



**Committee:** Directly to Council  
**Staff:** Sara Tenenbaum, Clerk of the Council  
**Purpose:** To interview  
**Keywords:** #HHS

AGENDA ITEM #7  
June 20, 2023  
**INTERVIEW**

## **SUBJECT**

To interview the County Executive's nominee for the Director of the Department of Housing and Community Affairs.

## **EXPECTED ATTENDEES**

Scott Bruton  
Rich Madaleno, Chief Administrative Officer

## **COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION**

None.

## **DESCRIPTION/ISSUE**

On May 15, 2023, the County Executive transmitted the appointment request of Scott Bruton as Director of the Department of Correction and Rehabilitation. The Council is scheduled to interview Mr. Bruton on June 20, 2023.

## **SUMMARY OF KEY DISCUSSION POINTS**

Not applicable.

### **This report contains:**

Memorandum request for appointment  
Draft Resolution

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OFFICE OF THE COUNTY EXECUTIVE

Marc Elrich  
*County Executive*

MEMORANDUM

May 15, 2023

TO: Evan Glass, President  
Montgomery County Council

FROM: Marc Elrich, County Executive *Marc Elrich*

RE: Appointment of Director, Department of Housing and Community Affairs

I am transmitting the appointment of Scott Bruton for the position of Director of the Department of Housing and Community Affairs. Mr. Bruton is being appointed at a salary of \$200,000. His appointment will be effective upon confirmation by the County Council.

Enclosures

cc: Judy Rupp, Clerk of the Council, Montgomery County Council  
Richard S. Madaleno, Chief Administrative Officer, Office of the County Executive  
Fariba Kassiri, Deputy Chief Administrative Officer, Office of the County Executive  
Ken Hartman, Director of Strategic Partnerships, Office of the County Executive  
Dale Tibbitts, Special Assistant to the County Executive, Office of the County Executive

APPOINTMENT

PURSUANT TO THE AUTHORITY VESTED TO ME UNDER SECTION 215 OF THE CHARTER OF MONTGOMERY COUNTY, MARYLAND, I HEREBY APPOINT

Scott Bruton

TO SERVE AS Director, Department of Housing and Community Affairs.

THIS APPOINTMENT SHALL BE EFFECTIVE UPON CONFIRMATION BY THE COUNCIL FOR MONTGOMERY COUNTY, MARYLAND.



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MARC ELRICH  
COUNTY EXECUTIVE

May 15, 2023  

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DATE

# SCOTT A. BRUTON, PHD

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## EDUCATION & CERTIFICATION

Ph.D., RUTGERS UNIVERSITY	2016
Major: American History, Minor: American Indian History.	
M.A., UNIVERSITY OF OKLAHOMA	1999
American History/American Indian History   Phi Alpha Theta.	
B.A., WASHINGTON UNIVERSITY	1992
Major: History, Minor: Biology   Phi Alpha Theta	
Housing Development Finance Professional Certificate, NATIONAL DEVELOPMENT COUNCIL	2014

## WORK EXPERIENCE

### Department of Housing and Community Affairs (DHCA), Montgomery County, MD

<i>Acting Director</i>	Mar. 2023 – Present
<i>Deputy Director</i>	Jan. 2023 – Feb. 2023

- Lead DHCA’s work on affordable housing creation, preservation, and compliance; housing code enforcement rental housing licensing; landlord-tenant affairs; common ownership communities (COCs); neighborhood revitalization; community outreach; and collaboration with the Executive Branch and County Council.
- Advise Executive Branch and County Council on legislative, regulatory, and policy matters related to rental and ownership housing.
- Lead efforts to increase cooperation on affordable housing preservation and creation between DHCA, the Executive Branch, County Council, and Housing Opportunities Commission.
- Established department-wide data collection, maintenance, and analysis initiative to increase the transparency of DHCA operations and facilitate data sharing with the Executive Branch, County Council, and residents.
- Reorganized the CDBG-CV2 rent assistance program, which had not made any payments since its inception over two years ago and is now on its way to expending \$3 million in funding by this summer.
- Created and lead the Troubled COCs Working Group to develop County strategies for providing technical assistance to COCs that are in danger of failure due to significant deferred maintenance issues and inadequate finances.
- Established new initiative to increase departmental capacity to apply for federal and state funding for neighborhood revitalization projects.
- Increased engagement with MCGEO representative and stewards to improve collaboration and to restart the department’s Labor Management Relations Committee.
- Holding individual meetings with all department employees to get to know them and to seek their input on ways to improve department operations and moral.

