Geographic Distribution

Target Area	Percentage of Funds
Countywide	
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. The majority 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 135 elementary schools, 40 middle schools, and 26 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

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	724
Special-Needs	12
Total	736

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	280
The Production of New Units	533
Rehab of Existing Units	191
Acquisition of Existing Units	0
Total	1,004

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

Discussion

The FY23 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 funded by HIF funds. Through a similar initiative, there are currently 846 families assisted under rental agreements. Based on need and projected resources, DHCA projects 1000 households will be assisted through rental agreements in FY23.

DHCA's Multifamily Housing works to preserve and produce affordable rental housing for Montgomery County residents and in FY23 they project the production of 533 new units and the rehabilitation of 191 existing units, resulting in the support of 724 non-homeless households.

The Group Homes rehabilitation program is projected to support 12 special-needs households in FY23.

AP-60 Public Housing – 91.220(h)

Introduction

The Rental Assistance Demonstration (RAD) conversions which began in FY 2014, as of February 2021, are completed with the exception of Elizabeth House III which is still under construction.

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

Elizabeth House III is the 11th and final public housing property to make the RAD conversion. Although not yet finalized, Elizabeth House will further contribute to the new way HOC provides affordable housing to its residents and the quality of service received.

As part of HOC's ongoing commitment as Housers, one of its goals is to enhance its community and provide stronger opportunities to its residents. HOC is currently building a new senior property, Residence on the Lane, formerly known as the Upton II, in downtown Rockville. The new structure will be the replacement property for the residents of Town Center Apartments under the Low-Income Housing Tax Credit (LIHTC) program. The residents currently living at Town Center Apartments will have relocation priority. The proximity of Residence on the Lane to Rockville Housing Enterprises (RHE), makes them eligible for the Housing Choice Voucher Program. HOC and RHE executed a Memorandum of Understanding (MOU), allowing HOC to administer vouchers for residents relocating to Residence on the Lane. Unfortunately, the portability process can be timely, averaging 30 to 90 days to lease a unit. The goal is to simplify the transfer process for seniors that choose to relocate to Residence on the Lane. Once in, residents in the LIHTC program will recertify annually with HOC and property management staff support. Allowing HOC to administer these vouchers increases the continuity of HOC's voucher program participation and alleviates some of the administrative burdens on RHE.

HOC continues to provide a platform for the deconcentration of poverty and encourages income mixing by bringing higher-income families into lower-income developments and vice versa in higher-income developments. This should be the benchmark met by all and any development the Agency undertakes. Another priority is employment and contracts opportunities for Minority Business Enterprises, Minority Female Disabled, and Minority Women Business Enterprises, as well as employable residents of the community, specifically those residing in HOC Housing through the HOC Works Program, a similar concept to HUD's Section 3 Program. By implementing such, HOC generates stable and fair job opportunities within the community and throughout the County.

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

The HOC Homeownership Program (HOC HOP) was established in 1987 and is designed to assist HOC residents to move from renting to homeownership. The HOC HOP is open to all residents in HOC-owned or affiliate developments with an income of \$40,000 or more. The program evaluates home buying

readiness, offers some credit counseling, and estimates buying power. Residents must apply, before admission into the Program. Once in the Program, affordably priced Moderately Priced Dwelling Units (MPDU) offered by Montgomery County are marketed and matched via lottery to HOC HOP participants. Once matched, the HOC/HOP participant purchases the MPDU directly from the builder. HOC monitors the accepted units through settlement if the borrower received financing through HOC's Single-Family Mortgage Purchase Program.

In addition to the benefits offered under the HOC HOP, the Housing Choice Voucher (HCV) HOC HOP allows current HOC voucher residents, who are also HOC Family Self Sufficiency (FSS) participants, to continue to use their vouchers to purchase a home. Federal rules permit this use, as the voucher is applied to a mortgage payment instead of a rent payment. Those within the HCV HOC HOP have participated in the FSS Program for two years and are selected from the FSS waiting list. Participation in the HCV HOC HOP Program is limited to 25 voucher residents at any time per HOC's PHA Administrative Annual Plan. Staff continually works with HOC's Housing Resources staff to expand participants in the HCV Homeownership Program.

HOC continues to provide numerous self-sufficiency and educational programs that are supported with public funds and administered through HOC. These programs provide many different opportunities for residents to speak out on issues affecting their families concerning their living conditions and other supportive services. The FSS program applies to the HCV program. Therefore, the same opportunities are available to the former PH residents now in the voucher program as they are available to all HCV participants. The Family Self Sufficiency program provides families with a five-year development goal towards economic self-sustainability through financial literacy, homeownership counseling, and job training to name a few. HOC establishes an interest-bearing escrow account on behalf of the FSS family. Deposits are made during the family's participation in the FSS program if and when a family's rent increases as a result of increased earned income above the contractual baseline of the FSS family. In the end, these funds could go towards a down payment for a home, tuition, or other means of self-sufficiency. For FY 20 there was only one family added to the program. The total number of families that are currently participating is 12. There are 13 open slots, our goal is to have more families qualify in 2022.

In response to the ongoing COVID crisis, President Biden signed the American Rescue Plan (ARP) into law on March 11, 2021. The ARP appropriated \$5 billion for new and renewal Emergency Housing Vouchers (EHVs), to facilitate expedited leasing for families at high risk of exposure to the coronavirus.

HOC was awarded 118 EHVs based on HUD's assessment of the number of homeless persons in Montgomery County and HOC's operational capacity to quickly lease the EHV families. We are currently working on administering these EHV accordingly to qualified persons or families identified from the current waitlist or application inquiries.

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

N/A

Discussion

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 single individuals. Over the next year, the CoC will be primarily focused on youth and unsheltered homelessness.

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. This will involve standing up a homeless drop-in center, establishing a youth-specific coordinated entry system, and creating innovative housing solutions for youth. The drop-in center will include 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.

The CoC continues to strengthen the street outreach network to address the needs of the unsheltered population. This past year, two street outreach workers were added to focus primarily on the more urban neighborhoods in the County. The new workers play a critical role in not only providing direct services to people sleeping outside, but act as a liaison between the clients, providers, and the community including local businesses. In addition, the Montgomery County Department of Health and Human Services has increased the capacity of the Mobile Crisis and Outreach Team. This team's role is to respond to people experiencing a psychiatric emergency and will partner with street outreach workers to provide ongoing services beyond the crisis response. Recognizing that a large portion of the unsheltered population suffers from serious mental illness, the additional behavioral health services will assist the CoC in connecting the hardest to serve individuals with permanent housing and support.

Finally, the CoC is participating in a county-wide effort to reimagine public safety with the goal of reducing police brutality and the police response to non-police issues like homelessness. Police are often called by the community to respond to unsheltered homelessness which can result in charges for life-sustaining activities like sleeping in public, loitering, or public urination, and when criminalized, do little to address the underlying needs of those experiencing homelessness and compound their difficulties. The county is looking to implement a non-emergency call dispatch system that would deploy crisis and outreach workers to these situations instead of police. In turn, this will lessen the barriers to housing for people experiencing homelessness.

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 & families. Access to services and shelters are provided through the outreach providers and Regional Housing Stabilization Services Offices and the Crisis Center on 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 & refer households to all emergency, transitional & permanent housing programs. The tool screens for household vulnerability and acuity of needs to ensure those most in need are prioritized for housing.

In December 2020, the CoC implemented a centralized shelter intake and diversion program for single adults with the goal of reducing the inflow to homelessness. All individuals seeking emergency shelter will be assessed for diversion as an attempt to resolve their housing emergency without the need to enter the homeless continuum. Similar efforts for homeless families have resulted in more than 70% of families seeking shelter diverted from homelessness.

The CoC meets regularly to identify vacancies, prioritize persons for housing, & facilitate referrals. DHHS will monitor outcomes to assure that persons are placed based on need. The system will be advertised via the County's 311 phone line, DHHS website, community events, & training for service providers.

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

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

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

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

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

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

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

The CoC has received significant federal resources for eviction/ homeless prevention due to the pandemic. 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 2022, approximately 9,600 households have been provided rent relief, 83% of whom are people of color. This is particularly important since the homelessness and evictions disproportionately impact Black and Brown households.

