



**Consolidated Annual Performance and
Evaluation Report for
Montgomery County, Maryland**

Program Year 2022 / County Fiscal Year 2023

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Note

The U.S. Department of Housing and Urban Development (HUD) now requires all jurisdictions to draft and submit Consolidated Annual Performance and Evaluation Reports (CAPER) via the internet. This document, not including the cover page and selected details, such as this note, is the product of an export to Microsoft Word from the online submission software, for the purpose of making the Plan accessible to the public. It is the first such CAPER to be developed and submitted online. The information is highly organized and designed to meet all federal requirements as well as produce more standardized plans across jurisdictions. It also allows for more automated data capture by HUD and therefore more robust analysis and reporting of activities for all geographies and jurisdictions.

The CAPER is intended to automatically tie into the appropriate Consolidated Plan data; however, some of that connection was not made or was prone to errors. HUD has provided direction on how to address known flaws, generally by compiling information found in local sources and / or submitted to HUD through its Integrated Disbursement and Information System (IDIS) and then entering it into this Word document. There may also be some minor undetected flaws such as the formatting of exported text. Staff have attempted to correct these errors in the draft. After the draft review period, all of the information in this document will be submitted electronically via the online CAPER screens provided by HUD.

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Overall strategic plan goal levels for year 2 are stable and reasonable given that federal funding levels remain stable and project costs haven't escalated unexpectedly. While funding for public service grants has remained steady, individual grants can serve varying numbers of beneficiaries. Projects in FFY 2022 ranged from 660 expected beneficiaries specialized retinal eye exam program to 30 expected beneficiaries for individual and family counseling, and psychoeducational group sessions, with an average projected benefit of 204. This means that the level of service per person or per dollar varies greatly. Of the 16 public service contracts, none were due to difficulties related to the COVID-19 pandemic.

\$8,394,472 of HOME Program funds including program income and entitlement helped acquire and rehab 134 new affordable housing units serving households at or below 60% AMI. Newly acquired 8179 Front St and 16112 Columbus Ave will be used for HUI-scattered sites. The third project partially funded with HOME Program funds is the rehab of Brooke Park Apartments. Brooke Park Apartments contains 17 units designated for households between 30% and 60% AMI. The Brooke Park Apartments project is a collaboration with DHCA and HOC. The fourth project, also partially funded with HOME Program funds is the Hampshire Village which includes the acquisition of 111 units designated for households between 30% and 50% AMI. The impact of these rehabs and acquisitions cannot be measured until all the new units are completed or occupied. Additionally, the County did not use HOME funds for homebuyer programs.

The Focused Neighborhood Assistance Program is in the final stages of completing two projects. This includes a Lighting and Site Improvement project for four (4) neighborhoods (Grover's Forge, Center Stage, The Hamptons, Walker's Choice) in the Montgomery Village/South Village. These projects will benefit 1,205 residents through common area improvements, including the installation of new LED lighting and ADA-compliant sidewalks. A stormwater drainage basin was also installed to manage surface runoff. The second project for the Montclair Manor neighborhood is in the final stages of construction as well and will benefit approximately 160 residents. This project includes the installation of new LED lighting and site improvements including a new fence. The Wedgewood Drainage and Site Improvement project is a third project which will begin construction in August 2023. This project has experienced delays due to location of existing utilities that conflict with the proposed improvements. These utilities will be placed underground by associated companies to minimize conflicts. The project will improve drainage issues in several areas throughout this community and install landscaping to discourage bulk trash placement in parking islands. Proposed improvements will benefit 200 residents. Construction for this project is expected to be completed in March 2024.

CDBG funds were also used for housing code inspections. The Housing Code Enforcement Program received about 10,000 MC311 Service Requests and completed approximately 29,000 housing code enforcement inspections. Inspectors identified an average of two violations per unit Countywide.

ESG funds were used for expenditures under Housing Relocation and Stabilization Services, as well as for Rental Assistance and HMIS expenses. 26% of the ESG funds during the reporting period were used for Housing Relocation and Stabilization services, of the remaining, 46% went to Rental Assistance and 28% to HMIS.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Housing in an Inclusive Community	Affordable Housing	HOME: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	3675	0	0.00%	735	0	0.00%
Affordable Housing in an Inclusive Community	Affordable Housing	HOME: \$	Rental units rehabilitated	Household Housing Unit	800	17	2.13%	236	17	0.00%
Affordable Housing in an Inclusive Community	Affordable Housing	HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	390	0	0.00%	83	0	0.00%
Prevent and End Homelessness	Homeless Non-Housing Community Development	ESG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	11		0	11	
Prevent and End Homelessness	Homeless Non-Housing Community Development	ESG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	16		0	16	
Prevent and End Homelessness	Homeless Non-Housing Community Development	ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	175	0	0.00%	35	0	0.00%

Prevent and End Homelessness	Homeless Non-Housing Community Development	ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		100	0	0.00%
Prevent and End Homelessness	Homeless Non-Housing Community Development	ESG: \$	Homelessness Prevention	Persons Assisted	770	0	0.00%			
Promote Healthy and Sustainable Neighborhoods	Affordable Housing Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	13095	125	0.95%	2619	125	4.77%
Promote Healthy and Sustainable Neighborhoods	Affordable Housing Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	41775	961	2.30%	8355	961	11.50%
Promote Healthy and Sustainable Neighborhoods	Affordable Housing Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	0	3		0	3	
Promote Healthy and Sustainable Neighborhoods	Affordable Housing Non-Housing Community Development	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	3700	0	0.00%	740	0	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The three goals of the Five-Year Plan’s Strategic Plan are all high priorities and use CDBG, HOME, and ESG funds to address a wide range of community needs, including housing assistance, public services for low-income residents, and homelessness prevention, rapid re-housing, and emergency shelter services. The County uses no HOME funds for homebuyer programs.

IDIS report PR-23 CDBG Summary of Accomplishments shows that \$ \$3,979,751.55 dollars were disbursed during the program year. Housing accounted for 37% of this, Public Facilities and Improvements 23%, and Public Services 13%. There is a large number of persons assisted under the Public Facility and Infrastructure Activities section under the CDBG funding source because it includes streetscape improvements and public park improvements in a low to moderate-income census tract in Takoma Park, which accounts for the residents in this targeted area. The highest priority for the use of HOME funds is the creation/preservation of affordable housing. To this end, all funds were used for this purpose.

Unfortunately, the number of people impacted by CDBG dollars is difficult to calculate because each activity’s impact varies depending on the type of service being offered. According to the PR03c-Public Services Activities, an average of 164 people were supported by each activity conducted throughout PY2022. The total number of beneficiaries of public service activities was 5909.

The ESG funds used funded activities that addressed the needs of homeless persons.



