Affordable Housing Acquisition and Preservation -- No. 760100

Category Subcategory Administering Agency Planning Area **Community Development and Housing**

92,500

Housing

Housing & Community Affairs

Countywide

Date Last Modified

Required Adequate Public Facility

Relocation Impact

Status

15,000

25,000

May 17, 2010 No

0

None. On-going

0

0

0

0

EXPENDITURE SCHEDULE (\$000)

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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	92,500	18,567	33,933	40,000	15,000	25,000	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	92,500	18,567	33,933	40,000	15,000	25,000	0	0	0	0	0
		F	UNDING	SCHED	ULE (\$00	0)					
HIF Revolving Program	90,000	16,067	33,933	40,000	15,000	25,000	0	0	0	0	0
Montgomery Housing Initiative Fund	2,500	2,500	0	0	0	0	0	0	0	0	0

DESCRIPTION

Total

This project provides funding for acquisition and/or renovation of properties for the purpose of preserving or increasing the county's affordable housing inventory. The county may purchase properties or assist not-for-profit, tenant, or for-profit entities, or HOC with bridge financing to purchase and renovate properties. The monies may be used to purchase properties that are offered to the county under the Right of First Refusal law or otherwise available for purchase. A portion of the units in these properties must serve households with incomes that are at or below incomes eligible for the Moderately Priced Dwelling Unit (MPDU) program. A priority should be given to rental housing.

40,000

33,933

COST CHANGE

The issuance of \$15 million of debt in FY11 and \$25 million in FY12 provides continued high level of support for the Housing Initiative Fund (HIF) Property Acquisition Revolving Program created in FY09.

JUSTIFICATION

To implement Section 25B, Housing Policy, and Section 53A, Tenant Displacement, of the Montgomery County Code.

18,567

Opportunities to purchase property come up with little notice and cannot be planned in advance. Once the properties are acquired by the County, the properties may be transferred to a nonprofit housing organization or other entity that will agree to renovate and keep rents affordable.

OTHER

Resale or control period restriction to ensure long term affordability should be a part of projects funded with these monies.

FISCAL NOTE

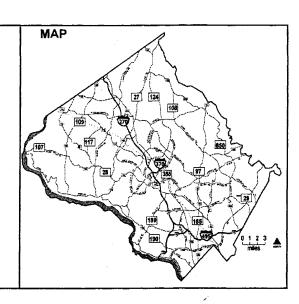
Debt service will be financed by the Montgomery Housing Initiative Fund. In addition to the appropriation show below, this PDF assumes that any actual revolving loan repayments received from the prior year will be appropriated in the following year. Current estimates are \$2.2 million in repayment revenues in FY10 and \$3.6 million in repayment revenues in FY11.

APPROPRIATION AND		
EXPENDITURE DATA		
Date First Appropriation	FY01	(\$000)
First Cost Estimate Current Scope	FÝ11	92,500
Last FY's Cost Estimate		52,500
Appropriation Request	FY11	15,000
Appropriation Request Est.	FY12	25,000
Supplemental Appropriation Rec	0	
Transfer		0
		52,500
Cumulative Appropriation		
Expenditures / Encumbrances		19,622
Unencumbered Balance		32,878
Partial Closeout Thru	FY08	0
New Partial Closeout	FY09	0
Total Partial Closeout		0

ADDOODDIATION AND

County Council

COORDINATION
Housing Opportunities Commission (HOC)
Nonprofit housing providers
Tenant Associations



16-11