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

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

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

Discussion

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, in White Flint and Wheaton. 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. Plans in progress include Thrive 2050, a comprehensive 30-year plan for the entire county. 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.

Montgomery County recently consolidated construction inspections being done by the Department of Permitting Services (DPS) and Montgomery County Fire and Rescue Service (MCFRS), and the Montgomery County Planning Board (MCPB) has streamlined how it reviews DPS issued building permits. All three agencies, along with others, have committed to collaborate to make their customer service more business-friendly and make it easier to navigate the development process and obtain building permits. The Wheaton Redevelopment Program includes plans for the co-location of both a new headquarters for the Maryland National Park and Planning Commission (MNCPPC) and the Montgomery County Department of Permitting Services to facilitate this effort. Construction of the new headquarters building is now underway.

As part of Montgomery County's ongoing efforts to provide more paths to homeownership, the County has committed \$1.5 million in the Fiscal Year 2022 to the Montgomery County Homeownership

Assistance Fund “McHAF,” a partnership between the Housing Opportunities Commission of Montgomery County (“HOC”) Single Family Mortgage Purchase Program (“MPP”) and Montgomery County Department of Housing and Community Affairs (“DHCA”). This is the fourth allocation of \$3 million being provided by DHCA. The program will provide to eligible Maryland first-time homebuyers purchasing a home in Montgomery County a deferred Down Payment and Closing Cost Assistance loan granting up to 40% of the household’s qualifying income for a maximum of \$25,000.

Montgomery County’s Department of Permitting Services (DPS) has expanded and improved its online services. Site users now have fast access to permit processes accessible through ePermits and ePlans including the ability to schedule or cancel inspections, apply for permits, and submit plans. This will enable more efficient, and therefore, less expensive, additions to the housing supply. DPS continues to be in the best rating category for insurance rate credits for new construction. This higher rating can result in lower property insurance rates for those buildings in the County.

Discussion:

The County is one of the participating jurisdictions in the ongoing development 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.

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 apartment 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 providing 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 Stabilizing Adults through Situations Support program provided by EveryMind prevents the impact of crises that lead to evictions and the grant to Interfaith Works, Inc. to provide clinical case management and connections to external resources to result in permanent housing.

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) 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 October 2018, the Montgomery County Council unanimously enacted Zoning Text Amendment (ZTA) 18-07, Accessory Residential Use – Accessory Apartments. The goal of ZTA 18-07 is to streamline the process to create more affordable housing options. Accessory apartments and other accessory dwelling units can help provide new possibilities for young people entering the labor and housing markets, people who have difficulty finding housing options within commuting distance of their work and seniors who prefer to age in place, among others.

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(l)(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 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.

**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 & single adults at designated sites throughout the CoC and are assessed for diversion and shelter placement. Families & single adults at-risk of homelessness can also apply for assistance. At-risk households are assessed for emergency financial assistance, and are linked to needed mainstream resources.

DHHS monitors emergency shelter availability & placement. The CoC adopted its Coordinated Entry Systems (CES) Policy and Procedures in Jan. 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 homeless list for adult singles and families with minor children. Households are matched with the appropriate permanent housing option that best meet their needs. Prioritization of households are made for those most vulnerable.

Common assessment tools are used to screen, assess & refer households to all emergency, transitional & permanent housing programs. The tools cover housing history, financial/social supports, health status, service needs & 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, & training for service providers.

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

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

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

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

5. Describe performance standards for evaluating ESG.

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

No ESG funds will be used for planning and administration expenses. At this time, DHCA does not have plans to use section 108 loan funding over the next year.

Attachments

Citizen Participation Comments

Affidavit of Publication

AD # 00060590

STATE OF Maryland
COUNTY OF Montgomery

To Wit:

I hereby certify that on the 12th day of April 2022, before me, the subscriber, Ulonda Perkins, a notary public, that the matters of facts set forth are true. Shaliqua Jones, who being duly sworn according to law, and oath says that she is an authorized agent of The Washington Times, L.L.C., publisher of

The Washington Times

Circulated daily, in the State of Maryland, County of Montgomery, and that the advertisement, of which the annexed is a true copy, was published in said newspaper one time(s) on the following: April 12, 2022



Total Cost: \$129.80

[Handwritten signature]

As witness, my hand and notarial seal.
[Handwritten signature]

ULONDA A. PERKINS
NOTARY PUBLIC DISTRICT OF COLUMBIA
Commission Expires December 14, 2025

**MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF HOUSING AND
COMMUNITY AFFAIRS**

**NOTICE - FY 2023 Consolidated Plan Annual
Action Plan Available for Review**

In accordance with Title I of the Housing and Community Development Act of 1974 as amended and the regulations found at 24 CFR part 91, et. seq., the Department of Housing and Community Affairs (DHCA) has drafted Montgomery County's proposed Consolidated Plan Annual Action Plan covering the period July 1, 2022 to June 30, 2023.

The Consolidated Plan Annual Action Plan describes projects proposed for funding in County Fiscal Year 2023 (July 1, 2022 to June 30, 2023) - with CDBG, HOME, and FSS funds. All interested parties are invited to submit comments on the Plan and on the community development performance of Montgomery County. The Plan will be available on DHCA's website beginning April 12, 2022: <http://www.montgomerycountymd.gov/DHCA/consolidatedplan/grants/complan.html>.

Written statements may be submitted via US mail or email until 4:00 PM, May 12, 2022 and should be addressed to:

Steven M. Nigam, Director
Department of Housing & Community Affairs
1401 Rocky Hill Pike, Fourth Floor
Rockville, Maryland 20852
Access: smnigam@montgomerycountymd.gov

Staff contact is Katherine Carstley
(240) 773-3631
TTY number for those who are impaired is
(240) 773-3656

April 12, 2022 44750590

**MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF HOUSING AND
COMMUNITY AFFAIRS**

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Written statements may be submitted via US mail or email until 4:00 PM, May 12, 2022 and should be addressed to

**Aseem K. Nigam, Director
Department of Housing & Community Affairs
1401 Rockville Pike, Fourth Floor
Rockville, Maryland 20852
Aseem.Nigam@montgomerycountymd.gov**

Staff contact is Katherine Canales
(240) 777-3631
TTY number (for the hearing impaired) is
240 773-3556

April 12, 2022 Ad#60590

From: [Hawksford, Jacqueline "Jackie"](#)
To: [Canales, Katherine](#)
Subject: RE: FY23 Annual Action Plan Public Comments
Date: Friday, May 13, 2022 4:37:17 PM
Attachments: [image001.png](#)

No I haven't seen anything.

Jackie Hawksford
Senior Executive Administrative Aide to the Director of
The Department of Housing and Community Affairs
240-777-3605, cell: 240-597-6165

From: Canales, Katherine <Katherine.Canales@montgomerycountymd.gov>
Sent: Friday, May 13, 2022 4:32 PM
To: Hawksford, Jacqueline "Jackie" <Jackie.Hawksford@montgomerycountymd.gov>
Subject: FY23 Annual Action Plan Public Comments

Good afternoon Jackie,

I hope you've had a great week so far. I wanted to check in with you to see if any Public Comments were received in reference to the FY23 Annual Action Plan draft we will be submitting to HUD soon.

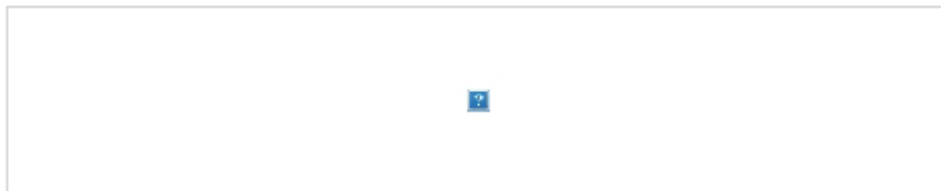
Best,



Katherine Canales, Senior Planning Specialist
Grants and Asset Management, DHCA

phone/fax (240) 777-3631/3699
email katherine.canales@montgomerycountymd.gov
web www.montgomerycountymd.gov/dhca
1401 Rockville Pike, 4th Floor • Rockville, MD 20852

For questions about services provided by [Montgomery County](#), or to file a complaint, please contact [MC311](#) at 3-1-1 or (240) 777-0311.



