

Application for Federal Assistance SF-424

Version 02

* 1. Type of Submission: <input type="radio"/> Preapplication <input checked="" type="radio"/> Application <input type="radio"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="radio"/> New <input type="radio"/> Continuation <input type="radio"/> Revision	* If Revision, select appropriate letter(s): _____ * Other (Specify) _____
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* 3. Date Received: 05/08/2007	4. Applicant Identifier: _____
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5a. Federal Entity Identifier: _____	* 5b. Federal Award Identifier: HUD SECTION 811
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State Use Only:

6. Date Received by State: _____	7. State Application Identifier: _____
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8. APPLICANT INFORMATION:

*** a. Legal Name:** Montgomery County Coalition for the Homeless, Inc.

* b. Employer/Taxpayer Identification Number (EIN/TIN): 62-1735674	* c. Organizational DUNS: _____
--	---

d. Address:

* Street1:	600-B East Gude Drive
Street2:	_____
* City:	Rockville
County:	_____
* State:	MD: Maryland
Province:	_____
* Country:	USA: UNITED STATES
* Zip / Postal Code:	20850

e. Organizational Unit:

Department Name: _____	Division Name: _____
----------------------------------	--------------------------------

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: _____	* First Name: Stephen
Middle Name: _____	
* Last Name: Joy	
Suffix: _____	
Title: _____	

Organizational Affiliation:

* Telephone Number: _____	Fax Number: _____
----------------------------------	--------------------------

*** Email:** _____

Application for Federal Assistance SF-424

Version 02

9. Type of Applicant 1: Select Applicant Type:

M: Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*** Other (specify):**

*** 10. Name of Federal Agency:**

US Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.181

CFDA Title:

Supportive Housing for Persons with Disabilities

*** 12. Funding Opportunity Number:**

FR-5100-N-05

*** Title:**

Section 811 Supportive Housing for Persons with Disabilities

13. Competition Identification Number:

S811

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

*** 15. Descriptive Title of Applicant's Project:**

Housing for Persons with Disabilities

Attach supporting documents as specified in agency instructions.

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16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="1,180,500.00"/>
* b. Applicant	<input type="text" value=""/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value=""/>

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)

- Yes
- No

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: * Date Signed:

Authorized for Local Reproduction

Standard Form 424 (Revised 10/2005)
Prescribed by OMB Circular A-102

Application for Federal Assistance SF-424

Version 02

*** Applicant Federal Debt Delinquency Explanation**

The following field should contain an explanation if the Applicant organization is delinquent on any Federal Debt. Maximum number of characters that can be entered is 4,000. Try and avoid extra spaces and carriage returns to maximize the availability of space.

Attachments

AdditionalCongressionalDistricts
File Name

Mime Type

AdditionalProjectTitle
File Name

Mime Type

MONTGOMERY COUNTY COALITION FOR THE HOMELESS, INC.

HUD SECTION 811 APPLICATION

DUNS # [REDACTED]

EXHIBIT TABLE OF CONTENTS

MONTGOMERY COUNTY COALITION FOR THE HOMELESS
Section 811 Application
Housing for Persons with Disabilities
DUNS # [REDACTED]

TABLE OF CONTENTS

**PART I - APPLICATION FORM FOR SECTION 202 OR SECTION 811
SUPPORTIVE HOUSING - CAPITAL ADVANCE**

EXHIBIT 1: Form HUD-92015-CA, Application for
Section 202 Supportive Housing
Capital Advance, OR

Form HUD-92016-CA, Application for
Section 811' Supportive Housing
Capital Advance

**PART II - YOUR ABILITY TO DEVELOP AND OPERATE
THE PROPOSED PROJECT**

EXHIBIT 2: Your Legal Status

(a) Articles of Incorporation (or
other organizational documents)

(b) By-laws

(c) IRS Tax Exemption Ruling

**[EXCEPTION: SEE EXHIBIT TO DETERMINE IF YOU MAY BE EXEMPT
FROM SUBMITTING THESE DOCUMENTS]**

(d) **Section 811 Applicants Only** - the
number of people on your board and the
number of board members who have
disabilities

**EXHIBIT 3: Your purpose, community ties and
experience:**

(a) Purpose(s), current activities,
how long you have been in existence

(b) Ties to the community at
large, to the target population,
and description of geographic areas
served

