

The HOME Program 20th Anniversary Conference



May 2 - 4, 2011 • Hyatt Regency Bethesda • www.hometa.info

MOBILE WORKSHOP: MONTGOMERY COUNTY, MD

- ▶ Bus tour of several sites within the County
 - Rental affordable housing
 - Supportive housing
 - Community center
- ▶ Key leaders presenting on innovative programs, policies, and partnerships
- ▶ Tuesday, May 3rd from 1.45pm to 5.00pm
- ▶ First-come, first-serve registration on-site

DRAFT SCHEDULE

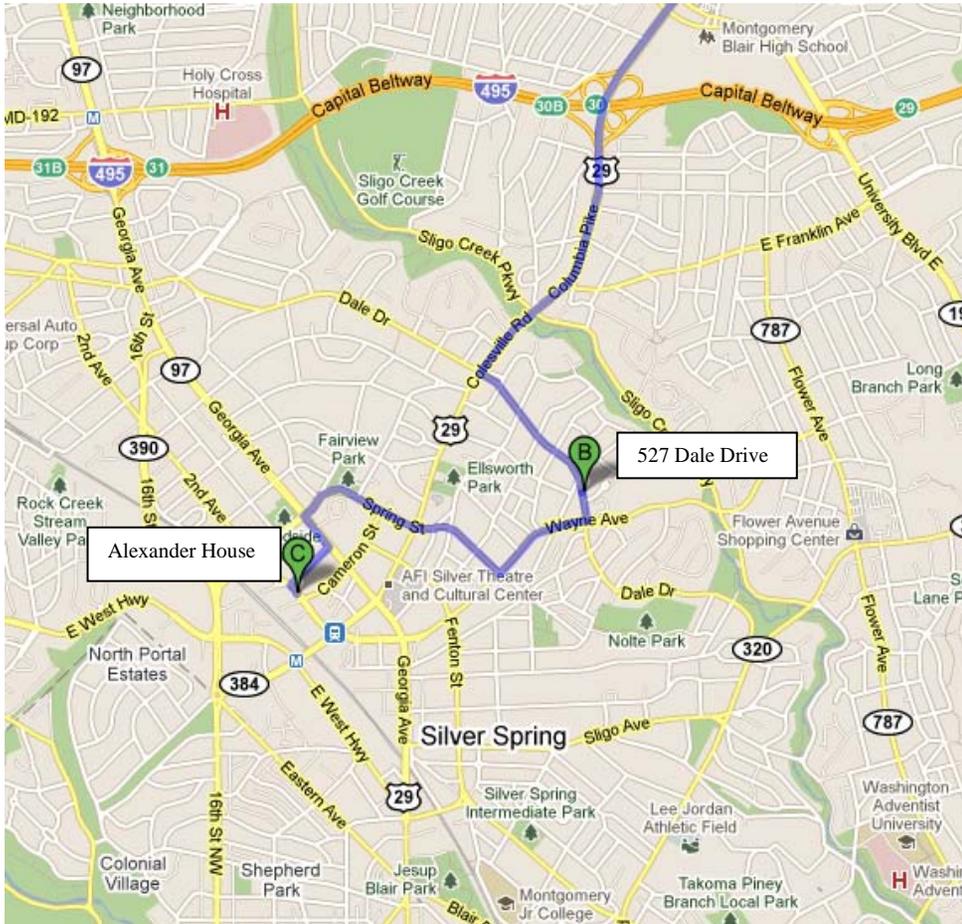
Tuesday, May 3rd

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|----------------|---|
| 1:45 – 2:00 pm | Load bus from Hyatt Regency Bethesda |
| 2:00-2:30 | Travel to Great Hope Homes, 1140 Great Hope Drive, Silver Spring, MD <ul style="list-style-type: none">● Overview of Montgomery County Housing Programs, including presentation on MPDU (both rental and owner) and the Montgomery County Housing Initiative Fund● Speaker: Rick Nelson, Director, Montgomery County Department Housing and Community Affairs |
| 2:30 – 3:00 | Tour Great Hope Homes Community Center <ul style="list-style-type: none">● Highlight activities of Montgomery Housing Partnership throughout the County while taking a tour Great Hope Homes Community Center with a drive through the development.● Speaker: Rob Goldman, President, Montgomery Housing Partnership (MHP) |
| 3:00 – 3:45 | Drive to Silver Spring by 527 Dale Drive, Silver Spring & Alexander House, Silver Spring, MD in route to The Metropolitan, Bethesda <ul style="list-style-type: none">● Highlight transformation of Silver Spring downtown area, including development of 527 Dale Drive and Alexandria House: highlight partnerships between Montgomery County and local non-profits such as HOC and MCCH.● Speaker: Maryann Dillon, Director of Real Estate Development, HOC |