For more helpful Cybersecurity Resources, visit: <https://www.cisa.gov/be-cyber-smart>



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

I **INTRODUCTION**

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

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

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

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

- the existing rental housing stock;
- maintain existing housing in a safe and sanitary condition.

II. FEDERAL REQUIREMENTS FOR CITIZEN PARTICIPATION

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

INFORMATION

A. Types of information provided

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

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

B. Methods of providing information and seeking input

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

- Public hearings - Two public hearings are required to obtain the views of citizens on housing and community development needs, non-housing community development needs, development of proposed activities, and review of program performance. The public is given a minimum of two weeks notice of the date of the hearings, and at least 30 days to provide written comments.
- Publications - Both a Consolidated Plan and a Consolidated Annual Performance Report (CAPER) are required. The availability of these items is advertised in the

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

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

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

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

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

III. COMMUNITY DEVELOPMENT ADVISORY COMMITTEE

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

The committee’s primary responsibilities include the following:

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

IV. MEMBERSHIP

The CDAC is composed of a maximum of 20 members who are broadly representative of the county’s residents, as noted above. Individuals interested in serving on the CDAC are notified through public advertisements that the committee is seeking new members. Community organizations are also notified of vacancies on the committee, with staff conducting targeted outreach to increase awareness of opportunities for service among those groups that may be under represented on the committee, and who may not be likely to respond to public

advertisements. Prospective new members submit letters of interest to the County Executive, who selects and appoints all representatives based on DHCA staff recommendations.

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

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

V. TERMS FOR APPOINTMENT

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

VI. SELECTION ADVISORY COMMITTEE

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

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

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

VII. SUBCOMMITTEES

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

VIII. HOUSING AND COMMUNITY AFFAIRS PROGRAM INFORMATION

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

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

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

with disabilities or those who are homeless. Information is available in alternative formats upon request and hearings are conducted in accessible locations.

Documents relevant to the HOME, ESG, and CDBG programs are available for citizen review in the DHCA offices from 8:00 a.m. to 4:30 p.m. on regular working days.

The following materials are available for review by interested persons:

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

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

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

IX. SCOPE OF PARTICIPATION

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

X. COMPLAINTS

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

XI. TECHNICAL ASSISTANCE

Technical assistance is provided to:

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

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

X. CRITERIA FOR SUBSTANTIAL AMENDMENT

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

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

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

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

CDAC Proposed Activity Schedule

Activity Schedule
DHCA/CDAC
July 1, 2022 - June 30, 2023

All dates are approximate and subject to change

DATES	ACTIVITIES	COMMENTS
April, 2022	Public announcements for new CDAC member applicants.	Provides open and broad recruitment effort to solicit new members for the Advisory Committee.
Early July, 2022	Briefing session for prospective new CDAC members	Session designed to explain purpose and time commitment involved, and give brief overview of CDBG program and process.
July, 2022	Complete review process for new CDAC members.	Departmental staff interview applicants and make recommendations to the County Executive.
Mid - July, 2022	Proposed project applications available for distribution to applicants for CDBG and HOME Funding.	This date provides applicants ample time to develop a sound proposal. Prior applicants and citizens/groups who have called DHCA to inquire about availability of funds are notified.
Mid - August to Mid - September, 2022	DHCA prepares preliminary list of Departmental projects and drafts CDBG-Funded Capital Improvement Program (CIP) projects and forwards to Director for review.	Departmental staff reviews ongoing projects and new projects requiring CDBG and HOME assistance, obtaining additional information as appropriate.
August/ September, 2022	Appointments to CDAC by County Executive.	County Executive makes appointments and designates Chair
By mid - September, 2022	Preliminary CDBG-funded CIP submitted to OMB.	Comply with County budget process for CIP.
Mid - September, 2022	Deadline for submitting project applications for CDBG and HOME (HOPWA funds are distributed via regional allocation).	Proposed project applications accepted by DHCA.

DATES	ACTIVITIES	COMMENTS
Early October, 2022	Staff reviews of applications received. Solicits comments from appropriate agencies, local governments, and organizations.	Staff determine if projects are eligible and applications complete. Check for duplication of services and evaluate comments of others.
Early October, 2022	Public Notice listing all CDAC meetings distributed via government listserves and posted to the DHCA website.	Disseminate information regarding committee process.
Mid-October, 2022	Public hearing on community development needs and Grantee Performance.	Provides interested and affected parties an opportunity to express their thoughts on community development needs and past performance.
Mid - October to December 2022	Staff and CDAC review project proposals and interview qualified applicants.	CDAC ranks projects and establishes funding priorities.
January, 2023	DHCA Director submits CDAC recommendations on proposed projects to County Executive.	Finalize budget recommendations for CDBG for County Executive consideration.
Early April, 2023	County Council hearings on proposed budget as presented in the projected use of funds contained in the annual Action Plan.	Provide interested and affected parties an opportunity to comment on CIP and Operating Budgets including associated activities.
Late April, 2023	Proposed Action Plan advertised and made available for citizens and circulated among surrounding jurisdictions and the State for review and comments.	Provide interested and affected parties an opportunity to examine and comment on the draft Action Plan
Mid May, 2023	County Council approval of proposed projects.	Council reviews proposed projects to be funded.
Late June, 2023	Council formally adopts budget.	
Continuous	Respond in a timely manner to all written inquiries, comments, and complaints about the programs funded through the Consolidated Plan	Provides response to interested and affected parties. Helps identify and resolve problems and misunderstandings.

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

RAPID RE-HOUSING GUIDELINES
Youth and Flexible Subsidy Program

Rapid re-housing (RRH) is an intervention designed to help individuals and families to quickly exit homelessness, return to housing in the community, and not become homeless again in the near future. The core components of a rapid re-housing program are housing identification, move-in rental assistance, and rapid re-housing supportive services. These core components represent the minimum that a program must be providing to households to be considered a rapid re-housing program.

To be eligible for the Montgomery County RRH-Youth and Flexible Subsidy Program participants must meet **all** the following criteria:

1. Individual or Head of Household is between the ages of 18 – 24 years old (MD Youth ESG) or 25+ (Federal ESG and County).
2. Household lacks a fixed, regular, and adequate nighttime residence as evidenced by one of the following:
 - a. Primary nighttime residence is not designed or ordinarily used as a regular sleeping accommodation for human beings (car, park, abandoned building, bus or train station, airport, camping ground) or
 - b. Living in supervised publicly or privately operated temporary shelter (congregate shelters, hotel/motel paid for by charitable, or government program) **or**
 - c. Individual exiting institution where resided for <= 90 days and who lived in emergency shelter or place not meant for human habitation immediately before entering institution.
3. Household does not have resources or support networks to resolve homelessness without assistance.
4. Household agrees to work with a Rapid Rehousing Housing Advocate.

Rental Assistance and Housing Location

The household works together with the Rapid Rehousing (RRH) Housing Advocate to develop an individualized plan for unit affordability, rental assistance, and supports. The RRH Housing Advocate must have continuous conversation with the household regarding the maximum amount of household cost they can pay. The conversation would include the location of an affordable unit which enables the household to maintain stable in permanent housing. The individual plan for rental assistance and supports will be reviewed and updated every three months.

Effective: Sept 2017

Appendix B

Determining the amount of rental assistance will be flexible to meet participant needs. The RRH Housing Advocate and participant must have a conversation regarding selecting a housing unit that will be sustainable when County subsidy ends. The RRH Advocate and participant will develop an Individual Housing Plan that should estimate how much the household income will increase in the next 3 months and by what percent of income the household could pay for rent. For example, if a household's income at intake is \$1,800, they anticipate an increase of \$600 from a part time job, and they are willing to pay 60% of their income toward rent and utilities (housing cost), they should be looking for units in the range of \$1,400 to \$1,700.