Montclair Manor Community Streetlight Before



Montclair Manor Community Streetlight After



Montclair Manor Community Fencing Before



Montclair Manor Community Fencing and Streetlight After

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	ESG
White	1,324	5	0
Black or African American	844	7	0
Asian	1,525	0	0
American Indian or American Native	23	0	0
Native Hawaiian or Other Pacific Islander	1	0	0
Total	3,717	12	0
Hispanic	309	0	0
Not Hispanic	3,408	0	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

CDBG data from IDIS report PR23 – CDBG Summary of Accomplishments shows that a total of 5,687 persons were served through Public Services – higher than the total shown above in CR-10. This is due to other racial categories included in PR23, but not included in CR10. For example, there were 1,635 “other multi-racial” persons included in PR23, similarly, one of the HOME program assisted households reported identifying as "other multi-racial". The CDBG data was pre-populated in the CAPER. A total of 544 people were supported through ESG-funded activities. 50% of the households assisted through HOME funds are Black or African American, 36% are White, and 14% identified as other multi-racial. Of the rental units completed 54% were designated for households between 0% to 30% AMI and 46% of the units were designated for households between 31% to 50% AMI. Only 7% of the units were marked as vacant, while the remaining 93% were successfully occupied.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	6,720,109	3,979,752
HOME	public - federal	11,114,424	8,747,385
ESG	public - federal	430,906	2,032,861

Table 3 - Resources Made Available

Narrative

Montgomery County used 56% of CDBG funds, 79% of HOME funds, and the majority of ESG funds made available during the 2022 Program Year. The expenditures for CDBG and ESG include COVID money spent.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG-eligible areas	94	0	self-explanatory
Countywide		100	self-explanatory
Rockville	4	0	City
Takoma Park	2	0	City

Table 4 – Identify the geographic distribution and location of investments

Narrative

There are no target areas for investment. Most activities are oriented to low-income clients Countywide. Code enforcement activities are conducted countywide; CDBG funds are used for code enforcement activities occurring only within CDBG-eligible areas, as determined by HUD.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	219,767,105
2. Match contributed during current Federal fiscal year	82,960,007
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	302,727,112
4. Match liability for current Federal fiscal year	159,901
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	302,567,211

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
NON 108-110 Schuyler Ave	09/01/2022	1,000,000	0	0	0	0	0	1,000,000
NON Forest Glen	06/01/2023	30,803,241	0	0	0	0	0	30,803,241
NON Parkside Terrace	12/01/2022	5,366,639	0	0	0	0	0	5,366,639
NON Randolph Road	06/01/2023	25,681,864	0	0	0	0	0	25,681,864
NON Scarborough Square	10/01/2022	12,000,000	0	0	0	0	0	12,000,000
NON Westchester West	06/01/2023	7,000,000	0	0	0	0	0	7,000,000

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	825,095	566,509	0	258,585

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	4	0	1	1	2	0
Dollar Amount	5,076,395	0	800,000	2,094,000	2,182,395	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	17,170,630	0	17,170,630			
Number	1	0	1			
Sub-Contracts						
Number	8	1	7			
Dollar Amount	2,903,640	49,500	2,854,140			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	724	134
Number of Special-Needs households to be provided affordable housing units	12	0
Total	736	134

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	280	1,087
Number of households supported through The Production of New Units	533	0
Number of households supported through Rehab of Existing Units	191	17
Number of households supported through Acquisition of Existing Units	0	117
Total	1,004	1,221

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The department of Housing and Community Affairs, in collaboration with our local housing authorities, RHE and HOC, and the DHHS, offers affordable housing opportunities and related services and programs to low-income residents. Services include housing vouchers, rental subsidies, eviction prevention measures, education and outreach, conflict resolution, as well as brick and mortar housing. On average, the County invests \$100 million per year on these programs and services.

Plan goals are developed with some flexibility to best meet market conditions and opportunities and to maximize the use of funds. Outcomes reflect adjustments based on per unit costs coming in higher than historical averages for some projects as well as the funding of larger projects. DHCA typically provides between \$50-70,000 per affordable unit. In County FY23, DHCA provided an average of \$62,645 in HOME funds per affordable unit.

Montgomery County continues to foster and maintain affordable housing through numerous programs. For example, the Moderately Priced Dwelling Unit Program (MPDU), the County's nationally known housing program, continues to ensure that all developments of 20 units or more will contain affordable units. The County focuses HOME funds on projects that serve the lowest income groups possible. The County applies every available policy tool and financial resource to help reduce housing cost burdens by increasing the number of affordable, rent-regulated housing units; providing rent supports; and preserving current affordable housing while protecting tenants from displacement.

During PY22 \$8,394,472 of HOME Program funds helped acquire and rehab 134 new affordable housing units serving households at or below 60% AMI. Newly acquired 8179 Front St and 16112 Columbus Ave will be used for HUI-scattered sites. The third project partially funded with HOME Program funds is the rehab of Brooke Park Apartments. Brooke Park Apartments will contain 17 units designated for households between 30% and 60% AMI. The Brooke Park Apartments project is a collaboration with DHCA and HOC. The fourth project, also partially funded with HOME Program funds is the Hampshire Village which includes the acquisition of 111 units designated for households between 30% and 50% AMI.

The Focused Neighborhood Assistance (FNA) program is in the final stages of completing two projects. This includes a Lighting and Site Improvement project for four (4) neighborhoods (Grover's Forge, Center Stage, The Hamptons, Walker's Choice) in the Montgomery Village/South Village. These projects will benefit 1,205 residents through common area improvements, including the installation of new LED lighting and ADA compliant sidewalks. A stormwater drainage basin was also installed to manage surface runoff. The second project for the Montclair Manor neighborhood is in the final stages of construction as well and will benefit approximately 160 residents. This project includes the installation of new LED lighting and site improvements including a new fence. The Wedgewood Drainage and Site Improvement project is a third project which will begin construction in August, 2023. This project has experienced delays due to location of existing utilities that conflict with the proposed improvements. These utilities will be placed underground by associated companies to minimize conflicts. The project will improve drainage issues in several areas throughout this community and install landscaping to discourage bulk trash placement in parking islands. Proposed improvements will benefit 200 residents. Construction for this project is expected to be completed in March of 2024.

Discuss how these outcomes will impact future annual action plans.

The budget for County fiscal year 2023 (July 1, 2022 – June 30, 2023) provided significant affordable housing funding by allocating nearly \$102 million for affordable housing. This included \$57 million in the

Montgomery Housing Initiative (MHI) Fund, \$37 million in CFY23 for the Affordable Housing Acquisition and Preservation CIP project, and \$6 million for the new Affordable Housing Opportunity Fund.

The budget for County fiscal year 2024 (July 1, 2023 – June 30, 2024) allocated \$97 million for affordable housing, including an increased \$65 million into the MHI Fund, \$32 million for the Affordable Housing Acquisition and Preservation CIP Project and \$6 million for the Affordable Housing Opportunity Fund CIP Project. This increases dedicated funding and provides for renovation of distressed housing, the acquisition and preservation of affordable housing units, creation of housing units for special needs residents, services to the "Building Neighborhoods to Call Home" and "Housing First" programs, and creation of mixed-income housing.