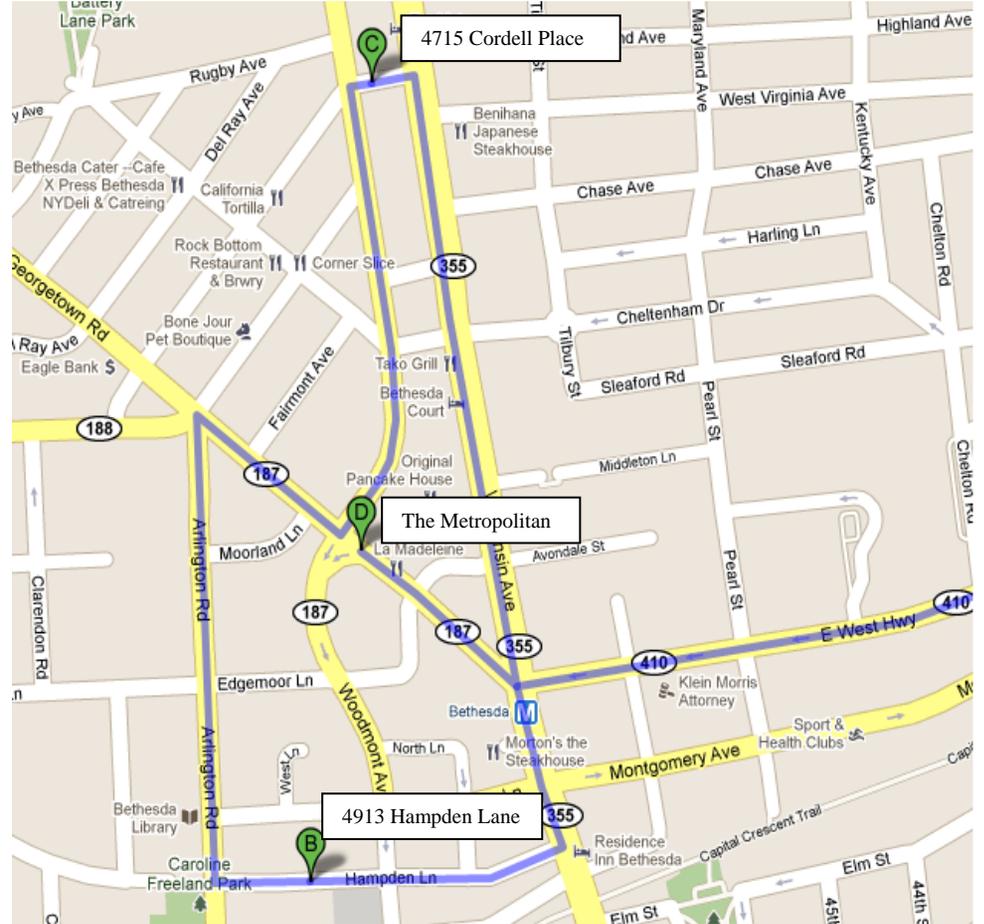
- 3:45 – 4:15 Drive by Cordell Place (4715 Cordell Avenue, Bethesda, MD) and 4913 Hampden Lane (HOC under construction) to arrive at The Metropolitan (directly behind Hotel)
- 4:15 – 5:00 Presentation at The Metropolitan conference room: 7620 Old Georgetown Road, Bethesda
- Discuss two developments—Seneca Heights and Cordell Place—and the partnership MCCH has developed with HOC: MCCH will also highlight their use of HOME funds for TBRA.
 - Speaker: Julie Maltzman, Interim Executive Director, Montgomery County Coalition for the Homeless
- 5:00 Walk back to the Hyatt Regency Bethesda (directly behind The Metropolitan)