### Coalition for Nonprofit Housing & Economic Development (CNHED), Washington, DC

<i>Senior Vice President for Housing Policy, Research, and Development</i>	Feb. 2021 – Sept. 2022
<i>Vice President for Housing Policy</i>	Mar. 2015 – Feb. 2021

- Served as national and local expert on affordable housing and homelessness prevention policies and programs for elected officials, government staff, practitioners, and policy and advocacy organizations.
- Spearheaded development and achievement of policy and legislative agenda on affordable housing and homelessness prevention to further affordability, equity, and social and economic mobility.
- Testified over 50 times on DC legislation and regulations; organized and participated in panel discussions; and educated legislators, agency officials, advocates, and other organizations on affordable housing and homelessness prevention policies.

- Analyzed District of Columbia budget and developed recommendations and advocacy strategies for affordable multifamily rental and ownership housing and homelessness prevention priorities, which contributed to the appropriation of over \$1.5 billion in funding over the past seven years.
- Identified and monitored federal and local laws, regulations, and policies to assess relevancy and impact on economically vulnerable tenants experiencing housing insecurity.
- Represented CNHED on the Interagency Council on Homelessness, DC Healthy Housing Collaborative, DC Housing Priorities Coalition, and Coalition for Nonprofit Equity.
- Led CNHED's Housing Committee and several working groups on affordable housing production, preservation, and financing, home ownership and consumer finance, tenant rights, supportive and resident services, senior housing, and homelessness prevention.
- Managed several CNHED initiatives, including Housing Insights ([www.housinginsights.org](http://www.housinginsights.org)), an online affordable housing data repository and mapping tool, and the DC Landlord Partnership Fund, a risk mitigation fund that works to increase the number of landlords renting to people exiting homelessness.
- Led the DC Preservation Network in collaboration with Urban Institute, coordinating federal and local government agencies, tenant advocates, housing developers, and legal services providers to track and preserve the affordability of over 39,000 units of federally and locally subsidized multifamily housing.
- Served as principal investigator and author of over \$2 million in grant-funded initiatives supported by different agencies within D.C. Government, LISC, Capital Impact Partners, National Cooperative Bank, JP Morgan Chase, Capitol One, Citi Group, and the Meyer, Cafritz, and Cohen Foundations.
- Executed implementation of a national research agenda and consulting practice that included enforcement of housing codes and opportunity to purchase program rights, creation of limited equity cooperatives, workforce development for individuals exiting homelessness, and converting office space to housing.
- Supervised over fifteen employees as project coordinators, managers, research assistants, VISTA fellows, consultants, and contractors; wrote proposals for research grants, contracts, other funding opportunities, and subsequent progress reports.

### **Housing Counseling Services, Inc. (HCS)**

*Program Coordinator, Tenant Purchase*

Mar. 2012 – Mar. 2015

- Executed a range of policy development, programmatic, research, coordination, and collaborative activities to facilitate HCS's mission to help educate, empower, and protect low- and moderate-income District of Columbia residents, including seniors and people exiting homelessness.
- Organized, educated, and assisted low- and moderate-income tenants in exercising their rights to prevent displacement, remediate housing code violations, and increase housing affordability.
- Advised residential renters, in several dozen properties ranging in size from four to 850 units, on how to exercise their opportunity to purchase rights from registering for their rights to closing on the property.

### **Communication Workers of America, Local 1104, Stony Brook, NY**

*Contract Campaign Consultant*

Jan. 2009 – Dec. 2010

- Managed strategic planning, research, and negotiating tasks involved with Local 1104's first contract with the State University of New York Research Foundation and advised union leadership.
- Conducted strategic campaign research, facilitated strategic planning, wrote contract proposals, and devised negotiating strategies; advised the union leadership team for Local 1104.