The general RRH guidelines are outlined below:

- Months 1 – 3
 - County will pay full amount of security deposit and first month's rent.
 - During initial leasing process, RRH Housing Advocate and participant will develop an Individualized Housing Plan (IHP) to determine total housing cost and the maximum amount the household can pay toward rent and utilities.
 - Based on the IHP, Month 2 and 3 participants will pay at least 50% of net income towards housing costs (based on rent and estimated utility cost) or 60% of the monthly rent. The County subsidy will supplement the remainder of the rent.
 - Example: Participant's initial net is \$2,000 per month. Participant has identified a two-bedroom unit for \$1,600 and estimated utility expense is \$150, total housing cost is \$1,750. RRH Housing Advocate and participant review budget and housing cost options. If participant feels 50% of housing cost is maximum they can pay, then participant's portion of rent is \$1,000 (50% net income) minus utility expense \$150 = \$850 to be paid by tenant and County subsidy to be \$750.
 - If participant feels they can pay more, rent calculation would be $\$1,600 \times 70\% = \$1,120$. County subsidy to be \$480.
 - If the household has zero income, the County will pay the full rent amount and the participant will be responsible for any utilities not included in the rent. (Referrals will be made to the Office of Home and Energy Program (OHEP) and other resources.)
- Months 4 – 6
 - Prior to the end of the first three months, the participant and the Housing Advocate will review the household's budget together to determine if the participant can increase his/her rent responsibility to 70 or 80% of rent cost.
 - The IHP will be updated to indicate increased participant required portion and County subsidy to be paid to landlord.
 - If participant income remains zero, he/she may be responsible for a minimum payment of \$50 for rent.
- Months 7 – 9 if necessary

Effective: Sept 2017

Appendix B

- Prior to the end of the six month, the participant and Housing Advocate will review the household budget to determine if the participant can pay the full rental cost without County subsidy. If not, may be considered for additional three months.
- Prior to the end of six months, if household income remains zero, the rental subsidy may terminate as the housing intervention may be insufficient.

Example:

Participant's income has increased to \$3,000 (employment & child support) per month. Rent remains \$1,600 and budget indicates participant can pay 100% rent. County subsidy terminates, and IHP is updated to inform County subsidy will end and case management will continue for 30 days.

County Rental Subsidy Termination

- The County rental subsidy may terminate prior to month 4 or 7 depending on the participant's income, ability to pay full rental cost, and on-going need. As stated above, prior to the end of the third and six months, the participant and RRH Housing Advocate will review household's complete budget and determine:
 - If participant's income is sufficient to sustain rental cost, County rental subsidy may terminate.
 - Case management services may remain available after subsidy termination for 30 days to support transition.
- Based on participant need, RRH-Youth subsidy and /or supportive services can be extended up to 18 months with continued evaluation every 90 days.
- To be eligible for assistance beyond 12 months, household income must be below 30% of Area Median Income.

RRH Housing Advocate is expected to assist with housing location, employment search, financial literacy, landlord communication, and community resources for any household needs i.e. day care subsidies.

Effective: Sept 2017

Affidavit of Publication

AD # 00054146

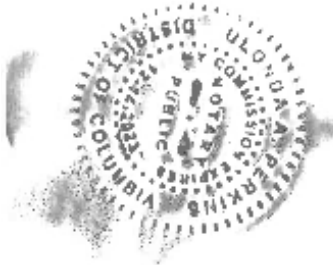
STATE OF Maryland
COUNTY OF Montgomery

To Wit:

I hereby certify that on the 24th day of September 2021, before me, the subscriber, Ulonda Perkins, a notary public, that the matters of facts set forth are true. Shaliq Jones, who being duly sworn according to law, and oath says that she is an authorized agent of The Washington Times, L.L.C., publisher of

The Washington Times

Circulated daily, in the State of Maryland, County of Montgomery, and that the advertisement, of which the annexed is a true copy, was published in said newspaper 1 time(s) on the following September 24, 2021



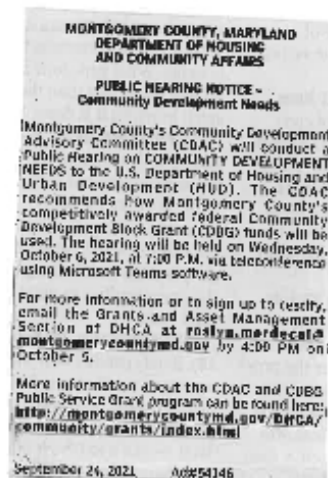
Total Cost: \$94.50

[Signature]

As witness, my hand and notarial seal.

[Signature]

ULONDA A. PERKINS
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires December 14, 2023



CDAC Activities October 2021

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1	2
3	4	5	6 7 pm – 10 pm Public Hearing	7	8	9
10	11	12	13 7 pm – 9 pm CDBG Applicant Interviews	14	15	16
17	18	19	20 7 pm – 9 pm CDBG Applicant Interviews	21	22	23
24	25	26	27 7 pm – 10 pm CDBG Applicant Interviews & Final Selection	28	29	30
31						

The CDAC Orientation will take place on Wednesday September 29, 2021, from 7 pm to 9 pm



REGULATORY AGREEMENT

HOME INVESTMENT PARTNERSHIPS (HOME)

THIS REGULATORY AGREEMENT (“**Agreement**”) made this ____ day of _____, 2022 by and between _____, a Maryland not-for-profit corporation located at _____ (“**Borrower**”), and **MONTGOMERY COUNTY, MARYLAND**, a body politic and corporate and a political subdivision of the State of Maryland, whose address is 101 Monroe Street, Rockville, Maryland (“**County**”).

WHEREAS, the Borrower has _____ a _____, more particularly described in Exhibit A attached hereto and made a part hereof (“**Property**” or “**Project**”). The Property will be occupied _____ (“**Restricted Units**”), as that term is herein defined; and _____; and

WHEREAS, the financing for the Property is being provided by a loan from Montgomery County in the maximum amount of _____ Dollars (_____) (“**Loan**”) from the HOME Investment Partnerships Act (“**HOME Program**”) in accordance with federal law and the HOME Program regulations described in 42 U.S.C. §12701 - §12839, *et seq.*, and regulations promulgated thereunder by the United States Department of Housing and Urban Development (“**HUD**”), as amended from time to time; and

WHEREAS, the Loan is evidenced by a Deed of Trust Note (“**Note**”) and secured by a Deed of Trust, Security Agreement and Assignment of Rents (“**Deed of Trust**”), all of even date herewith (the Note and Deed of Trust are collectively referred to as “**Loan Documents**”); and

WHEREAS, under the terms of the Loan, the County requires that the Restricted Units be affordable to households of Very Low Incomes (as hereinafter defined) and the Borrower ensures that all households annual income does not exceed the applicable high and/or low HOME income limits. The Borrower will comply with all of the HOME Program requirements in the management and operation of the Property; and

WHEREAS, the Borrower is willing to comply with the provisions of the HOME Program, including the occupancy standards; and

WHEREAS, the Borrower must comply with all the compliance project requirements in subpart F, as applicable in accordance with HOME assisted projects which includes complying with the maximum per-unit subsidy limits for the HOME program established by HUD; and

WHEREAS, the parties desire to establish the terms for operation, maintenance and occupancy of the Property and to provide for coordination of all program requirements.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Purpose of Loan. The Borrower will utilize the Loan to provide affordable rental housing to Very Low-Income Tenants at the Property in the manner required under the HOME Program. The Restricted Units must meet the requirements of this Agreement and must be occupied (or permitted to be occupied) by qualifying Very Low-Income Tenants ("**Restricted Unit Residents**").

2. Term.

2.1. This Agreement, without regard to the term of the Note or any repayment thereof, shall be for a term of fifteen (15) years ("**Term**") from the date of this Agreement.

2.2. Upon foreclosure, or deed in lieu thereof, of the Property by any lender with priority to the Deed of Trust, if any, this Agreement shall be suspended if the foreclosure or deed in lieu thereof recognizes the legal or contractual rights of the County to take action to avoid termination of the terms hereof. If, at any time during the Term of this Agreement following a foreclosure, or deed in lieu thereof, of the Property, the Borrower or any newly formed entity controlled by Borrower or under common control with Borrower obtains an ownership interest in the Property, this Agreement shall be revived according to its original terms.