Additionally, the Department has committed to the following activities in the coming year:

- Preserve existing affordable housing through aggressive code enforcement and effective utilization of Housing Acquisition and Rehabilitation dollars
- Increase attention to preserving affordable multifamily rental buildings/ developments
- Establish goals for the addition of affordable housing to County stock and closely monitor progress on achieving those goals
- Continue aggressive push of closing cost assistance program managed by Housing Opportunity Commission (HOC)
- Pursue prompt completion of development on county-owned parcels,
- Promote mixed-use development (e.g., the promotion of housing development in non-residential areas)
- Continue the focus on, and coordination of, housing for those with special needs, e.g. homeless, persons with disabilities, seniors, etc.
- Promote the adaptive use of the County’s existing housing stock to reduce demand for new housing: e.g., assist seniors in adapting their homes to meet their needs.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	6
Low-income	0	128
Moderate-income	0	0
Total	0	134

Table 13 – Number of Households Served

Narrative Information

DHCA provided \$8,394,472 in HOME funds in PY22 for the acquisition, development, and preservation of affordable senior housing and special needs housing due to the continuous demand for such housing for the residents of Montgomery County.

County residents with disabilities face challenges with finding appropriate housing, therefore Code Enforcement ensures that housing conditions for persons with disabilities are fit for their needs and not substandard. In addition, DHCA manages approximately 40 Public Service Grant Contracts that serve LMI County residents addressing needs ranging from education, medical, housing, workforce development, and much more. With LMI residents paying more than 50% in housing costs, there is a need to support them in other ways.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Continuum of Care continues to utilize a coordinated entry system to reach out to assess the needs of persons experiencing homelessness that is accessible 24/7. Three regional offices provide centralized access & four outreach providers work to engage unsheltered persons. ESG funds are used to support the operations of the 24/7 Homeless Resource Line (240-907-2688). The Resource Line provides the caller information to access shelter services, refer to diversion programs, take information about the homeless person's location, and connect with an outreach provider. The CoC's standard outreach procedures focus on engaging individuals and families to refer, link, and provide a "warm" transfer to services and housing providers. ESG funds are also used to support the outreach and engagement via a diversion worker. The CoC has developed an outreach protocol between local police & outreach providers to promote collaboration. A CoC Outreach Coordinator works with outreach providers in the CoC to centralize and coordinate efforts. DHHS continues to conduct quarterly "census counts" to collect and monitor the number of unsheltered people in the County and identify trends in the data. The CoC has increased the outreach capacity by more than 50% recognizing the need to reach unsheltered individuals. During the 2023 Point-in-Time enumeration, there was a 95 percent increase in unsheltered households. There has been an increase in encampment sites and "hot spots" where 2 or more homeless persons are located. The system is advertised via the County's 311-phone line, DHHS website, community events, & via a "Homeless Services Guide" available at public libraries, recreational centers, & public schools. All providers can serve persons with limited English proficiency & maintain diverse staff.

The CoC currently uses the Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT) for individuals and families to screen, assess & identify housing needs. Staff generates a by-name report with each household's vulnerability score via the Homeless Management Information System (HMIS) database. Housing Prioritization committees meet bi-weekly to match households to vacancies & meet bi-weekly to discuss system concerns. Case conferencing is also used with the by-name list to ensure the community is tracking, engaging, and connecting all households experiencing homelessness to potential housing options.

Addressing the emergency shelter and transitional housing needs of homeless persons

The CoC provides emergency shelter to individuals and families experiencing homelessness throughout the jurisdiction. As the pandemic was stabilizing during 2022 and 2023, the CoC was able to move homeless men and women out of temporary shelters at recreational or office facilities. A new facility for

men opened in March 2022 able to serve 196 men year round. Two other facilities were renovated to be able to serve both men and women. The facility known as Progress Place, now provides meals, day center, emergency shelter, and permanent supportive housing. The year-round shelter capacity Generally, emergency shelter capacity for adults without children includes 340 year-round beds including 10 designated for victims of domestic violence, and 12 medical needs-based, and 10-young adult beds. On the day of the 2023 Point in Time count, there were there were a total of 892 literally homeless persons.

Families with minor children are served by three family shelters with the capacity to serve 27 families with additional 16 families able to be served through the County's domestic violence shelter. In addition, DHHS provides overflow shelters via motels to supplement when family shelters are full. During the 2023 Point in Time count, a total of 85 families were residing in emergency, overflow shelters, or Domestic Violence shelters.

In addition to providing emergency shelter and transitional housing, the CoC has implemented homeless diversion for both families and singles. Diversion uses empowerment and mediation techniques to assist households with identifying alternative housing solutions outside of an emergency shelter. Diversion may include both case management and temporary financial assistance.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Montgomery County coordinates a network of assistance through the Continuum of Care coordinated entry system that provides emergency financial assistance & case management to help households retain/obtain housing to prevent homelessness. Households with repeated housing instability receive ongoing case management to address barriers contributing to housing instability. Other diversion efforts include mediating family disputes, one-time grants to offset costs to family/friends with whom they can stay, & linkages to mainstream benefits, employment & behavioral health/health resources to reduce risk. DHHS also 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 households that includes a member that is 55+ or with a documented disability. During the pandemic, the CoC initiated the Short-term Housing and Resolution Program (SHaRP) to assist households to exit homelessness. This short-term rent subsidy program was also available to households that did not lose housing in Montgomery County. On the night of the PIT, 23% of the 892 were unable to document loss of housing in Montgomery County. The CoC partners with the Montgomery County Dept of Health and

Human Services, public schools, local hospitals, and the Emergency Assistance Coalition to identify those at-risk and prevent homelessness.

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 CoC has fully implemented a coordinated entry system (CES) for both single adults and families to minimize the length of time homeless. This process involves reviewing all screening, assessments, and program policies to ensure that the system is reducing barriers to households experiencing homelessness. The CoC seeks to create a “no wrong door” approach by adding non-traditional partners to the CES including places where people experiencing homelessness congregate such as libraries, hospitals, and jails. The enhanced coordinated entry system includes uniform community-wide standards that prioritize persons for housing, including those with the longest time homeless and highest service needs. CES prioritizes households with the greatest vulnerabilities for permanent supportive housing. Veterans and those experiencing chronic homelessness are prioritized over all other populations. Montgomery County CoC has made it a priority to focus on certain subpopulations (chronic, Veteran, unsheltered, and those with extreme vulnerability who tend to have significant needs. Despite the increases in total literally homeless, in the last six years, the CoC has reduced unsheltered homelessness by 7% and chronic homelessness by 82%.