Montgomery County, MD Mobile Workshop Route

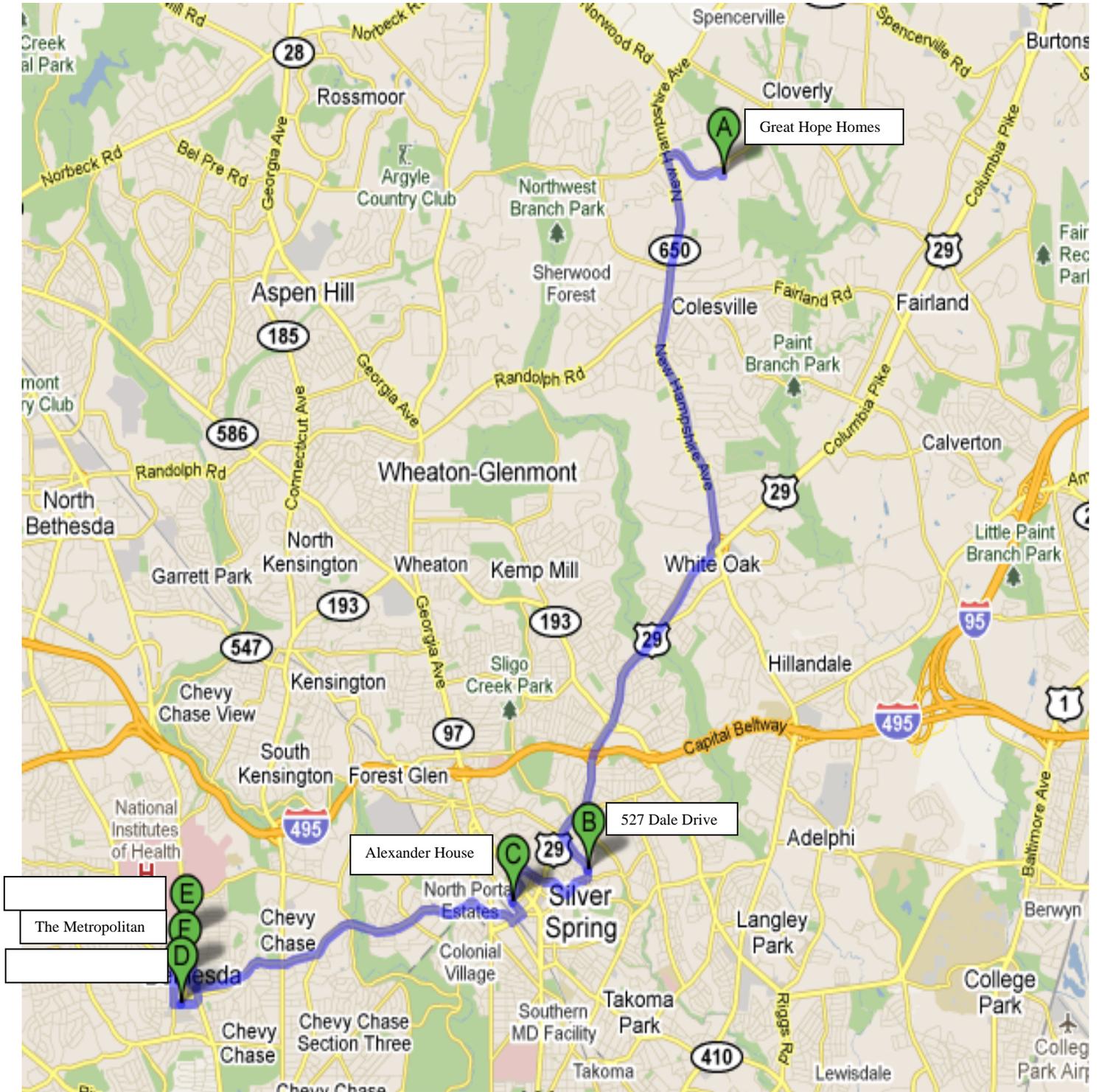
Spotlight on Silver Spring



Spotlight on Bethesda



Montgomery County, MD Mobile Workshop Site Tour



Montgomery County, Maryland

DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

The mission of the Department of Housing and Community Affairs (DHCA) is to plan and implement activities which prevent and correct problems that contribute to the physical decline of residential and commercial areas; maintain a marketplace which is fair to both landlords and tenants; increase the supply of new affordable housing; maintain existing housing in a safe condition, and support community programs that benefit our residents.