3. Occupancy Requirements.

3.1. The _____ Restricted Units in the Property will be _____ units and must be occupied by Very Low-Income Tenants.

For the purposes of this Agreement, the term "**Very Low-Income Tenants**" shall mean tenants whose income is less than or equal to fifty percent (50%) of the median income for the Washington Metropolitan Statistical Area ("**WMSA**") as determined from time to time by HUD and adjusted for family size.

The HOME Units shall be distributed throughout the Development both locationally and by unit type. In no event shall all of the HOME units be limited to any one or two unit types without written permission of the County nor shall the Borrower fail to maintain qualifying HOME Units throughout the Development

3.2. The Borrower shall require the execution of leases which comply with applicable federal, state and local laws.

3.3. Subject to the requirements of HUD, the Borrower shall utilize the County's model lease or such other lease as the County approves as a basis for leasing the Restricted Units and must submit the lease form to the County for approval at least ninety (90) days prior to leasing the Restricted Units.

3.4. The rent schedule for the Restricted Units shall be established in accordance with 24 C.F.R. §92.252 and will be reviewed annually by the County.

(a). Changes in rent can occur based upon income adjustments or monthly allowances for utilities and services, subject to the provisions of existing leases, and in accordance with 24 C.F.R. §92.252.

(b). Any proposed increase in rents consistent with the County's Voluntary Guidelines for maximum rent increases shall be considered to be reasonable and automatically approved subject to compliance with the limits established in 24 C.F.R. §92.252.

(c). Any proposed increase in rents in excess of the County's Voluntary Guidelines must be submitted for approval at least one hundred and twenty (120) days prior to implementation. The County will approve or disapprove the proposed rents within ninety (90) days of the date of the Borrower's submission. In the event the County does not take action within ninety (90) days, the proposed rents will be deemed to be approved.

(d). The rent limitations prescribed by Section 24 C.F.R. §92.252 are incorporated herein and made a part hereof. The Borrower's failure to comply with these provisions shall constitute a breach of this Agreement.

3.5. Tenants who occupy the Restricted Units whose income increases above the HOME limits shall pay as rent not less than thirty percent (30%) of their adjusted monthly income as recertified annually. The rent may be increased to the maximum permitted under the HOME Program for the size of the Restricted Unit, adjusted for the utility allowance.

3.6 In the event of a default under this Section 3, the County agrees to provide at least sixty (60) days' notice to the Borrower to rectify the alleged violation. The Borrower shall be entitled to substitute, where necessary, other occupants of the Property who meet the affordability requirements of the HOME Program set forth at 24 C.F.R. §92.252 in order to maintain compliance with this Agreement. Any failure by Borrower to substitute such tenants or to otherwise cure the alleged violation shall constitute a default under this Agreement and the other Loan Documents and shall entitle the County to pursue such remedies available under this Agreement and the other Loan Documents.

4. Terms of Repayment. The Loan terms, including rate of interest and date of maturity are identified in the Note and Deed of Trust. The sole recourse of the County for any amounts due under the Note or Deed of Trust shall be the collateral described in the Deed of Trust or any other assets of the Borrower. Neither the Borrower (other than to the extent of Net Cash Flow), nor any partner, officer, director, employee, member, agent of the Borrower, nor any of their respective spouses ("**Affiliates**"), assumes any personal liability for any payments of principal, interest or other amounts due under the Loan other than for funds or property coming into their hands which, by the provisions of the Loan Documents they are not entitled to retain, or for any damages suffered by the County as a

proximate result of any fraud or illegal activity by such person or party. Except as specified in the preceding sentence, Borrower and its Affiliates shall have no personal liability under the Loan Documents for the repayment of the indebtedness defined therein and the County's sole recourse for the satisfaction of the indebtedness shall be the County's exercise of its rights and remedies under the Loan Documents.

5. Right of First Refusal and Priority for County Residents. If, after the expiration of the compliance period for the Project (as such term is defined in Section 42(i)(1) of the Internal Revenue Code of 1986, as amended), the Borrower elects to sell or transfer the Property to an entity, person or organization not affiliated with the Borrower in response to a bona fide offer of purchase, it must give a right of first purchase to the County (at a purchase price no less than the minimum purchase price required by Section 42 (i)(7) of the Internal Revenue Code of 1986, as amended, plus amounts owed to the Borrower's investor members, if any, under the Borrower's operating agreement) and the County will have thirty (30) days from receipt of written notice to elect to purchase.

Grantor must make efforts to give Montgomery County residents the first opportunity to rent the two Restricted Units in the Project. Within sixty (60) days from the date of the closing of the Loan, the Borrower must submit to the County's Department of Housing and Community Affairs its plan for providing Montgomery County residents the first opportunity to rent the two Restricted Units in the Project.

6. Resident Protections and Participation. Incorporated herein and made a part hereof are the provisions of Section 24 C.F.R. §92.253 relating to leases and resident protections. Borrower shall ensure lease terms are a minimum of one year unless mutually agreed upon by owner and tenant for a lesser term but not less than thirty days. Borrower shall ensure the leases do not exceed the HOME limits and does not contain any clauses prohibited by the HOME rule. The lease must incorporate the VAWA lease term/addendum required under §92.359(e) except as otherwise provided by §92.359(b). The Borrower agrees to comply with these requirements on the Restricted Units and in the administration, management and operation of the Restricted Units, including the adoption of a written tenant selection policy.

The Borrower shall not require as a condition of occupancy of the Project and neither accept nor allow any employee or agent to accept any consideration other than prepayment of the first month's rent plus a security deposit not in excess of one (1) month's rent to guarantee performance of the lease. This provision shall not be construed to prohibit the Borrower from charging a fee permitted by law for consumer credit reports, provided that the fees are charged to all applicants on a non-discriminatory basis.

7. Affirmative Marketing. The Borrower agrees to conduct marketing and advertising in accordance with 24 C.F.R. §92.351, applicable fair housing laws, and the affirmative marketing standards established by the County. Borrower also agrees to prohibit owners, developers, their officers, employees, agents and consultants from occupying HOME-assisted properties with the exception of on-site managers and maintenance workers.

7.1. The Borrower further agrees that the process for selection of the tenants shall comply with Section 24 C.F.R §92.253, and will be unbiased and based on objective criteria such as program qualifications, household income, credit and housing history and/or lack of criminal record the ability to abide by the lease terms without discrimination as to race, color, religious creed, national origin, sex, ancestry, marital status, physical or mental disability, presence of children, family responsibility, source of income, sexual orientation, gender identity or age. The Borrower also agrees that mandatory fees for services for people with special needs are prohibited.

7.2. The Borrower agrees further that its employees, to the extent it has employees, and all other persons engaged in the management of the Property shall provide an equal opportunity for employment without discrimination as to race, color, religious creed, national origin, ancestry, sex, marital status, physical or mental disability, family responsibility, gender identity, sexual orientation, genetic status or age, and in all solicitations or advertisements for employees state that all qualified applications will receive consideration for employment without regard to, race, color, religious creed, national origin, ancestry, sex, marital status, physical or mental disability, family responsibility, gender identity, sexual orientation, genetic status or age.

7.3. The Borrower agrees to abide by all applicable federal, State of Maryland and Montgomery County laws prohibiting discrimination in housing and employment to include, but not limited to, Title VIII, Civil Rights Act of 1968, as amended, Titles VI and VII of the Civil rights Act of 1964, as amended, Fair Housing Act of 1988, as amended, the Rehabilitation Act of 1973, executive Orders Nos. 11246 and 11063, Title 20 of the State Government Article of the Annotated Code of Maryland and Chapter 27 of the Montgomery County Code.

7.4. Prior to initial occupancy, the Borrower shall supply to the County, for the County's review and approval, an affirmative housing plan to include methods for advising of the existence of fair housing compliance to applicants, means of advertising to provide broad marketing opportunities, outreach mechanisms and record keeping procedures.