### **Thomas A. Edison Papers, New Brunswick, NJ**

*Assistant Editor*

Sept. 2008 – July 2010

- Researched and annotated the archival records of Thomas A. Edison and his corporations, augmented research databases, and edited Volume 7 of The Papers of Thomas A. Edison (2011).

**Rutgers American Association of University Professors-American Federation of Teachers (AAUP-AFT), New Brunswick, NJ**

*Contract Campaign Manager/Lead Negotiator/Organizer*

Dec. 2003 – Aug. 2008

- Served as the lead organizer for a contract campaign for the 5,000-member union, the Rutgers AAUP-AFT with Rutgers University; served as the lead negotiator for 1,800 members; achieved nationally record-setting increases in pay increases of over \$8,500 for graduate employees and parental leave benefits for all members; developed strategic plans, organized membership drives, recruited members, cultivated leaders, formed campus coalitions, and orchestrated get-out-the-vote campaigns.

**Raritan Quarterly, New Brunswick, NJ**

*Editorial Assistant*

June 2001 – July 2007

- Edited, proofread production galleys, page proofs, and corrected pre-publication proofs, observed proper use of intellectual property rights, procedures, and permissions for *Raritan: A Quarterly Review*.

**Rutgers University, New Brunswick, NJ**

*Adjunct Professor*

Aug. 2000 – July 2007

- Taught seminars and courses in the History, American Studies, and English Departments at Rutgers University, ranging from 20 to 250 students.

**Carnegie Council for Ethics in International Affairs, New York, NY**

*Developmental Editor*

Mar. 2003 – Jan. 2005

- Conducted research and co-authored case studies evaluating social and environmental justice impacts of economic development in southern Louisiana and the Sonoran Desert.

**Center for Urban Policy Research, New Brunswick, NJ**

*Research Assistant*

July 2000 – Aug. 2004

- Conducted fieldwork, researched, and co-authored a Fannie Mae-funded study of housing conditions and economic development on American Indian reservations.

**NOTABLE PUBLICATIONS AND SPEAKING ENGAGEMENTS**

Testimony, “Landlord-Tenant Relations – Rent Stabilization (The HOME Act)” and “Landlord-Tenant Relations -Anti Rent Gouging Protections,” Committee on Planning, Housing, and Parks, Montgomery County Council	Mar. 28, 2023
Testimony, “Limited Equity Cooperative Advisory Council Act of 2021”, Committee on Housing and Executive Administration, Council of the District of Columbia	June 24, 2022
Testimony, “Limited Equity Cooperative Property Tax Assistance Amendment Act of 2021,” Committee on Housing and Executive Administration, Council of the District of Columbia	June 24, 2022
Co-Author, <i>Opportunity to Purchase Policy Options for the City of Minneapolis</i> , Coalition for Nonprofit Housing and Economic Development	2021
Testimony, Public Hearing, “District of Columbia Department of Housing and Community Development’s Fiscal Year 2022 Action Plan”	May 26, 2021
Testimony, Public Oversight Hearing, “An Equitable End to Safety Net Protections Put in Place During the COVID-19 Pandemic,” Special Committee on COVID-19 Pandemic Recovery, Council of the District of Columbia	May 21, 2021
Testimony, “Eviction Record Sealing Authority Amendment Act of 2021,” Committee on Housing and Executive Administration, Council of the District of Columbia	May 20, 2021