Additional strategies to reduce LOH are a significant increase in the number of Rapid Rehousing units and permanent supportive housing (PSH). This year, the CoC increased by 30 units through Housing Stability Vouchers (HSV) awarded by Housing and Urban Development (HUD). These vouchers will be disseminated in partnership with the Housing Opportunities Commission (HOC) and Rockville Housing Enterprises (RHE). Additionally, we added a team of “Navigators” to our system to provide resources, referrals, and light touch case management to those households enrolled in our Rental Assistance program. The Navigators have monthly interactions with Households to stabilize and reduce the opportunities for recidivism.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

As of April 2020, HOC converted its public housing units using HUD's Rental Assistance Demonstration (RAD) program at 11 different public housing properties in the County. Through the RAD conversion, HOC projected the preservation of 877 public housing units and the development of about twice that number of new affordable and market units. By combining substantial rehab of some properties with new construction and transfers of assistance, HOC was able to take advantage of the underlying value of the land and reposition its public housing portfolio under RAD. HOC's Housing Choice Voucher (HCV) program administers approximately 7,770 vouchers. The HCV waitlist currently houses 27,311 applicants.

On December 14, 2022, HUD approved HOC's Housing Resources (HRD) Division, which manages HOC's HCV portfolio, to increase its payment standards above 110%. HOC increased its payment standards to 112% of the FMR for FY 2023 for all bedroom sizes and zip codes. This allowed greater access to high-opportunity areas while increasing program utilization and maintaining a recommended reserve balance of 4%-6% of the Annual Budget Authority. HOC analyzed a total of 71 zip codes and five (5) bedroom sizes to determine the best solution that allowed for the fewest number of families to be rent-burdened.

The Consolidated Appropriations Act of 2021 allocated \$43,439,000 for new Stability Vouchers (SV) for individuals and families experiencing or at-risk of homelessness, those fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking, and veterans and families that include a veteran family member that meet one of the proceeding criteria. HOC was awarded 25 SVs based on HUD's assessment of the number of homeless persons in Montgomery County, and HOC's operational capacity to successfully lease the SV families.

HOC continues to create affordable housing opportunities by renovating existing properties and developing new properties throughout Montgomery County by leveraging various sources of federal, state, and local funding, and by collaborating with public and private entities.

HOC continues to provide a platform for deconcentration of poverty and encourages income mixing by bringing higher-income families into lower-income developments and lower-income families into higher-income developments. This is a benchmark that needs to be met by all and any developments the Agency undertakes. They are also focused on making mandatory opportunities for Minority Business Enterprises / Minority Female Development/ Minority Women Business Enterprise as well as employing residents of the community, specifically those residing in HOC Housing through the ongoing HOC Works Program, a similar concept to HUD's Section 3 Program. By implementing such, HOC creates more stable and fair job opportunities within the communities and the County.

Rockville Housing Enterprises' (RHE) mission is to be an effective and innovative public agency dedicated to enhancing opportunities for self-sufficiency and for quality, and affordable housing for citizens of the City of Rockville. Rockville Housing Enterprises manages both public housing and a housing choice

voucher program waiting list. There are over 3,000 families on the housing choice voucher waiting list. This also demonstrates the need that exists for affordable housing in the City of Rockville.

Examples of HOC's Recent Projects

Brooke Park (Bethesda): Renovations of this property were completed in September 2021. This property was renovated using HOME and Housing Initiative Funds (HIF) administered by Montgomery County.

The property consists of 17 total units, all of which have HOME and HIF affordability components.

Residences on the Lane (Rockville): This new construction project was completed in October of 2021. It was the replacement property for the Section 236 Town Center Apartments. Residences on the Lane consists of 150 total units. One hundred thirty five (135) of the units were financed with Low Income Housing Tax Credits (LIHTC) and 22 of the LIHTC units have PBRA subsidies tied to them.

Stewartown Homes (Gaithersburg): This property consists of 94 total townhouse units. Thirty-eight (38) of the units are financed through the LIHTC program. As the result of a 2019 RAD Component Two conversion from Section 236 Rental Assistance Payments (RAP) to PBV, 19 existing subsidies were converted to PBV. HUD also approved HOC for 37 Low Vacancy (LVV) project-based tenant protection vouchers for residents without the RAP subsidies. Renovations were financed through the LIHTC program and were completed in November 2022. All residents have been successfully relocated back to the property.

The Leggett (formerly Elizabeth House) (Silver Spring): The Leggett is a senior property and HOC's final RAD Component One/Section 18 Blend Public Housing (PH) conversion. The property consists of 267 total units. Two hundred thirty eight (238) of the units were financed using LIHTCs. Eighty (80) of the LIHTC units also have PBRA subsidies tied to them. As part of the Section 18 Blend, the conversion included 26 tenant protection PBVs. Construction reached substantial completion as of February 2023.

Bauer Park (Rockville): This senior property underwent a RAD Component Two conversion from Section 236 to PBRA. The property consists of 141 total units and all of the units utilized LIHTCs. HOC received 56 PBRA subsidies to replace the existing Section 236 RAP subsidies. HOC was also approved for 65 LVV tenant protection vouchers for the Section 236 residents without the RAP subsidy. Renovations were financed in part by the LIHTC program. Renovations are complete as of February 2023.

The Laureate (Derwood): This new-construction property consists of 288 total units. Sixty-seven (67) of the units are under the Moderately Priced Dwelling Unit (MPDU) affordable housing program. Income and rent limits are set at 50% AMI. Twelve (12) of the units are under the Workforce Housing program, which utilizes income and rent limits at 65% AMI. Construction reached completion as of March 2023.

Examples of HOC's Future Projects

Georgian Court (Silver Spring): This existing property consists of 147 total units, all of which are financed through the LIHTC program. Twenty-nine (29) of the units have PBRA subsidies and 59 are affordable under the county's Housing Initiative (HIF) program. Current renovations are part of a LIHTC re-syndication and construction is scheduled for completion in December 2023.

Shady Grove (Derwood): This existing property consists of 144 total units, all of which are financed through the LIHTC program. All of the units receive PBRA subsidies and four of the units are affordable under the HOME program. Current renovations are part of a LIHTC re-syndication and construction is scheduled for

completion in December 2023. Willow Manor Properties (Olney, Silver Spring, and Germantown): This group of three senior properties, Manor at Fairhill Farm (101 units-Olney), Manor at Clopper's Mill (82 units-Germantown), and Manor at Colesville (83 units-Silver Spring), are part of a 100% LIHTC re-syndication. The property consists of 266 total units restricted under the LIHTC program. Renovations are scheduled for completion in June 2024. Hillendale Gateway (formerly Holy Hall) (Silver Spring): Hillendale Gateway is a new construction project, which will consist of 308 multifamily units, 93 of which will be restricted under the LIHTC program, and 155 senior units, all of which will be restricted under the LIHTC program. Early start construction has begun as of September 2023 and vertical construction is set to begin during quarter one of 2024. Metropolitan (Bethesda): Metropolitan is an existing LIHTC property. The property consists of 308 total units, of which, 92 are restricted under the LIHTC program. Thirty-eight (38) of the LIHTC units also have PBV subsidies tied to them. HOC is in the process of renovating all units and common areas at this property through a refinance and LIHTC re-syndication. Renovations will also include upgrades to all systems and water piping. Construction is scheduled to start in June 2024.