7.5. In the event of the Borrower's continued non-compliance with this Section 7 or with any of the rules, regulations or orders cited in this Section 7 after notice from the County and the cure period described in Section 13.1, at the option of the County, (a) all amounts owing under the Note and Deed of Trust may be accelerated and declared due and payable and (b) this Agreement may be specifically enforced or cancelled, terminated, suspended, in whole or in part after notice in conformity with Section 13 hereof.

8. Disbursement of Funds. It is anticipated that the Loan will be utilized to finance the purchase and permanent financing of a two (2) bedroom residence located at, 219-A Jay Drive, #103, Rockville, MD 20850 all in accordance with 24 C.F.R. §92.206. No request for funds will be made until needed for this purpose, which is determined to be an eligible expense under the HOME Program. Unless otherwise agreed to by the parties, the Borrower acknowledges that the administrative or other non-third-party costs are not

eligible expenses and that all expenses must be reasonable and necessary. A request for funds must be in writing and accompanied by reasonable evidence that the proposed use is an eligible expense.

9. Records and Record Keeping.

9.1. The Borrower shall (a) obtain and maintain on file a completed Income Certification (“**Income Certification**”) from each Restricted Unit Resident dated immediately prior to the initial occupancy of a Restricted Unit by such Restricted Unit Resident, and (b) on July 30 of every year during the term of this Agreement.

9.2. The Borrower shall make all reasonable efforts to obtain an annual Income Certification, prior to the anniversary date of the lease of each Restricted Unit Resident, in order to determine whether such tenant’s annualized income is expected to exceed the limits for income as established in this Agreement and in order to satisfy the requirements of Section 42 of the Internal Revenue Code (26 U.S.C. 42). If a Restricted Unit Resident fails to provide the Annual Income Certification after such reasonable efforts, the Borrower, after ten (10) days written notice to the tenant and to the County, will be entitled to increase the rent for such resident to the market rent for a similar property.

9.3. The Borrower shall:

(a). Maintain complete and accurate records pertaining to the Property and permit the County to inspect the books and records of the Borrower pertaining to the financing of the Property, any construction, conversion and rehabilitation, and tenant and participant protection compliance and the Income Certification of Restricted Unit Residents residing in the Property and other reasonable or required matters after reasonable notice.

1. Take any steps as are necessary in order to ensure that the requirements, including the affordability requirements and restrictions of this Agreement, recorded deed restriction, County imposed restriction or covenant runs with the land for the entire affordability period and will be binding upon all successors of the Property. The Borrower hereby are legally bound by the terms outlined in the HOME deed restriction or covenants and the HOME affordability requirements will remain in place regardless of whether the HOME assistance has been repaid or property ownership transfers. to include such requirements and restrictions in any document to be executed in connection with transferring any interest in the Property to another owner to the end that such transferee has notice of, is bound by and agrees to abide by such restrictions.

(b). Upon closing of the Loan, the Borrower shall record this Agreement among the Land Records, whereupon this Agreement shall bind on and run with the land for the term of this Agreement.

(c). Comply with the initial rent schedule for the Restricted Units approved by the County which will be provided to the Borrower at the initiation of marketing and leasing. The Borrower may thereafter apply to the County for rent increases for the Restricted Unit on an annual basis as specified in Section 3.

9.4. The Borrower must submit to the County a yearly audit of its operations performed by a certified public accountant to determine that it has complied with the provisions of this Agreement. The audit must be provided to the County annually within one hundred twenty (120) days after the close of each of the Borrower's fiscal years. The audit must include reports of changes in financial position, cash flow statements and the Borrower's balance sheet. In addition, the Borrower must submit to the County a yearly financial report containing a reconciliation of DHCA-funded expenditures until all funds have been expended and are reconciled.

9.5. The Borrower must submit to the County, on a quarterly basis, tenant occupancy reports and property income and expense reports.

10. Housing Quality Standards. The Borrower agrees to comply with the requirements imposed by the HOME Program with respect to Housing Quality Standards applicable to the Project (including the provisions of 24 C.F.R. § 92.251 and 24 C.F.R. § 882.109, as well as all applicable local housing codes. The Borrower must comply with the applicable property standards in §92.251, upon project completion and must also maintain property standards for the duration of the affordability period.

11. Broadband Infrastructure. For new commitments made after January 19, 2017, for a substantial rehabilitation project of a building with more than 4 rental units, any substantial rehabilitation as defined in 24 CFR 5.100 must provide for installation of broadband infrastructure, as this term is also defined in 24 CFR 5.100, except where the County determines and in accordance with §92.508(a)(3)(iv).

12. Compliance with HOME Regulations. The Borrower shall carry out each activity in compliance with its obligations under all federal laws and regulations described in Subpart H of 24 C.F.R. Part 92, except that the Borrower does not assume the County's responsibilities for environmental review in §92.352 or other duties of the County elsewhere in said Subpart H.

2. Monitoring. At a minimum, owners must submit annual rent and occupancy data reports for their HOME-assisted units during the affordability periods (§92.252(f)(2)) to include unit substitutions and filling vacancies. The County may require owners to submit other information, such as financial information, maintenance logs, and marketing activities. The County is responsible for reviewing submitted reports and contacting the owner with questions or concerns. The County will monitor the performance of the Borrower to assure compliance with the requirements of this Agreement and shall take appropriate action when violations of this

Agreement arise. The materials required to be provided under Section 9 of this Agreement shall be provided to the County at least annually and the Borrower hereby agrees to an annual monitoring and compliance fee of _____ per Restricted Unit, for a total annual fee of \$ _____, to assure compliance with the provisions hereof. A clear statement of what reports must be submitted to PJ during the development phase;

13.

The Borrower agrees that it will maintain, and the County or any of its duly authorized representatives shall have access to and the right to examine, until the expiration of five (5) years after termination of this Agreement, any pertinent books, documents, papers and records of the Borrower related to this Agreement.

14. **Enforcement.** If there is a violation of this Agreement (an “**Event of Default**”), the County shall give written notice to the Borrower, demanding correction of such violation, by overnight delivery or by postage prepaid, certified, registered or express mail, return receipt requested, at the address stated herein.

14.1. If the Event of Default is not rectified to the reasonable satisfaction of the County within thirty (30) days after the date the notice is mailed or within such further time as the County reasonably determines, in writing, is necessary to correct such violation, the County may, without further notice, declare a default under the Note and the Deed of Trust, or may apply to any court, State or federal, for specific performance of this Agreement, for an injunction against any violation of this Agreement, for the appointment of a receiver to take over and operate the Restricted Units in accordance with the terms of this Agreement, or for such other relief as may be appropriate; in this regard, Borrower acknowledges that any injury to the County arising from an Event of Default under any of the terms of this Agreement would be irreparable and could not be adequately compensated by monetary damages.

14.2. No failure by the County to exercise and no delay in exercising any right, power or privilege hereunder shall operate as a waiver thereof; nor shall any single or partial exercise of any right, power or privilege preclude any other exercise thereof or the exercise of any other right, power or privilege.

14.3. In the event of proceedings brought by the County to enforce or restrain an Event of Default, or to determine the rights or duties of any person under this Agreement, the County, if it prevails in such proceedings, may recover reasonable attorney’s fees, in addition to court costs and any other relief awarded by the Court in such proceedings.

15. **Prohibited Activities.** The Borrower hereby represents that it has not retained anyone to solicit or secure from the County upon an agreement or understanding for a commission, percentage, brokerage or contingent fees.

16. Intentionally Deleted.

17. County Saved Harmless. It is agreed that the Borrower shall save the County harmless and be responsible for any loss, personal injury, death and/or any other damage that may be done or suffered by reason of the Borrower's negligence or failure to perform any of the obligations defined by this Agreement and the Borrower hereby agrees to indemnify and save the County harmless from any loss, cost, damages and other expenses suffered or incurred by the County by reason of the Borrower's negligence or failure to perform any of the said obligations. The Borrower agrees to indemnify the County and pay for the cost of the County's defense in any action or suit brought against the County arising out of the Borrower's negligence, errors, acts or omissions under this Agreement and the Senior Loans documents, provided that the Borrower shall not be responsible nor required to indemnify the County for negligence of the County.

18. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Maryland.

19. Binding Effect. This Agreement shall bind the County and the Borrower and their respective successors and assigns and shall inure to the benefit of each party hereto, their respective successors and assigns.

20. Severability. If any provision of this Agreement shall be held invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining portions shall not in any way be affected or impaired.

21. Amendments. This Agreement may be revised only in writing signed by all parties to reflect and achieve compliance with the terms of the commitment letter from the County to the Borrower, or, upon consent of the parties.

(Signatures on following pages)

IN WITNESS WHEREOF, Borrower has caused this Agreement to be executed in its name by JOHNNIE MAE ARMSTRONG, its Treasurer, and Montgomery County, Maryland has caused this Agreement Concerning Regulatory Covenants to be executed by _____, _____ of Montgomery County, Maryland.

ATTEST: _____.

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

STATE OF MARYLAND
COUNTY OF MONTGOMERY

I hereby certify that on this ____ day of _____, 2022, before me, the subscriber, a Notary Public in and for the aforesaid jurisdiction, personally appeared _____, the _____, and that she did acknowledge that she executed the foregoing Agreement Concerning Regulatory Covenants on behalf of _____ for the purpose therein contained, and further acknowledged the foregoing Agreement Concerning Regulatory Covenants to be the act _____.

As witness my hand and Notarial Seal.

Notary Public
My Commission Expires:

[Signature Pages Follow]

WITNESS: MONTGOMERY COUNTY, MARYLAND

By: _____
Name: _____
Title: _____

STATE OF MARYLAND
COUNTY OF MONTGOMERY

I hereby certify that on this ___ day of _____, 2022, before me, the subscriber, a Notary Public in and for the aforesaid jurisdiction, personally appeared _____, _____ for Montgomery County, Maryland and that s/he did acknowledge that she executed the foregoing Agreement Concerning Regulatory Covenants on behalf of Montgomery County, Maryland, for the purpose therein contained, and further acknowledged the foregoing Agreement Concerning Regulatory Covenants to be the act of Montgomery County, Maryland.

As witness my hand and Notarial Seal.

Notary Public
My Commission Expires:

APPROVED FOR FORM AND LEGALITY

By: _____
Neal Anker Date
Associate County Attorney

CERTIFICATION: This Regulatory Agreement has been prepared by the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

By: _____
Neal Anker Date
Associate County Attorney

**AGREEMENT CONCERNING REGULATORY COVENANTS
(Legal Description)**

SEE ATTACHED APPENDIX

DRAFT

APPENDIX TO THE REGULATORY AGREEMENT

This Appendix to the THIS REGULATORY AGREEMENT (“**Agreement**”) made this _____ day of _____, 2022 by and between _____, a _____ (“**Borrower**”), and **MONTGOMERY COUNTY, MARYLAND**, a body politic and corporate and a political subdivision of the State of Maryland, whose address is 101 Monroe Street, Rockville, Maryland (“**County**”).

1.

This Agreement amends and modifies that certain Regulatory Agreement (“**Regulatory Agreement**”) dated _____ made and entered into by the parties hereto as follows:

The tasks to be performed, the project budget, sources and uses documentation as required in **§92.504 (c)(3)(i)** is specific to the type of project (rehabilitation, new construction, acquisition, reconstruction, conversion, site improvements, refinancing, relocation costs and demolition). Any requests for project modifications will be reviewed and approved by the County as outlined in the procedures. For construction projects, the required documents/reports must be received such as project approval, environmental review, and all required documents to ensure contractor has compliance plan at beginning and achieves it by closeout

2.

Federally funded construction contracts are subject to a wide range of requirements, which differ in some cases based on the source of federal funds being used. These requirements impact potential construction contracts from its earliest stages through final closeout. They can include such components as overall project eligibility determination, environmental review, lead paint, advertising, competitive bidding, bonding and insurance requirements, amount of minimum permissible retainage, contract documents and clauses that must be executed between the contractor and all the subcontractors, MBE/MFD outreach (verify and document), Davis-Bacon wage inclusion and compliance, Section 3 inclusion and compliance, inspections and payment approval and documentation, etc. All projects constructed or improved with federal funds may have ongoing recapture provisions triggered at change of use or sale of the property and must be monitored annually.

3.

ALL federally funded acquisition and construction projects must be evaluated for the possible displacement of existing tenants or residents BEFORE negotiations are begun. This includes discussions with owners prior to any offer being made and may require specific notification to existing residents or tenants at that time.

4.

The County will follow the required provisions at §92.504 (c)(3)(v) as it relates to nondiscrimination, disclosure requirements, debarred, suspended or ineligible contractors,

participants, labor provisions and compliance, drug-free workplace, displacement, relocation, acquisition provisions and compliance.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the date first written above.


DRAFT

Grantee SF-424's and Certification(s)

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="Montgomery County, Maryland"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="52-600098"/>	* c. UEI: <input type="text" value="MKUJZ83VKP51"/>	
d. Address:		
* Street1: <input type="text" value="1401 Rockville Pike, 4th Floor"/>	Street2: <input type="text"/>	
* City: <input type="text" value="Rockville"/>	County/Parish: <input type="text"/>	
* State: <input type="text" value="MD: Maryland"/>	Province: <input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	* Zip / Postal Code: <input type="text" value="120852-1428"/>	
e. Organizational Unit:		
Department Name: <input type="text" value="Housing and Community Affairs"/>	Division Name: <input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Frank"/>	Middle Name: <input type="text"/>
* Last Name: <input type="text" value="Demarais"/>	Suffix: <input type="text"/>	
Title: <input type="text" value="Deputy Director"/>		
Organizational Affiliation: <input type="text" value="Montgomery County, Maryland"/>		
* Telephone Number: <input type="text" value="240-777-3619"/>	Fax Number: <input type="text"/>	
* Email: <input type="text" value="frank.demarais@montgomerycountymd.gov"/>		

Application for Federal Assistance SF-424	
<p>* 9. Type of Applicant 1: Select Applicant Type:</p> <input type="text" value="B: County Government"/> <p>Type of Applicant 2: Select Applicant Type:</p> <input type="text"/> <p>Type of Applicant 3: Select Applicant Type:</p> <input type="text"/> <p>* Other (specify):</p> <input type="text"/>	
<p>* 10. Name of Federal Agency:</p> <input type="text" value="Housing and Urban Development"/>	
<p>11. Catalog of Federal Domestic Assistance Number:</p> <input type="text" value="14-218"/> <p>CFDA Title:</p> <input type="text" value="Community Development Block Grants"/>	
<p>* 12. Funding Opportunity Number:</p> <input type="text"/> <p>* Title:</p> <input type="text"/>	
<p>13. Competition Identification Number:</p> <input type="text"/> <p>Title:</p> <input type="text"/>	
<p>14. Areas Affected by Project (Cities, Counties, States, etc.):</p> <input type="text"/> <div style="display: flex; justify-content: space-around;"> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </div>	
<p>* 15. Descriptive Title of Applicant's Project:</p> <input type="text" value="housing production and preservation, community development activities, and public services"/>	
<p>Attach supporting documents as specified in agency instructions.</p> <div style="display: flex; justify-content: space-around;"> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/> </div>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant	3, 6, 8
* b. Program/Project	3, 6, 8
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date:	07/01/2022
* b. End Date:	06/30/2023
18. Estimated Funding (\$):	
* a. Federal	4,921,272.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	500,000.00
* g. TOTAL	5,421,272.00
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> .	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix:	Mr.
* First Name:	Yaakov
Middle Name:	
* Last Name:	Weissmann
Suffix:	
* Title:	Assistant Chief Administrative Officer
* Telephone Number:	240-777-2524
Fax Number:	
* Email:	Jake.Weissmann@montgomerycountymd.gov
* Signature of Authorized Representative:	
* Date Signed:	8/18/2022

