

Supplemental Funds for Public Housing Improvements -- No. 017601

Category	Housing Opportunities Commission	Date Last Modified	May 24, 2010
Subcategory	Housing	Required Adequate Public Facility	No
Administering Agency	Housing Opportunities Commission	Relocation Impact	None.
Planning Area	Countywide	Status	On-going

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY09	Est. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	0	0	0	0	0	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	12,466	4,466	1,125	6,875	625	1,250	1,250	1,250	1,250	1,250	0
Total	12,466	4,466	1,125	6,875	625	1,250	1,250	1,250	1,250	1,250	0

FUNDING SCHEDULE (\$000)

Current Revenue: General	12,466	4,466	1,125	6,875	625	1,250	1,250	1,250	1,250	1,250	0
Total	12,466	4,466	1,125	6,875	625	1,250	1,250	1,250	1,250	1,250	0

DESCRIPTION

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

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

CAPACITY

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

COST CHANGE

Increase due to addition for FY15 and FY16, and reduce \$625,000 in FY11 for fiscal capacity.

JUSTIFICATION

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

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

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

FISCAL NOTE

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

OTHER DISCLOSURES

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

<h4>APPROPRIATION AND EXPENDITURE DATA</h4> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Date First Appropriation</td> <td>FY01</td> <td>(\$000)</td> </tr> <tr> <td>First Cost Estimate</td> <td>FY11</td> <td>12,466</td> </tr> <tr> <td>Current Scope</td> <td></td> <td></td> </tr> <tr> <td>Last FY's Cost Estimate</td> <td></td> <td>10,591</td> </tr> <tr> <td colspan="3"> </td> </tr> <tr> <td>Appropriation Request</td> <td>FY11</td> <td>625</td> </tr> <tr> <td>Appropriation Request Est.</td> <td>FY12</td> <td>1,250</td> </tr> <tr> <td>Supplemental Appropriation Request</td> <td></td> <td>0</td> </tr> <tr> <td>Transfer</td> <td></td> <td>0</td> </tr> <tr> <td colspan="3"> </td> </tr> <tr> <td>Cumulative Appropriation</td> <td></td> <td>5,591</td> </tr> <tr> <td>Expenditures / Encumbrances</td> <td></td> <td>4,466</td> </tr> <tr> <td>Unencumbered Balance</td> <td></td> <td>1,125</td> </tr> <tr> <td colspan="3"> </td> </tr> <tr> <td>Partial Closeout Thru</td> <td>FY08</td> <td>0</td> </tr> <tr> <td>New Partial Closeout</td> <td>FY09</td> <td>0</td> </tr> <tr> <td>Total Partial Closeout</td> <td></td> <td>0</td> </tr> </table>	Date First Appropriation	FY01	(\$000)	First Cost Estimate	FY11	12,466	Current Scope			Last FY's Cost Estimate		10,591				Appropriation Request	FY11	625	Appropriation Request Est.	FY12	1,250	Supplemental Appropriation Request		0	Transfer		0				Cumulative Appropriation		5,591	Expenditures / Encumbrances		4,466	Unencumbered Balance		1,125				Partial Closeout Thru	FY08	0	New Partial Closeout	FY09	0	Total Partial Closeout		0	<h4>COORDINATION</h4> <p>U.S. Department of Housing and Urban Development Maryland Department of Housing and Community Development Department of Housing and Community Affairs</p>	<h4>MAP</h4>
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Expenditure Detail by Category, Sub-Category, and Project (\$000s)

Housing Opportunities Commission

Project	Total	Thru FY09	Est. FY10	6 Year Total	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6-yrs.	Approp.
Housing												
809482 HOC City Guaranteed Bond Projects	50,000	50,000	0	0	0	0	0	0	0	0	0	0
768047 HOC MPDU/Property Acq Fund	12,507	12,368	139	0	0	0	0	0	0	0	0	0
767511 HOC Opportunity Housing Dev Fund	4,500	4,001	499	0	0	0	0	0	0	0	0	0
097600 Sprinkler Systems for HOC Elderly Properties	8,420	100	1,566	6,754	2,764	3,990	0	0	0	0	0	0
017601 Supplemental Funds for Public Housing Improvements	12,466	4,466	1,125	6,875	625	1,250	1,250	1,250	1,250	1,250	0	625
*077600 Telecommunications Replacement System	750	750	0	0	0	0	0	0	0	0	0	0
Sub-Category Total	88,643	71,685	3,329	13,629	3,389	5,240	1,250	1,250	1,250	1,250	0	625
Category Total	88,643	71,685	3,329	13,629	3,389	5,240	1,250	1,250	1,250	1,250	0	625

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

Housing Opportunities Commission

Project	Total	Thru		Est.		6 Year		FY13	FY14	FY15	FY16	Beyond 6-yrs.	Approp.
		FY09	FY10	FY10	Total	FY12	FY13						
CIP Total	88,643	71,685	3,329	13,629	3,389	5,240	1,250	1,250	1,250	1,250	1,250	0	625

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

Funding Source	Total	Thru		Est. FY10	6 Year Total	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
		FY09	FY10									
<i>Housing</i>												
Current Revenue: General	13,316	5,316	1,125	6,875	6,875	625	1,250	1,250	1,250	1,250	1,250	0
G.O. Bonds	8,320	0	1,566	6,754	6,754	2,764	3,990	0	0	0	0	0
HOC Bonds	50,000	50,000	0	0	0	0	0	0	0	0	0	0
Revolving Fund - Current Revenue	4,607	4,108	499	0	0	0	0	0	0	0	0	0
Revolving Fund - G.O. Bonds	12,400	12,261	139	0	0	0	0	0	0	0	0	0
State Aid	0	0	0	0	0	0	0	0	0	0	0	0
Sub-Category Total	88,643	71,685	3,329	13,629	13,629	3,389	5,240	1,250	1,250	1,250	1,250	0
Category Total	88,643	71,685	3,329	13,629	13,629	3,389	5,240	1,250	1,250	1,250	1,250	0
CIP Total	88,643	71,685	3,329	13,629	13,629	3,389	5,240	1,250	1,250	1,250	1,250	0