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

Rockville Housing Enterprises encourages public housing residents' participation in management policy decisions. RHE has a Resident Advisory Board that is consulted regularly on property-related issues as well as policy decisions. The Resident Advisory Board has provided insight into the day-to-day management of the properties including providing input on the parking and towing policies as well as RHE Annual and Five-year plans. RHE stays in contact and communication with residents through email blasts utilizing constant contact as well as resident meetings held via zoom. RHE continues to work with residents that seek to purchase a home with their voucher as well as working with other available resources to encourage self-sufficiency through homeownership.

Although HOC no longer has public housing units, the goal of having a standard of living that is equitable for all residents of Montgomery County has not changed. This includes resident input to ensure that real concerns are addressed. Resident input is gathered through multiple town hall meetings with its residents each year, public hearings, public comment periods, and monthly discussions with HOC's own Resident Advisory Board (RAB).

HOC is developing its Five-Year Strategic Plan and is working with a consulting firm, Public Works. As part of this process, HOC held two town-hall meetings (one virtual and one in-person) to illicit feedback from the public. HOC is also engaging other stakeholders, as well as HOC staff for feedback.

As part of HOC's Annual Public Housing Agency Plan, HOC published notification of the 45-day public comment period in the Washington Post and Washington Hispanic publications. HOC must also review the proposed plan with the RAB. When HOC updates its HCV Administrative Plan, which governs its voucher program, HUD requires a 30-day public comment period, which is advertised publically. HOC must also review these program updates with the RAB. All input from the public is considered prior to

final Commission approval.

HOC's RAB is comprised of HOC residents and HOC staff continue to review proposed policy changes with its RAB. The topics discussed at these different resident meetings include property maintenance, adequacy of supportive services, property management, administrative policies, new HOC programming, and general HOC customer service. HOC recently conducted an election to elect residents to the RAB.

HOC Homeownership Programs

The HOC Homeownership Program (HOC HOP) assists HOC residents to move from renting to homeownership. Residents with an income of \$40,000 or more are eligible to apply. Affordably priced Moderately Priced Dwelling Units (MPDU) offered by the County are matched via lottery to HOC HOP participants. Residents purchase the MPDU directly from the builder. HOC monitors through settlement if the borrower receives financing through HOC's Single Family Mortgage Purchase Program. In addition to the benefits offered under the HOC HOP, the 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. The voucher is applied to a mortgage payment instead of rent. Eligible participants must have participated in the FSS program for at least two years and are selected from the FSS waitlist. Participation is limited to 25 voucher residents. HOC's policies governing the HCV HOC HOP are outlined in HOC's HCV Administrative Plan. HOC continues to provide numerous self-sufficiency and educational programs supported with public funds and administered by HOC. The Family Self Sufficiency (FSS) program applies to the HCV program and was also extended to the previous PH tenants, whose subsidies were converted to PBRA through HUD's Rental RAD program or were issued tenant protection vouchers. The FSS program provides families with a five-year development goal toward 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 are given to the FSS graduate and can be used towards a down payment on a home, tuition, or other means of self-sufficiency. At the end of FY 2023, HOC had 359 of the total 441 slots filled and 78% of those families had established escrow accounts from increases in earned income. The number of participants remained roughly the same as FY 2022, however, the percentage of participants with escrow accounts increased 12% (from 66% to 78%) in FY 2023. HOC also administers the Fatherhood Initiative Program and has worked with more than 1,000 fathers since 2015 and received national recognition for its success with the program. In 2020, HOC received its second cycle (five years) of grant funding from the U.S. Department of Health and Human Services to continue its work in strengthening fathers and families through the program. The program includes curriculum from the National Fatherhood Program, financial literacy, workforce development, and health courses sponsored by community partners. The program helps strengthen their parenting skills, prepares them for new career opportunities, and connects them to community resources, incentives, and peer support. HOC's success is dependent on its partnerships throughout the community, including participant referral partners. Current partners include Montgomery College, Fathers and Children Together, PNC Bank, the

African American Health Program, the National Fatherhood Initiative, and other nonprofits, agencies, and private partnerships.

Actions taken to provide assistance to troubled PHAs

At this time this is not applicable to the PHAs in Montgomery County

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The most significant barrier to affordable housing in Montgomery County is the lack of affordable housing inventory. What follows are strategies developed to increase the available inventory.

As part of Montgomery County's ongoing efforts to provide more paths to homeownership, the County will continue funding support in the Homeowner Assistance Program for downpayment assistance to first-time homebuyers, including full-time career employees of Montgomery County and Montgomery County Public Schools, to help make homebuying more affordable in the County.

Montgomery County aims to reduce housing cost burdens by investing \$97 million in affordable housing in Fiscal Year 2024. This includes \$65 million in the Montgomery Housing Initiative (MHI) Fund and \$32 million in the Affordable Housing Acquisition and Preservation CIP project. 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, rental assistance and rapid rehousing, homeowner downpayment assistance, services to the "Building Neighborhoods to Call Home", "Design for Life", and "Housing First" programs, and the creation of mixed-income housing.

DHCA also decided to allocate \$30 million from loan repayments to the Preservation of Naturally Occurring Affordable Housing Fund to continue housing preservation efforts in areas at risk of rent escalation to higher market rents, including the Purple Line Corridor and other County transit corridors.

Similarly, the County continues to offer Montgomery County's Payment in Lieu of Taxes (PILOT) program. A PILOT lowers, or in some circumstances completely abates, for a period of years, the County's real property taxes on rental housing projects located in the County in return for a property owner's commitment to provide affordable housing. The Standard PILOT program provides a real property tax abatement in exchange for providing affordable units to low-income residents. The amount of the tax abatement and its terms are negotiated based on the number of affordable units and the duration of their affordability. The "by right" PILOT abates all County real property taxes for a term of at least 15 years for a rental property owned or controlled by a non-profit if at least 50% of the units are leased to households with incomes no greater than 60% of the area median income (AMI). The Washington Metropolitan Area Transit Authority (WMATA) PILOT applies to new construction, high-rise residential developments that include at least 50% rental housing and are built on property leased from WMATA in the County. For qualified projects, the WMATA PILOT exempts 100% of the real property tax for 15 years.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

A concerted effort has been made to coordinate with other County agencies and community groups in both the identification of needs and the resources available to meet these needs. The goal, in a time of diminishing resources, is to maximize effectiveness through the elimination of duplication and employment of economies of scale, when possible, to serve the largest number of residents possible.