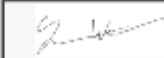
Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
B. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="Montgomery County, Maryland"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="52-6000098"/>	* c. UEI: <input type="text" value="NKUJZ83VKP51"/>	
d. Address:		
* Street1: <input type="text" value="1401 Rockville Pike, 4th Floor"/>	<input type="text"/>	
Street2: <input type="text"/>	<input type="text"/>	
* City: <input type="text" value="Rockville"/>	<input type="text"/>	
County/Parish: <input type="text"/>	<input type="text"/>	
* State: <input type="text" value="MD: Maryland"/>	<input type="text"/>	
Province: <input type="text"/>	<input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	<input type="text"/>	
* Zip / Postal Code: <input type="text" value="120852-1428"/>	<input type="text"/>	
e. Organizational Unit:		
Department Name: <input type="text" value="Housing and Community Affairs"/>	Division Name: <input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Frank"/>	<input type="text"/>
Middle Name: <input type="text"/>	<input type="text"/>	
* Last Name: <input type="text" value="Denarais"/>	<input type="text"/>	
Suffix: <input type="text"/>	<input type="text"/>	
Title: <input type="text" value="Deputy Director"/>		
Organizational Affiliation: <input type="text" value="Montgomery County, Maryland"/>		
* Telephone Number: <input type="text" value="240-777-3619"/>	Fax Number: <input type="text"/>	
* Email: <input type="text" value="frank.denarais@montgomerycountymd.gov"/>		

Application for Federal Assistance SF-424	
<p>* 9. Type of Applicant 1: Select Applicant Type:</p> <input type="text" value="B: County Government"/> <p>Type of Applicant 2: Select Applicant Type:</p> <input type="text"/> <p>Type of Applicant 3: Select Applicant Type:</p> <input type="text"/> <p>* Other (specify):</p> <input type="text"/>	
<p>* 10. Name of Federal Agency:</p> <input type="text" value="Housing and Urban Development"/>	
<p>11. Catalog of Federal Domestic Assistance Number:</p> <input type="text" value="14-231"/> <p>CFDA Title:</p> <input type="text" value="Emergency Solutions Grant"/>	
<p>* 12. Funding Opportunity Number:</p> <input type="text"/> <p>* Title:</p> <input type="text"/>	
<p>13. Competition Identification Number:</p> <input type="text"/> <p>Title:</p> <input type="text"/>	
<p>14. Areas Affected by Project (Cities, Counties, States, etc.):</p> <input type="text"/> <div style="display: flex; justify-content: space-around;"> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </div>	
<p>* 15. Descriptive Title of Applicant's Project:</p> <input type="text" value="The program will assist homeless households locate, obtain and retain housing. Funds will also be used for HMIS support and shelter services."/>	
<p>Attach supporting documents as specified in agency instructions.</p> <div style="display: flex; justify-content: space-around;"> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/> </div>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant	3, 6, 8
* b. Program/Project	3, 6, 8
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date:	07/01/2022
* b. End Date:	06/30/2023
18. Estimated Funding (\$):	
* a. Federal	430,906.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	430,906.00
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> .	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix:	Mr.
* First Name:	Yaakov
Middle Name:	
* Last Name:	Weissmann
Suffix:	
* Title:	Assistant Chief Administrative Officer
* Telephone Number:	240-777-2524
Fax Number:	
* Email:	Jake.Weissmann@montgomerycountymd.gov
* Signature of Authorized Representative:	<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
* Date Signed:	8/18/2022

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
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B. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="Montgomery County, Maryland"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="52-6000098"/>	* c. UEI: <input type="text" value="NKUJZ83VKP51"/>	
d. Address:		
* Street1: <input type="text" value="1401 Rockville Pike, 4th Floor"/>	Street2: <input type="text"/>	
* City: <input type="text" value="Rockville"/>	County/Parish: <input type="text"/>	
* State: <input type="text" value="MD: Maryland"/>	Province: <input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	* Zip / Postal Code: <input type="text" value="120852-1428"/>	
e. Organizational Unit:		
Department Name: <input type="text" value="Housing and Community Affairs"/>	Division Name: <input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Frank"/>	
Middle Name: <input type="text"/>	* Last Name: <input type="text" value="Denarais"/>	
Suffix: <input type="text"/>	Title: <input type="text" value="Deputy Director"/>	
Organizational Affiliation: <input type="text" value="Montgomery County, Maryland"/>		
* Telephone Number: <input type="text" value="240-777-3619"/>	Fax Number: <input type="text"/>	
* Email: <input type="text" value="frank.denarais@montgomerycountymd.gov"/>		

Application for Federal Assistance SF-424	
<p>* 9. Type of Applicant 1: Select Applicant Type:</p> <input type="text" value="B: County Government"/> <p>Type of Applicant 2: Select Applicant Type:</p> <input type="text"/> <p>Type of Applicant 3: Select Applicant Type:</p> <input type="text"/> <p>* Other (specify):</p> <input type="text"/>	
<p>* 10. Name of Federal Agency:</p> <input type="text" value="Housing and Urban Development"/>	
<p>11. Catalog of Federal Domestic Assistance Number:</p> <input type="text" value="14-239"/> <p>CFDA Title:</p> <input type="text" value="HOME Investment Partnerships Program"/>	
<p>* 12. Funding Opportunity Number:</p> <input type="text"/> <p>* Title:</p> <input type="text"/>	
<p>13. Competition Identification Number:</p> <input type="text"/> <p>Title:</p> <input type="text"/>	
<p>14. Areas Affected by Project (Cities, Counties, States, etc.):</p> <input type="text"/> <div style="display: flex; justify-content: space-around;"> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </div>	
<p>* 15. Descriptive Title of Applicant's Project:</p> <input type="text" value="Housing production and preservation and CHDO activities"/>	
<p>Attach supporting documents as specified in agency instructions.</p> <div style="display: flex; justify-content: space-around;"> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/> </div>	

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant	3, 6, 8
* b. Program/Project	3, 6, 8
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date:	07/01/2022
* b. End Date:	06/30/2023
18. Estimated Funding (\$):	
* a. Federal	2,255,070.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	500,000.00
* g. TOTAL	2,755,070.00
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> .	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
<small>** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small>	
Authorized Representative:	
Prefix:	Mr.
* First Name:	Yaakov
Middle Name:	
* Last Name:	Weissmann
Suffix:	
* Title:	Assistant Chief Administrative Officer
* Telephone Number:	240-777-2524
Fax Number:	
* Email:	Jake.Weissmann@montgomerycountymd.gov
* Signature of Authorized Representative:	
* Date Signed:	8/18/2022

Community Development Block Grant

OMB Approval No. 0348-0042

ASSURANCES - CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

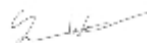
1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title, or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal interest in the title of real property in accordance with awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progress reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

Previous Edition Usable

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Standard Form 424D (Rev. 7-97)
Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Assistant Chief Administrative Officer
APPLICANT ORGANIZATION Montgomery County, MD	DATE SUBMITTED 8/18/2022

SF-424D (Rev. 7-97) Back

HOME Investment Partnerships Program

OMB Approval No. 0348-0042

ASSURANCES - CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

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NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

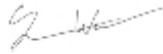
1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title, or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal interest in the title of real property in accordance with awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progress reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL		TITLE	
		Assistant Chief Administrative Officer	
APPLICANT ORGANIZATION		DATE SUBMITTED	
Montgomery County, MD		8/18/2022	

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CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.



Signature of Authorized Official

8/18/2022
Date

Assistant Chief Administrative Officer
Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2022 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

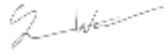
Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.



Signature of Authorized Official

8/18/2022

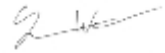
Date

Assistant Chief Administrative Officer
Title

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.



Signature of Authorized Official

8/18/2022

Date

Assistant Chief Administrative Officer
Title

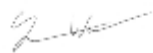
Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



Signature of Authorized Official

8/18/2022

Date

Assistant Chief Administrative Officer

Title

Emergency Solutions Grants Certifications

The Emergency Solutions Grants Program recipient certifies that:

Major rehabilitation/conversion/renovation – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for these individuals.

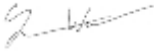
Matching Funds – The recipient will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.



Signature of Authorized Official

8/18/2022

Date

Assistant Chief Administrative Officer

Title

Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

N/A

Signature of Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.