HOUSING INITIATIVE FUND

The Housing Initiative Fund (HIF) is a locally funded housing trust fund that receives revenue from a variety of sources including loan repayments and 2.5 percent of the County's Property Tax revenue. Since its inception in 1988, the HIF has been administered by the County DHCA.

HIF funding is available throughout the year and can be used for predevelopment, bridge, acquisition, and permanent financing. Funding can be in the form of low-interest or no-interest loans, forgivable loans, or operating subsidies. HIF funding can and has been used to: fund new construction; preserve existing homes; support new rental construction; finance the substantial rehabilitation of rental housing; support the preservation or development of senior, family, or special needs housing being developed by nonprofit or for profit sponsors; and support the preservation or development of single-family, town house and apartment buildings. This flexibility has helped the County develop a continuum of housing options. The certainty provided by a dedicated source of funding allows the County and its development partners to plan for the future.

MODERATELY PRICED DWELLING UNIT (MPDU) PROGRAM

Established in 1974, Montgomery County's MPDU program is the oldest continuous inclusionary zoning program in the country. County law requires that at least 12.5% of new housing units built in developments with 20 or more units be priced at a level that is affordable to moderate income households (defined as households earning less than 65% to 70% of area median income). No public subsidy is provided; however, developers may receive a density bonus in exchange for building more than the minimum number of MPDUs. The MPDU program has produced over 13,000 housing units to date.

The MPDU program includes both sale and rental units. MPDU sale prices are set by DHCA and are based on construction costs. The resale price of MPDU sale units is controlled for 30 years. During that time, the MPDU resale price is limited to the original purchase price adjusted for inflation plus the cost of eligible improvements. Any time the unit is sold within the control period, the control period renews for a new 30 year period. The first time an MPDU is sold after the control period expires, the owner must give half of the "excess profit" (the market sales price less the original purchase price adjusted for inflation and the cost of eligible improvements) to the County Housing Initiative Fund. Rental MPDUs have a control period of 99 years. MPDU rents are set based on affordability to households at 65% of area median income (70% for high rises), and are adjusted yearly. Households interested in the rental program apply directly to apartment complexes.

The Housing Opportunities Commission of Montgomery County (the County's quasi-public housing authority) and approved non-profit organizations may buy or master-lease up to 40% of the MPDUs in any sale or rental offering.



12200 Tech Road, Suite 250, Silver Spring, MD 20904-1983 ♦ Phone: 301-622-2400 ♦ Fax: 301-622-2800

Montgomery Housing Partnership

MHP is a private, nonprofit developer of affordable housing in Montgomery County, MD. It was formed in 1989, and has developed more than 1,300 affordable units of housing to date. MHP's holistic approach to housing includes providing affordable rents, developing educational programs for residents to develop skills that expand their opportunities and balance their lives, and implementing neighborhood revitalization efforts in troubled communities impacted by foreclosures and the downturn in the economy. The Community Life Programs were created in 1998, and currently include several programs that are operated from community centers at MHP rental properties in Silver Spring, Wheaton, and Takoma Park.

Community Life Programs

Homework Club: Children receive tutoring and help completing their homework. MHP's homework clubs meet Monday through Thursday from 4:00 – 6:00 p.m., September to June. This program is available at Amherst, Glenville, Great Hope Homes and Greenwood Terrace and Pembridge Square. We serve 120 children 6 to 12 years old. The fee for this program is \$45 per family.

Summer Enrichment Program: The purpose of the Summer Program is to provide an array of structured activities for the children during the summer so they can maintain their academic standing at school while having positive experiences. The Camp meets 5 hours a day, five days a week during the month of July. While at the camp, children participate daily in literacy programs, outdoor sports, arts and crafts, and computer writing projects. The children also go on field trips once a week. This program is available at Amherst, Glenville Road, Great Hope Homes, Greenwood Terrace and Pembridge Square. MHP serves 200 children, ages 6 to 14 years old. The fee for this program is \$35 per family with one child enrolled, and \$40 per family with two or more children enrolled.