The FY24 Approved Budget includes approximately \$50.7 million in tax-supported resources identified for seniors, including funds for community organizations that augment County services for seniors. In addition, the approved budget includes \$21.0 million in non-tax supported resources for older adults and seniors. With these funds the Department of Health and Human Services will be able to continue the Senior Home Sharing program that matches senior home providers who have a spare room with home seekers interested in a long-term housing option. The funds will also support the continued partnership with the Housing Opportunities Commission of Montgomery County to provide rental assistance to low-income seniors and the Senior Fellows program which taps the experience and skills of retired seniors across a range of issues from affordable housing to transportation options

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

During the Program Year, the Montgomery County Department of Health and Human Services, through its Childhood Lead Poisoning Prevention Program, continued to:

- Provide case management for children who have blood levels of at least 10 micrograms per deciliter
- Educate and provide outreach to schools, daycare centers, landlords, residents, and the medical community about lead poisoning
- Monitor the incidence of childhood and environmental lead poisoning and lead poisoning hazards
- Comply with the school mandate that all Pre-K, kindergarten, and 1st graders living in identified “at-risk” areas have documentation of lead screening on file at their school
- Promote lead-safe environments for children in Montgomery County, and
- Provide a High-Efficiency Particulate Air (HEPA) vacuum loaner service to County residents to help free homes and apartments of lead dust and hazards associated with lead-based paint.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

This also falls into the category of interagency coordination. DHCA has worked with many agencies including the Department of Health and Human Services and the Housing Opportunities Commission to identify needs and to allocate resources. The public service component of the project list is evidence of the fact that a major priority is to support and, where possible, create self-sufficiency. This is an effort that will not have a satisfactory conclusion until there are no families at or below the poverty level.

Among efforts that help reduce the number of persons living below the poverty level is the Family Self-Sufficiency Program run by the Housing Opportunities Commission (HOC). This program helps Public

Housing and Housing Choice Voucher families achieve self-sufficiency and end dependency on welfare assistance over a five to seven-year period. The program serves over 400 families, primarily composed of single female heads of household with an average of two children, who enroll on a voluntary basis and agree to case management services with the goal of improving the head of household's education, career training, and employment. HOC also offers residents a chance to participate in the HOC ACADEMY, a program that provides adult education and workforce readiness training. As mentioned, the FSS serves HCV families. Therefore, although HOC has completed its Public Housing Conversion, the same opportunities are available to the former PH residents now in the voucher program as they are available to all HCV participants.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Quarterly leadership forums bring managers and key staff from all County departments together to identify opportunities for collaboration and define priorities. In addition, the County has implemented a planning and appraisal process for senior management stressing results-oriented outcomes and pay-for-performance, with an emphasis on teamwork, cooperation, and collaboration to ensure that departments work together.

Interdepartmental teams have been formed. The key ideas embodied in this program are:

- Neighborhood-based services customized to neighborhood needs
- Partnership with neighborhood leaders and organizations
- Intervention in at-risk neighborhoods
- Nurturing of involvement and leadership from the multi-cultural community, particularly the immigrant community.

In 2023 Montgomery County again ranks as the healthiest county in Maryland in the annual County Health Rankings (CHR) for Maryland for Health Outcomes. Healthy Montgomery is Montgomery County's community health improvement process. It is an ongoing effort that brings together County government agencies, County hospital systems, minority health programs/initiatives, advocacy groups, academic institutions, community-based service providers and other stakeholders to achieve optimal health and well-being for all Montgomery County residents.

Healthy Montgomery's goals are:

- Improve access to health and social services
- Achieve health equity for all residents
- Enhance the physical and social environment to support optimal health and well being

Healthy Montgomery's Top-Ranked Priority Areas are:

- Obesity

- Behavioral health
- Diabetes
- Cardiovascular disease
- Cancer
- Maternal & infant health

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

DHCA works with many agencies including the Department of Health and Human Services and the Housing Opportunities Commission to identify needs and to allocate resources. DHCA works with several non-profit organizations providing a variety of social services and housing services, as can be seen in the Action Plan list of projects. The Department also has contracts with housing counseling providers to reach out to those at risk of foreclosure and possibly requiring other services; referrals to appropriate service providers are regularly made. The Montgomery County Continuum of Care process includes wide civic participation and provides a robust forum for coordination between public and private housing and social service agencies.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The Montgomery County Government's Office of Human Rights enforces the County's Fair Housing law, which is found in Montgomery County Code Chapter 27, Article I, prohibits discrimination in residential and commercial real estate based on age, race, color, religious creed, ancestry, national origin, sex, marital status, physical or mental disability, presence of children, sexual orientation, source of income, and family responsibilities.

Under the auspices of the Office of Human Rights, the County has an ongoing Inter-agency Fair Housing Coordinating Group, (IFHCG), which coordinates and monitors the activities of county departments, offices, and agencies to prevent housing discrimination. The IFHCG is comprised of agencies that have housing responsibilities. Members of the group include representatives from the Department of Housing and Community Affairs, the Human Rights Commission, Housing Opportunities Commission, Department of Health and Human Services, the Office of Community Partnerships, Commission on People with Disabilities, Montgomery County Public Schools, Montgomery County Park, and Planning Commission, City of Takoma Park, City of Gaithersburg, and the City of Rockville. Meetings are open to the public, and community advocacy groups and real estate professionals can attend and join in the discussion. The Office of Human Rights partners with DHCA and other agencies, providing Fair Housing activities and workshops on Fair Housing laws. The agency provides referrals and assistance through local nonprofits on tenant rights, homeownership foreclosure, scams, and mortgage issues.

In addition, to further identify other challenges County residents face, the County is participating in a region-wide Analysis of Impediments to Fair Housing with other neighboring jurisdictions. The Regional

All participant list includes the District of Columbia, Maryland's Montgomery, City of Gaithersburg and Prince George's Counties, and Virginia's Arlington, Fairfax, Loudoun, and Prince William Counties, as well as the City of Alexandria in Virginia.

During PY22 the draft underwent a Public Comment period and included a comprehensive analysis of the impediments to fair housing across the region. The current analysis assessed progress made toward past goals and identified the County's success in changing and strengthening the Moderately Priced Dwelling Unit program to address some of the challenges faced in accessing fair housing.

The changes include:

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

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

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

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Montgomery County receives annual allocations from the federal CDBG, HOME, and ESG Programs. Monitoring standards and procedures for each program are described here.

CDBG, CDBG-CV, ESG, and ESG-CV activities are monitored according to program requirements. Sub-recipients and contractors are required to submit periodic progress and financial reports and submit quarterly benefit data reports. DHCA staff maintains regular telephone and e-mail contact with sub-recipients and contractors.

Staff provides technical assistance at the time contracts are drafted to ensure that all contractors are familiar with and understand program requirements. Topics discussed include income/beneficiary documentation, reporting, files and records management, invoicing for payment, and timely expenditure of funds. In addition, staff members attend events sponsored by the sub-recipients/grantees related to programs that receive funding.

Montgomery County is responsible for ensuring that all HOME program funds are used per the program requirements. The County executes written agreements and performs monitoring of its contractors. The County will monitor all activities assisted with HOME funds to assess compliance with ongoing program requirements.

The County has an internal tracking system for HOME projects that generates requests for information, audits, and benefit data reports according to the schedule of required cyclical inspections. The County is also subject to review by outside auditors. The current contract calls for programmatic and financial audits to be conducted annually.

