

Action Plan

Grantee: Montgomery County, MD

Grant: B-08-UN-24-0001

LOCCS Authorized Amount:	\$ 2,073,965.00
Grant Award Amount:	\$ 2,073,965.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 0.00
Total Budget:	\$ 2,073,965.00

Funding Sources

Funding Source	Funding Type
NSP	Other Federal Funds

Narratives

Areas of Greatest Need:

To address Montgomery County's foreclose crisis and shortages of affordable housing. Priority emphasis for NSP funding must be directed to the areas of greatest need, including those with the greatest percentage of home foreclosures, those with the highest percentage of homes financed by a sub-prime mortgage related loan, those likely to face a significant rise in the rate of home foreclosures and those identified as meeting other need categories as determined by Montgomery County

Distribution and and Uses of Funds:

The funds will be use to purchase and rehabilitation of vacant, abandoned or foreclosed residential property. HUDs new Neighborhood Stabilization Program (NSP) will provide emergency assistance to purchase foreclosed or abandoned homes and to rehabilitate, resell, or redevelop these homes in order to stabilize neighborhoods and stem the decline of house values of neighboring homes. The Department of Housing and Community Affairs will receive funding in the amount of \$2,073,965.00. All NSP activities will be limited to zip codes 20874 and 20906. Both are consistent with areas identified by HUD data as areas of greatest need

Definitions and Descriptions:

Clarification of definition of affordable rent: "Rent will be considered affordable if it does not exceed 30% of the monthly adjusted household income and tenant paid utilities (based on an allowance schedule in use by HOC or otherwise approved by DHCA." We anticipate acquiring a minimum of 7 rental properties, which will each house an average of 5 persons, for a minimum of 35 persons served. A minimum of 32 of these individuals will be at or below 50% AMI

Low Income Targeting:

A minimum of 90% of direct project NSP funds will be used to serve families at or below 50% of Area Median Income (AMI). The remaining 10% or less of direct project NSP funds will be used to serve families Specify amount of NSP budgeted to assist families at or below 120% AMI.

Acquisition and Relocation:

Montgomery County anticipates acquiring a minimum of 7 properties at an average acquisition/rehabilitation cost of \$250,000 per property. Obviously instability in the current housing sales market may provide additional acquisition opportunities. Montgomery County will begin NSP funded acquisitions when NSP funds are released or when our pending pre-award cost limit waiver is approved, whichever occurs first. We anticipate completing all initial acquisition activities within 18 months of that date



Public Comment:

Action plan amendment was published and No comment was received

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
001	Administrative Costs	MC-21A	Administrative costs
002	Acquisition and Rehabilitation	MC-50-002	Acquisition and Rehabilitation LH25
003	Cancelled	MC-120-003	Cancelled
9999	Restricted Balance	<i>No activities in this project</i>	



Activities

Project # / Title: 001 / Administrative Costs

Grantee Activity Number: MC-21A
Activity Title: Adminstrative costs

Activity Type:

Administration

Project Number:

001

Projected Start Date:

03/03/2009

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Environmental Assessment:

EXEMPT

Benefit Report Type:

NA

Activity Status:

Completed

Project Title:

Administrative Costs

Projected End Date:

11/01/2010

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 207,395.50

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 207,395.50

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Montgomery County

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Montgomery County	Unknown	\$ 207,395.50

Location Description:

Montgomery County- Wheaton, Aspen Hill and Silver Spring (20906) and Germantown (20874).

Activity Description:



Funds will be used for staff planning, administration and monitoring which includes environmental review, contract preparation, payment processing, federal report etc.

Project # / Title: 002 / Acquisition and Rehabilitation

Grantee Activity Number: MC-50-002
Activity Title: Acquisition and Rehabilitation LH25

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Completed

Project Number:
 002

Project Title:
 Acquisition and Rehabilitation

Projected Start Date:
 03/03/2009

Projected End Date:
 11/01/2010

Project Draw Block by HUD:
 Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:
 Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:
 Not Blocked

Total Budget: \$ 1,866,569.50
Other Funds Total: \$ 0.00
Total Funds Amount: \$ 1,866,569.50

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Environmental Assessment:
 COMPLETED

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	7	7		100.00
# of Households	7	7		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	7
# of Housing Units	7



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Montgomery County

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Montgomery County

Organization Type

Unknown

Proposed

\$ 1,866,569.50

Location Description:

Montgomery County, Wheaton, Aspen Hill and Silver Spring (20906) and Germantown (20874)

Activity Description:

Acquisition and rehabilitation of residential properties

Project # / Title: 003 / Cancelled

Grantee Activity Number:

MC-120-003

Activity Title:

Cancelled

Activity Type:

Acquisition - general

Activity Status:

Under Way

Project Number:

003

Project Title:

Cancelled

Projected Start Date:

03/02/2009

Projected End Date:

09/02/2009

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

Total Budget: \$ 0.00

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Other Funds Total: \$ 0.00

Total Funds Amount: \$ 0.00

Environmental Assessment:

Benefit Report Type:

Direct (Households)



Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households				0.0
# of Households				0.0

Proposed Accomplishments	Total
# of Singlefamily Units	
# of Housing Units	

Activity is being carried out by Grantee: **Activity is being carried out through:**

No

Organization carrying out Activity:

Montgomery County

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Montgomery County	Unknown	\$ 0.00

Location Description:

Montgomery County, Wheaton, Aspen Hill and Silver Spring (20906) and Germantown (20874)

Activity Description:

Acquisition and rehabilitation of residential properties

3/27/2014 This activity was cancelled, all activity finances were transferred to activity number MC-50-002

Action Plan Comments:

Reviewer - Technical Assistance has been provided and the Action Plan has been updated.

Action Plan History

Version	Date
B-08-UN-24-0001 AP#1	04/11/2014
B-08-UN-24-0001 AP#2	04/08/2014
B-08-UN-24-0001 AP#3	03/28/2014
B-08-UN-24-0001 AP#4	02/03/2011