Preschool Group: The purpose of the group is to help pre-school age children get ready for kindergarden. The Group is set up as a school where children can play, explore and learn. We serve 80 children, ages 3 to 5. The Group meets three times a week for 1.5 hours. This program is available at Amherst, Great Hope Homes, Gilbert Highlands and Pembridge Square. The fee for this program is \$35 per family.

Preschool Group Summer Program: The purpose of the group is to nurture the preschool's children natural curiosity and to engage them in creativity projects and field trips. The children also have activities such as reading, coloring, listening and playing component as part of their daily activities. We serve 64 children, ages 3 to 5. The Group meets for 2.5 hours a day during the month of July. The fee for this program is \$35 per family. Available at Amherst, Gilbert Highlands and Pembridge Square only.

Teen Program: Teenagers have a critical need for strong support in their communities. MHP's Teen Program is offered free of charge to teens who live in MHP's properties in Wheaton at Pembridge Square, Amherst Square, and Amherst Gardens apartments, and in Silver Spring at Great Hope Homes. The programs are designed to help young adults deal with peer pressure, social-economic needs and leadership in their communities. As of today, the Teen Program is offered through small projects that have great impact in their communities. In 2009, we offered two programs for teenagers in Wheaton: the play "Through a Young Latino Eye" and the "Mural Restoration Project" at Pembridge Square in Wheaton. In 2010, we offered a new Summer Program for teenagers at Pembridge Square in coordination with Gandhi Brigade and the Commonweal Foundation. The teens developed a 28-page bilingual community magazine called Blur. This program will be continued for the summer of 2011. The Wheaton Teen Program serves up to 15 youths, ages 11 to 16. During summer months, they meet five hours a day, five days a week. At Great Hope Homes during 2011, MHP collaborates with a local organization, Goals Inc., to provide a weekly mentoring forum on Fridays for teenaged girls to discuss relevant issues about healthy living and self-esteem. They also plan field trips and other group activities, such as a recent trip to tour The White House.

Working Together to Build Strong Communities

www.mhpartners.org



COMMISSIONERS:

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Maryann Dillon, Director of Real Estate Development
Lillian Durham, Director of Resident Services
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Les Kaplan, Director of the Office of Community Partnerships
Jim Miller, Acting Director of Asset Management, Modernization and Construction
Tedi S. Osias, Director of Legislative and Public Affairs
Andrew Oxendine, Acting Director of Property Management and Operations
Gail Willison, Chief Financial Officer

MISSION:

To provide affordable housing and supportive services



MetroPointe, Wheaton, MD

ROLE IN OUR COMMUNITY:

Provides Full-Service Affordable Housing
 Provides Traditional Public Housing
 Develops Real Estate
 Provides Mortgage Finance Assistance
 Provides Resident Support Services
 Manages Rental Property

NUMBER OF EMPLOYEES:

370 full-time / 14 part-time

FY 2011 BUDGET:

\$215.5 million

FEDERAL ASSISTED HOUSING PORTFOLIO:

1,547 Public Housing Units
 5,946 Housing Choice Vouchers (Section 8)

WAITING LISTS:

16,702 (Housing Choice Vouchers)
 14,224 (Public Housing)

HOC Housing Unit Summary

Units Owned by HOC	4,591
Units Managed by HOC	<u>2,149</u>
HOC's "Owned" Portfolio	6,740

HUD Housing Choice Vouchers	5,946
Transitional Housing	151
Specialized Programs	<u>335</u>
HOC Leased/Administered	6,432

Privately Owned Multi-Family/HOC Financed	7,400
Single Family Financing - MPP	1,325
Closing Cost Loans	<u>702</u>
HOC Financed	9,427





Housing Programs

April 2011

Opportunity Housing

A broad range of non-federally funded subsidized mixed-income housing types owned by HOC and located throughout the County.

Housing Choice Voucher (HCV) Program

Formerly known as Section 8, low-income households are able to rent units in the private sector and pay approximately 30% of adjusted income for rent. Federal subsidies pay the difference directly to the landlord.

Public Housing

Federally subsidized housing owned and managed by HOC, public housing serves families, elderly and non-elderly disabled individuals. As of March 2005, HOC owned 1,547 units of public housing.

Housing Resource Service (HRS)

Provides up-to-date information on available housing programs and services. HRS can be reached by calling HOC's main number and choosing option "1" on the voicemail menu, or e-mail can be sent to: hrs@hocmc.org.