Monitorings are conducted each year for all contracts. Additional monitoring may be conducted if there is some concern about a grantee's performance or ability to carry out its contractual duties effectively and efficiently. These monitorings usually take place in the field at the offices of the grantee, although they are sometimes conducted at DHCA if the grantee is known to the monitor and has an excellent performance record. These sessions average one hour in length and include a review of files as well as current procedures/standards as required by HUD. Time is taken for any questions from the grantee as well as for technical assistance as necessary. A monitoring form is completed for each visit and is included in each case file.

PY22 Monitoring Activities

Airpark Repair/replace smoke alarm Provide safe means of egress Glaze bathtub/shower Churchill Senior

Living Label electrical wiring/service panel Repair/replace gasket seal (refrigerator) Paint/clean/scrape walls/ceiling Investigate cause and repair walls/ceiling (mold) Repair/replace cabinet vanity (drawers) Unclog bathtub/shower Clean and maintain floor (covering) Cordell Place No observed violations Paint/clean/scrape walls/ceiling Repair/replace toilet/tank Repair/replace countertop Replace window screens Essex House Repair/replace window screen Paint walls/ceilings Great Hope Homes Repair/replace door slider Label circuit breaker Grout/caulk/seal bathtub Glaze sink Paint/clean/scrape cabinet/vanity doors Clean/cover ventilation exhaust fan Paint interior windows Investigate cause and repair water and light mold on interior walls/ceiling Glaze bathtub Repair/replace flooring Repair/replace blind/curtain rods Glen Exterminate/eliminate roach infestation Repair and replace garbage disposal Moderate hoarding Water/light mold on interior walls/ceiling Needs to remove solid waste (appliances) Investigate cause and repair water and light mold on interior walls/ceiling Glenville Repair/replace handrail/guardrail Repair/replace window screen Repair/replace oven Paint/clean/scrape walls/ceiling Glaze bathtub/shower Repair/replace door frame/trim Investigate cause and repair water and light mold on interior walls/ceiling Halpine Hamlet Install window (guard limiting device) Repair/replace electrical outlet Provide safe means of egress HUI Scattered Sites Repair/replace medicine cabinet Repair/replace sink Provide safe means of egress Paint/clean/scrape walls/ceiling Repair/replace blind/curtain rod Repair/replace smoke alarm Replace window screen Repair/replace garbage disposal Repair/replace electrical outlet Secure/mount toilet Lasko Manor Repair/replace floor covering MHL P X (scattered site) (HOC) Glaze bathtub/shower Investigate cause and repair water mold (walls/ceilings interior) Repair/replace window screen Repair/replace window trim Repair/replace door Repair/replace tissue/towel rod Repair/replace window (glass) Install 10yr sealed battery and hush button (smoke alarm) MHL P IX MPDU (scattered site) (HOC) Secure/mount window shutters Repair/replace door, door lock, door screen, bathtub/shower Repair/replace cabinet/vanity shelves/base Repair or replace blind/curtain rod Repair/replace floor covering Repair drips/leaks (sink) Repair or replace cabinet/vanity Grout/caulk/seal sink Repair/replace/remove fence Repair/replace guard rail Install light fixture (globe) Repair/replace tissue/towel rack Repair/replace wall/ceiling (Interior) Investigate cause and repair water mold (walls/ceilings interior) Install 10yr sealed battery and hush button (smoke alarm) MHP Scattered Sites Repair/replace door Paint/clean/scrape walls/ceiling interior Repair/replace roof Repair/replace light electrical fixture Paint exterior handrail/guardrail Remove mold/mildew Seneca Heights No observed violations The Sanctuary Repair/replace dishwasher Repair/replace ventilation exhaust fan Willow Manor at Clopper Mill Repair/replace windows Provide fire rated walls/ceilings Paint/clean/scrape walls/ceiling (interior) Investigate cause and repair water and light mold on interior walls/ceiling Repair/replace sink Provide safe means of egress

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The availability of the Consolidated Annual Performance Report (CAPER) for review is advertised in the local newspaper and disseminated via email to surrounding jurisdictions and to community email groups. Hard copies of the CAPER can be made available to the public at DHCA to provide the public with an opportunity to comment on the County's performance in meeting its community development objectives. The CAPER is also posted on the DHCA website 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.

The Citizen Participation Plan covering Federal Program Year 2022 is included as an appendix to this document. The plan was recently updated for the Program Year 2023 Annual Action Plan submission. The updated plan underwent a 30-day Public comment period and was modified to better fit the needs of Montgomery County Residents.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

There were no significant changes in program objectives this year.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The County has an internal tracking system for HOME projects that generates requests for information, audits, and benefit data reports according to the schedule of required cyclical inspections.

The County's HOME Regulatory Agreements with property owners/developers restrict the maximum income for low-income tenant households occupying HOME-assisted units to 60% of the area median income throughout the project's period of affordability. The HOME regulations specify the compliance monitoring activities that the County must undertake to ensure compliance with HOME requirements: reporting, property inspections, review of records, and record-keeping. These required monitoring activities provide the framework for the DHCA's monitoring procedures.

- Reporting. Per HOME regulations [24 CFR 92.252(f)(2)], DHCA requires property owners/managers of every HOME-assisted rental project to submit a rent and occupancy report on an annual basis to determine compliance with occupancy and rent requirements. The process of is process is known as "Desk Reviews". In Federal Fiscal Year 2023, Desk Reviews of 154 projects were completed.
- Property Inspections. DHCA conducts on-site inspections of HOME-assisted properties and units to verify that projects are maintained in standard condition and meet applicable housing quality standards and ongoing maintenance requirements. The frequency of required on-site unit inspections must be done every one to three years, based on the size of the property, as specified by the HOME regulations [24 CFR 92.504(d)(1)]. During FY 2023 Asset Management staff conducted 155 inspections of HOME rental projects.
- Review of Records and Record-Keeping. In addition to the property inspections that are based on a one to three-year frequency, the County is required to schedule on-site audits of HOME-assisted rental properties throughout the property's affordability period. DHCA conducts a review of the records and files retained on-site that document the owner's compliance with all HOME requirements, including verification of the data the owner/manager, submits of the annual rent and occupancy report during the Desk Review process. Throughout FY 2023 DHCA completed a total of 75 record and file reviews during on-site and virtual audits of HOME rental projects.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

All developers and property managers of HOME-assisted housing are required to adopt and implement an affirmative marketing and outreach plan for all properties with HOME assistance. The County conducts ongoing reviews of each housing development's compliance with its plan throughout the year. As part of this review, the County reviews the development's marketing materials to ensure that the appropriate FHEO logos and statements appear. The County also reviews the content and placement of marketing advertisements to ensure that the development is marketed to those minority groups least likely to apply for residence in the development.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

In December 2022, DHCA invested \$3,240,816 in HOME program income funds towards the rehab of an affordable 17-unit garden-style apartment community, Brooke Park Apartments. At the time of the project 9 units were occupied by a single head of household, 2 by a single parent head of household and 6 units were vacant. Of the 17 units, 11 will be occupied by moderate-income households and 6 by low-income households. In preparation for this transaction, the multifamily team ensured there were no code violations and confirmed lead safety improvements. DHCA also committed energy efficiency funding to the project totaling \$507,013 (\$50,255 (Wash. Gas) and \$456,758 (Pepco)). Eligible property energy work was completed in accordance with the merger agreements executed between the County and the gas/electric utility companies for the lowering of utility bills for property residents. The project will have a forty (40) year affordability agreement with the County.