(c) Description of other funding
Sources for the project

MONTGOMERY COUNTY COALITION FOR THE HOMELESS
Section 811 Application
Housing for Persons with Disabilities
DUNS # [REDACTED]

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 (b) Ties to the community at
 large, to the target population,
 and description of geographic areas
 served

 (c) Description of other funding
 Sources for the project

- (d) Letters of support for your organization and for the proposed project
- (e) Housing and/or supportive services experience
- (f) Efforts to involve target population
- (g) Description of practical solutions to be implemented
- (h) Project Development Timeline
- (i) Description of how project will remain viable
 - (i) if service funds are depleted
 - (ii) for State-funded services, if State changes policy
 - (iii) if the need for project changes
- (j) Identification/coordination with other organizations
- (k) Description of consultation with Continuum of Care organizations
- (l) Form HUD-27300
- (m) Description of plans to incorporate Section 3 requirements

PART III - THE NEED FOR SUPPORTIVE HOUSING FOR THE TARGET POPULATION IN THE AREA TO BE SERVED, SITE CONTROL AND/OR IDENTIFICATION OF SITE AND SUITABILITY OF SITE, ADEQUACY OF THE PROVISION OF SUPPORTIVE SERVICES AND OF THE PROPOSED PROJECT

- (1) EXHIBIT 4: Project information including:
 - (a) Evidence of need for project
 - (b) How project will benefit target population and community
 - (c) A narrative description of the project, including
 - (i) Building design
 - (ii) Whether and how project will promote energy efficiency
 - (iii) If applicable, description of plans and actions to create a mixed-finance project for additional units and the number of additional units.

Evidence of Site Control

- (d) Evidence of site control and permissive zoning (If you do not have site control, skip to (e) Identification of Site below):
 - (i) Site control document(s)
 - (ii) Evidence site is free of limitations, restrictions, or reverters
 - (iii) Evidence of permissive zoning or statement of proposed action required to make project permissible
 - (iv) Evidence of compliance with URA site notification requirement
 - (v) Narrative topographical/demographic description of site/area suitability, how site will promote greater housing opportunities for minorities/target population
 - (vi) Racial composition/concentration map of site
 - (vii) Phase I Environmental Site Assessment
 - (viii) Asbestos Statement or Report
 - (ix) Letter to State/Tribal Historic Preservation Officer (SHPO/THPO) and Response from SHPO/THPO or statement that SHPO/THPO failed to respond.
 - (x) Willingness to seek an alternate site
 - (xi) Request for exception to project size limits (if applicable) - why site was selected and (ILP with site control only):
 - (A) Preference/acceptance of people with disabilities to live in proposed housing
 - (B) Increased number of people warranted by market conditions in area
 - (C) Compatibility of project with other residential development and -population density of the area
 - (D) Increased number of people will not prohibit successful integration into the community
 - (E) Marketability of project in the community
 - (F) Project size consistent with State and/or local policies governing similar housing
 - (G) Willingness to have application processed at project size Limit

- (e) Identification of a Site
 - (i) Location of site
 - (ii) Steps undertaken to identify site; what must be done to obtain site control
 - (iii) Whether site is properly zoned
 - (iv) Status of the sale of the site
 - (v) Whether the site would involve relocation

(2) EXHIBIT 5: Supportive Services Plan

- (a) Description of occupancy
- (b) Request for approval to limit occupancy, if applicable, including:
 - (i) Description of population to which occupancy will be limited
 - (ii) Why it is necessary to limit occupancy, including
 - (A) How Section 811 program goals will still be achieved
 - (B) Why housing and services needs cannot be met in more integrated setting
 - (iii) Experience in providing housing and/or supportive services to proposed population
 - (iv) How you will ensure occupant will be integrated into neighborhood and community
- (c) Supportive services needs of proposed population
- (d) List of community service providers with letters of intent
- (e) Evidence of each service provider's capability and experience
- (f) Extent of State and local agency involvement in project
- (g) Letter indicating your commitment to make services available or coordinate their availability
- (h) How residents will be afforded employment opportunities
- (i) Whether project will include manager's unit
- (j) Statement that you will not condition occupancy on the resident's acceptance of supportive services

PART IV - GENERAL APPLICATION REQUIREMENTS, CERTIFICATIONS AND RESOLUTIONS

(1) EXHIBIT 6(a): A list of applications, if any, you have submitted or are planning to submit to any other local HUD Office in response to the Section 202 or Section 811 NOFA, and required information about each.

