



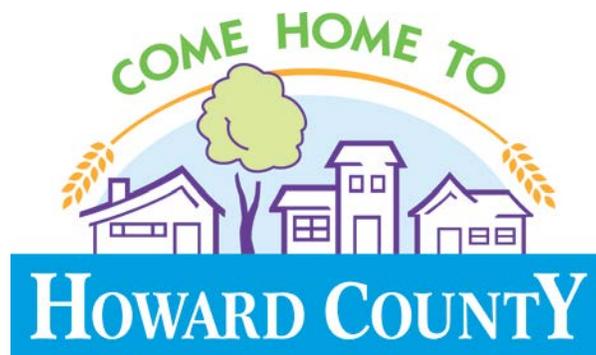
HOWARD COUNTY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT
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Voice/Relay

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Director's Report

July 2018



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DIRECTOR'S NOTE

IT'S OFFICIAL!

We opened our new office at the Community Resources Campus on Patuxent Woods Drive on Tuesday, July 17th. We would like to thank Proven Management, the County's facilities team led by Dan Bennett and John Cappelletti, and the DTCS team led by Brandee Ganz for making the move so successful. Our new address is 9820 Patuxent Woods Drive, #224, Columbia, MD 21046. Our phone numbers and email addresses stayed the same. We are grateful to County Executive Kittleman for our beautiful office space and are looking forward to collaborating with the other departments and agencies co-located at the campus!

BUDGET UPDATE

On May 31st, the Howard County Council approved an amended version of the FY 2019 capital and operating budgets proposed by County Executive Kittleman in April. The FY 2019 Operating Budget, which goes into effect July 1, 2018, represents a 2.1 percent increase over the current year's budget. The proposed General Fund Budget, which supports most government services, totals \$1.1 billion. Excluding one-time expenses, the General Fund budget represents an increase of \$28.6 million over FY 2018.

The \$1.6 billion operating and \$146.9 million capital budgets include top priorities set by Kittleman and continue his focus on education, school security, public safety, measures to decrease opioid misuse and increased support for Howard County's nonprofits. The increased funding for non-profits, including Hopeworks, Bridges to Housing Stability, Community Action Council, Grassroots, FIRN and Howard County Arts Council, represent a significant investment in many of the same programs and services that the Department already supports with its federal dollars.

The Department's FY19 budget is \$7,298,684. The Department will allocate \$3,479,000 to support housing initiative programs, such as SDLP, MIHU, RRR, rental housing assistance, and grants to several non-profits that provide housing assistance or units to county residents. The \$1,7489,240 of federal grant dollars will be used to support eligible CDBG and HOME program activities. Questions regarding the budget or planned expenditures can be directed to Tom F. Wall at (410) 313-6335.

#ECSTRONG 2018 UPDATE

Howard County Executive Allan H. Kittleman and Councilmember Jon Weinstein announced that Ellicott City's Main Street will reopen to two-way vehicular and pedestrian traffic on Friday, July 20, at 5:00 p.m. Main Street has been closed to thru traffic since a flash flood on May 27, 2018. Kittleman also signed an Executive Order ending the State of Emergency 10 days earlier than authorized by the County Council.

Housing Update: Residents were notified that June 26th was the last day that the County would reimburse Grassroots for hotel stays. The Department provided a list of 9 rental communities with available units to displaced residents. All rental communities will offer 3-month lease terms, waive the security deposit and accept rent payments from the State's Disaster Housing Assistance Payment (MD HAP) program. The list was also posted on the County's website. The State has approved 40 MD HAP applications and 18 residents have signed leases. 14 residents are currently searching for apartments. Residents may not use HAP funds if they return to their former apartments. Many residents decided to return to their former homes once Main Street opened on July 20th.

Kelly Cimino, Director

HOUSING OPPORTUNITIES PROGRAMS DIVISION

MODERATE INCOME HOUSING UNIT PROGRAM (MIHU)

Please see the attached MIHU Report.

SETTLEMENT DOWNPAYMENT LOAN PROGRAM (SDLP)

The Settlement Downpayment Loan Program is funded by the Department's Community Renewal fund. This program is responsible for increasing homeownership in the County and is critical to the success of the MIHU program. Homebuyers must be income-eligible and demonstrate a need for downpayment and closing cost assistance.

We are pleased to announce that FY19 funding is now available. A notice announcing the new funding was sent to all participating lenders on July 2nd. The Department has budgeted \$600,000 for MIHU homebuyer loans. Another \$500,000 has been budgeted for non-MIHU homebuyer loans again this year.

July was a particularly busy month. It seems that several buyers were anxiously awaiting the return of the program funding. For the first month of FY19, 2 MIHU buyers received SDLP loans totaling \$50,000., and 9 non-MIHU buyers received SDLP loans, including 5 Workforce Initiative loans, for a total of \$156,638. We are optimistic that funding will be adequate for the entire fiscal year.