In addition, in April 2023 DHCA invested \$4,615,039.55 in HOME PI towards the acquisition of Hampshire Village. Hampshire village is a 111-unit development and will provide housing for households between 30% to 50% AMI. Of the 111 units, 20% are set aside for 30% of AMI and 80% of the units are set aside at 50% AMI. In addition to the HOME investment, the County also provided an Affordable Housing Opportunity Fund *AHOF* loan of \$4,175,000. The Affordable Housing Opportunity Fund (AHOF) provides short-term financing to developers to acquire properties at risk of loss of affordability. The AHOF provides necessary capital for developers to bid competitively to maintain affordability and provide current renters opportunity to remain in their community at affordable rents.



Hampshire Village

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

The Moderately Priced Dwelling Unit Program (MPDU), the County's nationally known housing program, continues to ensure that all developments of 20 units or more will contain affordable units. Efforts using HOME funds have emphasized approving projects that serve the lowest income groups possible.

A concerted effort has been made to preserve existing affordable housing through a code enforcement program that results in the annual rehabilitation of dozens of homes. DHCA's Office of Landlord/Tenant Affairs requires licenses for all rental units and provides dispute mediation. It has published a Landlord/Tenant Handbook which spells out the rights and responsibilities of both landlords and tenants. The Office of Landlord-Tenant Affairs works closely with the Housing Code Enforcement Section to ensure tenants have housing that complies with all applicable County laws.

The County continues to use resources from the Montgomery Housing Initiative Fund to support rental assistance programs in DHCA, Health, and Human Services (HHS), and the Housing Opportunities Commission (HOC).

During the reporting period, DHCA also implemented the Affordable Housing Opportunity Fund to provide ready capital for the acquisition and preservation of at-risk affordable housing. The fund launched in the first calendar quarter of County FY 2022 providing opportunities for affordable housing developers to compete with market purchasers on the cost of capital and timely execution to support the preservation of affordability.

All the efforts described above represent a comprehensive effort that is necessary to preserve our

affordable housing supply.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	13	0	0	0	0
Total Labor Hours	0				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.	13				
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Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

During the program year, there were 2 Section 3 businesses that received construction contracts totaling \$362,869.46. Both businesses are Hispanic owned, and the work included new construction, substantial rehabilitation, and repairs. The data used to complete this section is from Federal Fiscal Year 2021, the data from Federal Fiscal Year 2022 is not available yet.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name MONTGOMERY COUNTY
Organizational DUNS Number 062014378
UEI
EIN/TIN Number 526000980
Identify the Field Office WASHINGTON DC
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance Montgomery County CoC

ESG Contact Name

Prefix Dr
First Name Pofen
Middle Name
Last Name Salem
Suffix
Title Chief, Finance and Administration

ESG Contact Address

Street Address 1 1401 Rockville Pike
Street Address 2 4th Floor
City Rockville
State MD
ZIP Code -
Phone Number 2407773728

Extension
Fax Number
Email Address pofen.salem@montgomerycountymd.gov

ESG Secondary Contact

Prefix Ms
First Name Catherine
Last Name Mahmud
Suffix
Title Chief, Grants and Asset Management
Phone Number 2407773669
Extension
Email Address Catherine.Mahmud@montgomerycountymd.gov

2. Reporting Period—All Recipients Complete

Program Year Start Date 07/01/2022
Program Year End Date 06/30/2023

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: MONTGOMERY COUNTY
City: ROCKVILLE
State: MD
Zip Code: 20850,
DUNS Number: 062014378
UEI:
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Unit of Government
ESG Subgrant or Contract Award Amount: 430906

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	25
Children	8
Don't Know/Refused/Other	0
Missing Information	0
Total	33

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	207
Children	303
Don't Know/Refused/Other	1
Missing Information	0
Total	511

Table 18 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	224
Children	319
Don't Know/Refused/Other	0
Missing Information	1
Total	544

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	0
Female	0
Transgender	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 21 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	319
18-24	46
25 and over	178
Don't Know/Refused/Other	0
Missing Information	1
Total	544

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	0	0	1	0
Victims of Domestic Violence	0	0	4	72
Elderly	0	0	0	0
HIV/AIDS	0	0	3	0
Chronically Homeless	0	0	0	0
Persons with Disabilities:				
Severely Mentally Ill	0	0	24	41
Chronic Substance Abuse	0	0	7	5
Other Disability	0	0	43	48
Total (Unduplicated if possible)	0	0	74	94

Table 23 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	29,930
Total Number of bed-nights provided	29,930
Capacity Utilization	100.00%

Table 24 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

The CoC has increased the outreach capacity by more than 50% recognizing the need to reach unsheltered individuals. The CoC provides emergency shelter to individuals and families experiencing homelessness throughout the jurisdiction. Generally, emergency shelter capacity for adults without children includes 340 year-round beds including 10 designated for victims of domestic violence, and 12 medical needs-based beds. Families with minor children are served by three family shelters with the capacity to serve 27 families with an additional 16 families able to be served through the County’s domestic violence shelter. In addition, DHHS provides overflow shelters via motels to supplement when family shelters are full.

In addition to providing emergency shelter and transitional housing, the CoC has implemented homeless diversion for both families and singles. Diversion uses empowerment and mediation techniques to assist households with identifying alternative housing solutions outside of an emergency shelter. Diversion may include both case management and temporary financial assistance.

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2020	2021	2022
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	0	0	0

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2020	2021	2022
Expenditures for Rental Assistance	0	328,749	197,836
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	80,309	88,502	110,841
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	245,825	0	0
Subtotal Rapid Re-Housing	326,134	417,251	308,677

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2020	2021	2022
Essential Services	0	0	0
Operations	0	0	0
Renovation	0	0	0

Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	0	0	0

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2020	2021	2022
Street Outreach	0	0	0
HMIS	0	0	119,732
Administration	0	0	0

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2020	2021	2022
	326,134	417,251	428,409

Table 29 - Total ESG Funds Expended

11f. Match Source

	2020	2021	2022
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	490,000	0
State Government	0	250,900	250,000
Local Government	1,062,281	931,759	1,365,817

Private Funds	0	0	0
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
Total Match Amount	1,062,281	1,672,659	1,615,817

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2020	2021	2022
	1,388,415	2,089,910	2,044,226

Table 31 - Total Amount of Funds Expended on ESG Activities