Section 236 Housing

This federal program, which ended in 1978, subsidized multifamily building mortgages down to 1%, which is much below market rates. Residents pay either a basic rent or 30% of income, whichever is higher. Because of the basic rent requirement, these properties assist those of moderate income, rather than very low income. HOC manages Bauer Park, Leafy House and Town Center for the elderly and Camp Hill Square, Georgian Court, Stewartown Homes and The Willows for families.

Low Income Housing Tax Credit Partnerships

Investors are partners with HOC and purchase housing that is rented to low and moderate income households. Rents vary but are near 30% of income.

HOC Partnerships with Health and Human Services (HHS)

HOC and HHS provide housing and services for people with special needs.

Supportive Housing Program

Grant funds from the federal government provide supportive services and transitional housing to homeless individuals and families.

Scattered Sites

HOC owns and manages 1,745 scattered site units, which are individual units located throughout the County. Most often, they are townhouses purchased through the Moderately Priced Dwelling Unit (MPDU) program operated by the County's Department of Housing and Community Affairs. The MPDU law requires that any development of more than 35 units must include 12-15% moderately priced units. One-third of these are offered for sale to HOC. Over the years, HOC has acquired units using funding from public housing, the State Partnership Rental Housing Program, Low Income Tax Credits, the McHome program and other sources.

MultiFamily Mortgage Financing

HOC provides low interest mortgage financing to private and non-profit developers by issuing tax-exempt bonds. A percentage of these units is set aside for low and moderate income households.

Single Family Mortgage Program

HOC provides low interest loans to first-time homebuyers by issuing tax-exempt mortgage revenue bonds.

Purchase Assistance

HOC offers purchase assistance, up to 3% of the sales price, as established by HOC, for qualified homebuyers using the HOC Reduced Rate First Trust Mortgage Program. The assistance can be used to cover down payment, closing costs or other pre-paid expenses.

HOC Homeownership Program

HOC provides low interest mortgage loans to assist families living in subsidized or rental housing to purchase homes.

Family Self-Sufficiency Program (FSS)

This program assists families in public housing and the HCV program to achieve economic self-sufficiency over a five-to-seven year period and to end dependency on welfare assistance. 451 households participate in this program.

American Dream Downpayment Initiative (ADDI)

Offers current HOC public housing or housing choice voucher residents, who are first-time homebuyers, a grant of between \$1,000-\$10,000. The funds are used for downpayment assistance on Montgomery County properties.



Striving to End Homelessness

Leading the Effort to End Homelessness – MCCH galvanizes our community's vast human and financial resources and builds our political and social will to do what's right for our citizens in need. Our landmark report, *Homelessness in Montgomery County: Beginning to End*, sets the blueprint for housing all our citizens by 2012.

Collaborating with our Partners – MCCH is dedicated to working with government, business, nonprofit, faith-based and community partners to identify unmet needs and develop innovative solutions to the problem of homelessness. Provide educational programming including the annual H.O.M.E. (Helping Our Members through Education) Conference and represent homeless issues on wide range of committees and workgroups.

Making Ourselves Heard – Advocacy is at the core of our efforts to serve our community's homeless population and to end homelessness in the county. MCCH advocates on the local, state and federal levels and regularly encourages our partners and constituents to join us in these efforts.

Raising Awareness – Educating the public about homelessness, its prevalence in and impact on Montgomery County, and its potential solutions is an important component in fulfilling our mission. MCCH engages the public through our annual radio campaign, appearances on local television stations, and presentations at conferences, schools, universities, congregations, and civic groups.

Addressing Housing Crises with a Spectrum of Solutions

Cordell Place—MCCH's newest program provides permanent housing to 32 single men and women in downtown Bethesda, in a facility featuring Personal Living Quarters, shared kitchens, a community room, and other amenities. All tenants receive on-site case management as well as the opportunity to engage in a range of community events and activities.

Creative Housing Initiative Pilot Project – A pilot project providing 16 homeless individuals who have been frequent users of the emergency medical and corrections systems with permanent supportive housing and case management. An academic study is being conducted to analyze the cost savings by permanently housing this population.