Testimony, "Fair Tenant Screening Act of 2021," Committee on Housing and Executive Administration, Council of the District of Columbia	May 20, 2021
Testimony, Public Roundtable, "District's Opportunity to Purchase Amendment Act of 2021," Committee on Housing and Executive Administration, Council of the District of Columbia	April 21, 2021
Testimony, Public Roundtable, "Rental Assistance and Eviction Prevention," Committee on Human Services, Council of the District of Columbia	Feb. 22, 2021
Testimony, "Home Purchase Assistance Amendment Act of 2019," Committee on Housing and Neighborhood Revitalization, Council of the District of Columbia	Sept. 17, 2020
Co-Author, <i>Creating and Sustaining Limited Equity Cooperatives in the District of Columbia</i> , Coalition for Nonprofit Housing and Economic Development	2020
Testimony, "Housing Production Trust Fund Transparency Amendment Act of 2019," Committee on Housing and Neighborhood Revitalization, Council of District of Columbia	June 17, 2019
Co-Author, <i>An Assessment of the Need for Large Units in the District of Columbia</i> , Office of the Deputy Mayor for Planning and Economic Development	2019
Testimony, "Eviction Prevention Act of 2017," Committee on Housing and Neighborhood Revitalization, Council of the District of Columbia	Sept. 24, 2018
Testimony, "Rental Housing Affordability Re-establishment Amendment Act of 2017," Committee on Housing and Neighborhood Revitalization, Council of the District of Columbia	Dec. 18, 2017
Scott Bruton, "The American Dream in Indian Country: Housing, Property, and Assimilation on the Navajo Reservation and Beyond," Ph.D. diss., Rutgers University	2016
Testimony, "Renewable Portfolio Standard Expansion Amendment Act of 2016," Committee on Transportation and the Environment Council of the District of Columbia	May 23, 2016
Co-Author, "Two Faces of American Environmentalism: The Quest for Justice in Southern Louisiana and Sustainability in the Sonoran Desert," in <i>Forging Environmentalism: Justice, Livelihood, and Contested Environments</i>	2006
Co-Author, <i>Economic and Housing Development in Indian Country: Challenge and Opportunity</i> , Center for Urban Policy Research	2005

## Principles of Ethical Conduct

In order for government to effectively serve its community, the residents, businesses, and other stakeholders that interact with it must be confident that County business is conducted in a manner that is ethical and without improper influence. Montgomery County Ethics Law, codified in Chapter 19A of the County Code, exists to strengthen public trust by holding all public employees to a high standard of ethical conduct.

While these laws apply to all County employees, it is the expectation of the County Executive and Chief Administrative Officer that our executive level managers are models of ethical conduct. They are responsible to set the tone at the top by both ensuring that their actions comply with the County Ethics law and taking appropriate steps to avoid actual or even perceived conflict of interest, fraud, abuse, and waste in their areas of responsibility.

The full text of the ethics law, ethics regulations, and several educational resources can be found on the [Ethics Commission website](#). You should familiarize yourself with County Ethics law, and below are provisions of the law that must be fully understood before beginning employment with Montgomery County Government.

- Employees are prohibited from participating in a matter that affects, in a manner distinct from its effect on the public generally, any property or business in which the employee has an economic interest. This also applies to any economic interest of an employee's relative, if the employee knows of their relative's economic interest. [19A-11\(a\)\(1\)](#)
- Employees are prohibited from participating in a matter if the employee knows, or reasonably should know, that any party to the matter is a business [19A-11\(a\)\(2\)](#):
  - (1) to whom the employee owes a duty of loyalty (by serving as an officer, director, trustee, or partner);
  - (2) in which the employee has an economic interest; or
  - (3) that, in the previous 12 months, the employee or their relative was employed by or owed a duty of loyalty to (by serving as an officer, director, trustee, or partner).
- The CAO and Ethics Commission must approve employment in any context outside of Montgomery County Government. [19A-12](#)
- The misuse of prestige of office is prohibited. [19A-14](#)
- The disclosure of confidential information and consideration of ex-parte communications is prohibited. [19A-15](#)
- Employees are limited from the solicitation and acceptance of gifts. [19A-16](#)

For questions, please contact the Montgomery County Ethics Commission at 240-777-6670 or [Ethics.Commission@montgomerycountymd.gov](mailto:Ethics.Commission@montgomerycountymd.gov).



Resolution: \_\_\_\_\_  
Introduced: \_\_\_\_\_  
Adopted: \_\_\_\_\_

COUNTY COUNCIL  
FOR MONTGOMERY COUNTY, MARYLAND

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By: County Council

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Subject: County Executive's Appointment of Director, Department of Housing and  
Community Affairs

The County Council for Montgomery County, Maryland approves the  
following resolution:

The County Executive's appointment of Director, Department of Housing  
and Community Affairs

Scott Bruton

The appointment of Mr. Bruton is confirmed by the County Council.

This is a correct copy of Council action:

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Sara Tenenbaum  
Clerk of the Council