REINVEST*RENOVATE*RESTORE HOUSING REPAIR PROGRAM (RRR)

The Reinvest*Renovate*Restore Housing Repair Program is funded by the Department's Community Renewal fund. This program can help income eligible homeowners make repairs to enhance safety, accessibility and livability in their homes. Two (2) applications are in process for loan consideration. Homeowners of approved loans are working with the rehabilitation consultant or preparing to select a contractor to begin work.

MARYLAND WHOLE HOME PROGRAM

The Maryland Whole Home Program (formerly known as MHRP) can be used to assist eligible homeowners secure low interest loans to make home repairs and bring properties into compliance with applicable building codes and standards. The program is designed to benefit households with incomes that are at or below 80% of the statewide median income. Homeowners must be current on their mortgage, insurance and property tax payments to be eligible for the program. The State announced the availability of new funding on July 1st. Staff is reviewing 2 new applications received in June.

COMMUNITY PLANNING AND GRANTS DIVISION

FFY2017 CONSOLIDATED ANNUAL PERFORMANCE & EVALUATION REPORT (CAPER)

The Community Planning and Grants staff took part in a HUD-sponsored training that focused on the process and requirements for setting up and completing the CAPER in the [eCon Planning Suite](#). The training provided a valuable opportunity for staff to learn the relationship the CAPER has with the

Strategic Plan, the Annual Action Plan (AAP), and other Activity Accomplishment screens of HUD's web-based portal, the Integrated Disbursement and Information System (IDIS). IDIS is used to keep HUD informed about how well the County is expending its CDBG and HOME Program funding.

The CAPER timeline and deliverable schedule has been set. The report will detail the progress made in the 2nd year of the 4-Year Consolidated Plan (FFY2016-FFY2019 Consolidated Plan).

Future CAPER Dates of Interest:

September 7, 2018 – 15 Day Public Comment Period Begins

September 20, 2018 – Public Hearing – 9820 Patuxent Woods Drive, Suite 224 @ 6:00 p.m.

September 21, 2018 – 15-Day Public Comment Period Ends / All Public Responses due

September 28, 2018 – FFY2017 CAPER due to HUD

FFY2018 ANNUAL ACTION PLAN UPDATE

On July 20, 2018, HUD approved the County's FFY2018 Annual Action Plan with the revised award amounts for the CDBG and HOME funding. The awarded amounts for both programs:

- o CDBG - \$1,257,864.00
- o HOME - \$491,376

The HUD Baltimore Field Office will be sending an approval letter, transmittal letter from the D.C. HUD office and the grant agreements for the FFY2018 CDBG and HOME funding for the upcoming program year. Upon receiving these documents, they will be routed for appropriate County signatures. Once the County has both grant agreements fully executed, the individual Sub-Recipient Agreements will be mailed to nonprofit partners that have been awarded funding through this application to HUD.

UPCOMING CDBG AT WORK

In anticipation of the approval of the FFY2018 Annual Action Plan to HUD, the Community Planning and Grants Division staff have been setting up project files and completing Environmental Review Assessments so the CDBG funding can be expended in a timely manner.

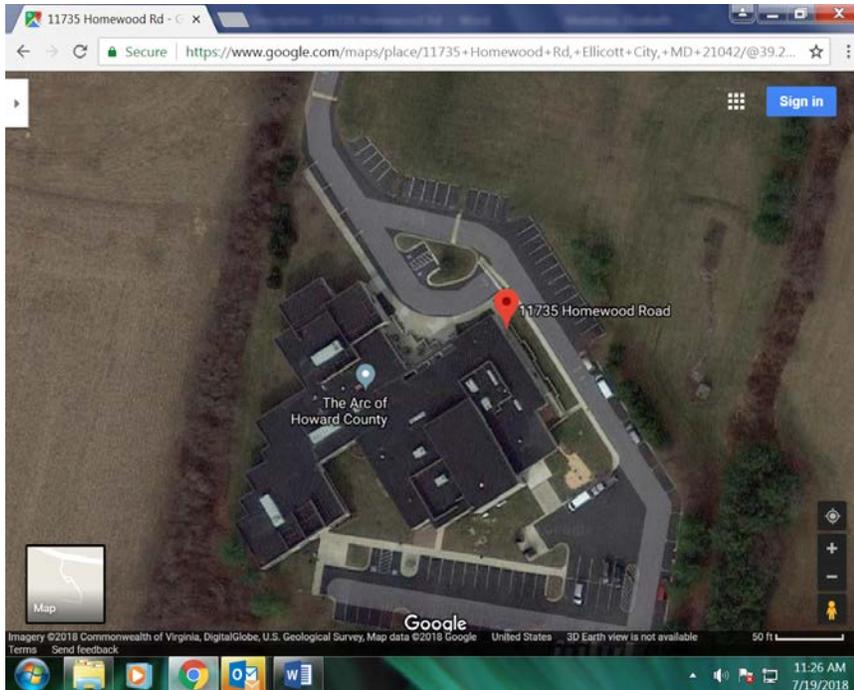
ONE PROJECT RECEIVING FFY18 CDBG FUNDING:

PROJECT: The Arc of Howard County – Facilities Improvement Project (FFY2018)
 11735 Homewood Road
 Ellicott City, MD 21042
 \$225,266.00

PROJECT AND AREA DESCRIPTION:

The Arc of Howard County, a 501 (c) (3) nonprofit, will use CDBG funds for the planning, design, acquisition, construction and installation of a new HVAC system at a facility that supports many activities and programs for persons with intellectual and developmental disabilities.

Income eligibility: Howard County residents with severe disabilities that earn between zero and eighty percent of the area median income (AMI) for the HUD Baltimore-Columbia-Towson Metropolitan Statistical Area (MSA).



Eligibility requirement: Rehabilitation of a public facility

PROPERTY DESCRIPTION:

Address: 11735 Homewood Road, Ellicott City, MD 21042
Type of Repair: New HVAC System
Property Use: Non-residential
Land Size (SF): 261,360 SF
Unit Size: 29,700 SF
Unit Type : Office Unit
Number of Floors: 1
Date of Construction: 1977
Type of Construction: Cement Block

HOME PROGRAM

During the past month, the Grants team has been working diligently to get all agreements executed for the current fiscal year. Agreements for CDBG, HOME and MIHU funds have been drafted.

The HOME Program Specialist has been working with the Office of Law to complete the documents for the County's only Community Housing and Development Organizations (CHDO) FFY2017 project.

In late July, HUD Exchange disseminated the most recent HOME Program Compliance report. This report shows whether participating jurisdictions (PJ) are at risk of having any of their CHDO program funds returned to the U.S Treasury for not committing program funds to eligible projects within the 24-month commitment deadline. The County is working diligently to satisfy this statutory requirement and commit its FFY2016 CHDO funds before the deadline on August 31, 2018.

In anticipation of the upcoming fiscal year, the grants team has been performing environmental reviews for FFY18 projects. This year, HOME program funds will be used to perform major rehabilitation work

on two facilities that serve persons with disabilities and their families. The projects are currently being reviewed by the State Clearinghouse and a response is usually provided within 30 days of submission.

COUNTY FUNDED PROJECTS

ACQUISITION/REHAB PROGRAM

There are funds in the Department's FY19 budget for the acquisition and rehabilitation of existing scattered site properties to be leased to low-income individuals and families in Howard County. For the second year, the Department will grant the funds directly to Bridges. Bridges will acquire units to lease them to households earning up to 60% of Howard County area median income as part of their Bridges Alliance program. Last year Bridges acquired 4 units for the Bridges Alliance. We expect the Bridges Alliance to acquire at least 4 units with FY19 funding.

RENTAL ASSISTANCE FOR SPECIAL POPULATIONS

The Department can use MIHU fee in lieu funds to provide rental assistance to populations at risk of homelessness such as youths aging out of foster care and inmates leaving the County's detention center. In 2017, the Department funded the acquisition of a property by Bridges to Housing Stability to house ex-offenders when they are released from the detention center. The home is currently occupied by the full-time staff person and potential tenants will be moving in soon. The County is currently reviewing loan documents to provide funds to Bridges to cover operating costs for this unit.

Staff met with the Department of Social Services and Bridges to Housing Stability this past spring to continue discussions regarding potential housing options for youths aging out of foster care. Options currently being discussed include providing rent subsidies or purchasing a house for single room occupancy. Bridges is continuing discussions with all partners to determine next steps.

OUTREACH

HOMEBUYER EDUCATION WORKSHOP

This month's Homebuyer Education Workshop was held on Saturday, July 14, 2018. The next workshop led by Making Change is scheduled for Saturday, August 11, 2018, from 9:00 a.m. – 3:00 p.m. at the George Howard building. Pre-registration is required. The Department's website provides ongoing workshop dates through 2018 and FAQs. Prospective homebuyers can register to attend a workshop by sending an email to homebuyerclass@howardcountymd.gov.

MIHU WORKSHOP

July was an open enrollment period for the MIHU homeownership program. The Department held 3 informational workshops for potential MIHU renters and homebuyers this month. Applications for MIHU rental units are available throughout the year. Staff is available to partner with employers, builders and nonprofits to present MIHU workshops throughout the year. Interested partners or applicants should visit our website for more information at www.howardcountymd.gov/housing.

Attachment: MIHU Report