Home First – A permanent supportive housing program for 30 chronically homeless, single adults. Residents receive case management and psychiatric rehabilitation services.

Hope Housing – A partnership providing permanent supportive housing to formerly homeless individuals and families with disabilities. MCCH, as well as Interfaith Works and Stepping Stones Shelter, provide the direct services to 40 individuals and 2 families, while MCCH coordinates and oversees the operations and finances.

Home Builders Care Assessment Center – A year-round, 24/7 shelter for over 800 men experiencing homelessness in our community each year. The shelter offers a range of services and amenities including showers, bunks, meals, case management, medical care, and job training and vocational counseling services.

Partnership for Permanent Housing – A collaborative program with county government, the Housing Opportunities Commission, and private foundations. As the county's pilot Housing First initiative, PPH combines the case management component of transitional housing programs with quicker access to permanent housing by providing subsidized permanent housing and supportive services to over 180 households.

Safe Havens – A low-demand transitional housing program for 40 mentally ill, homeless adults. Safe Havens provides case management, counseling, life skills development, and on-site psychiatric services with the goal of helping clients transition to a healthy life with permanent housing.

Seneca Heights Apartments – An award winning, innovative model combining housing, services and amenities. Seneca Heights serves as permanent housing for 40 single adults moving from shelters to independent living quarters and as transitional housing for 17 families who are preparing to move to a permanent home. All tenants receive on-site case management and social services as well as the opportunity to engage in a wide variety of community events and activities.

Coalition Homes, Inc. – MCCH's affiliate organization, which owns and manages 50 properties providing permanent housing for formerly homeless individuals.



Cordell Place

Cordell Place is a Single Room Occupancy project for 32 single adults exiting homelessness, and is the flagship project in a concerted eight-year-old effort to eradicate homelessness in Montgomery County by devoting resources to permanent supportive housing. The shift to the “Housing First” model has been spearheaded by non-profit Montgomery County Coalition for the Homeless (MCCH), and Cordell Place is the largest development to date by MCCH’s real estate affiliate Coalition Homes, Inc.

Adaptive Re-use of Class C Office Space in Bethesda CBD

Montgomery County allows by-right development of SROs (known as Personal Living Quarters, PLQ, under local zoning law) of up to 50 units in central business district zones. Cordell Place entailed the adaptive reuse of a half-vacant commercial office building in the Bethesda Central Business District. The \$2.4 million construction budget included gut rehab of interior spaces to create the 32 small apartments, shared kitchen, laundry and shower spaces, and offices for supportive services staff. The project also includes numerous green features and retained two street-level retail bays to maintain the mixed use character of the urban neighborhood. Features to encourage community among the residents include lounge areas on each level, a multi-purpose community room and a 24/7 reception area staffed by trained case aides.

After acquisition in April 2009, rehabilitation funding commitments were received by September and construction began in December 2009. Cordell Place was developed primarily with county dollars including \$1.52 million of federal HOME funding out of a total development cost of \$8.98 million. Of Maryland’s \$1.05 million commitment, \$900,000 entailed the first time that funds from its Shelter and Transitional Housing Facilities Grant Program were used for permanent supportive housing. Resident move-ins began in December 2010,.

Homes for the Community’s Most Vulnerable Residents

While the sponsors serve families in other permanent housing settings, the Cordell Place demographic is single, very-low-income adults, many of whom suffer from mental illness and meet the HUD definition of chronically homeless. In 2010, the metro Council of Governments counted 692 homeless single adults in Montgomery County out of a total 1,064 homeless people. Thus the urban SRO setting of Cordell Place, with on-site case managers and close proximity to jobs, health care and a variety of social services, provides a vital venue to establish housing stability for some of the most vulnerable in our community. And the development represents a tangible step to help move people more rapidly out of shelters.

Identifying a site was a challenge, as it often is with high real estate values in the metro area crowding out all types of affordable housing in desirable locations with access to services and transit. Cordell Place illustrates that with strategic investment, affordable housing developments, including special needs housing projects, can be integrated into even the most affluent of communities.

As a private non-profit, Coalition Homes is able to move quickly on special needs housing projects. In addition to Cordell Place, Coalition Homes owns and provides property management on 57 scattered site and walk-up apartments, and MCCH as a whole provides permanent supportive housing to 340 households throughout Montgomery County.