(b): Prior year Section 202 or Section 811 Projects

(2) EXHIBIT 7: Applies to applications with site control only

A statement that:

- (a) Identifies all persons occupying property on application submission date
- (b) Indicates estimated cost of relocation payments/other services
- (c) Identifies staff organization that will carry out relocation activities
- (d) Identifies all persons who have moved from site within past 12 months

(3) EXHIBIT 8: CERTIFICATIONS AND RESOLUTIONS:

- (a) Standard Form 424, Application for Federal Assistance
- (b) Standard Form 424 Supplement, Survey on Insuring Equal Opportunity for Applicants
- (c) Standard Form LLL, Disclosure of Lobbying Activities, if applicable
- (d) Form HUD-2880, Applicant/ Recipient Disclosure /Update Report
- (e) Form HUD-2991, Certification of Consistency with the Consolidated Plan
- (f) Form HUD-92041, Sponsor's Conflict of Interest Resolution
- (g) Form HUD-92042, Sponsor's Resolution for Commitment to Project
- (h) Form HUD-2990, Certification of Consistency with the RC/EZ/EC Strategic Plan
- (i) Form HUD-92043, Supportive Services Certification
- (j) Form HUD-96010, Logic Model

(k) Form HUD-96011, Facsimile Transmittal

(l) Form HUD-2994-A, Grant Applicant Survey

MONTGOMERY COUNTY COALITION FOR THE HOMELESS, INC.

HUD SECTION 811 APPLICATION

DUNS # 

EXHIBIT 1 - Form 92016 - CA

**Application for Capital Advance
Summary Information**

For HUD Use Only | HUD Project Number | PRAC Number

1. Name(s), Address(es), Contact Person, and Telephone Number(s) of Sponsor(s)
 Montgomery Cty. Coalition for the Homeless DUNSM [REDACTED]
 Sheran London, Executive Director
 600-B East Gude Drive, Rockville, Maryland 20850
 Ph: [REDACTED] Fax: 301-217-0824

2. Minority Sponsor Designation: A minority sponsor is one in which at least 51 percent of the board members are minority.
 Is this sponsor a minority applicant? Yes No

If "Yes," identify by numeric code as shown below
 Codes: 2 - Black; 3 - Native American
 4 - Hispanic; 5 - Asian Pacific 6 - Asian Indian

1a. Sponsor is a "grassroots" organization Yes No

3a. Location of Site (city & State)
 Gemantown, Maryland

3b. Will project be located within the boundaries of a Federally-designated: (1) Empowerment Zone, (2) Enterprise Community, (3) Urban Enhanced Enterprise Community, (4) Strategic Planning Community, or (5) Renewal Community?
 (Contact local HUD Office for information on these designated areas.)
 Yes No

If "Yes," please indicate appropriate number as shown above.

4a. Congressional District
 Fourth

4b. Census Tract
 7003, 10

5. Capital Advance Amount Requested
 \$ 1,180,500

6. Project Rental Assistance Contract Amount Requested
 \$ 37,300 PER ANNUM

Note: For a group home(s) in 10. below, include the number of disabled residents in both the "Total Units" and the "Total Disabled Residents" categories. For an independent living project(s), include Resident Manager unit, if applicable, in the "Total Units" category.

7. Application Contains
 Evidence of Site Control
 Identification of Site

8. Type of Construction
 New Construction
 Rehabilitation
 Acquisition

9a. Occupancy Type
 Physically Disabled
 Developmentally Disabled
 Chronically Mentally Ill
 Mixed Occupancy
 Identify Categories _____

9b. Restricted Occupancy Requested
 Yes
 No
 If "Yes," identify subcategory _____

10. Project Type & Number of Units/Residents Proposed

a. Group Home

Site	No. of Disabled Residents	Resident Mgr. Unit (Y/N)	Address
#1			
#2			
#3			
#4			

b. Independent Living Project

Site	Units by No. of Bedrooms				Total Disabled		Resident Mgr. Unit (Y/N)	Total Units	Address
	0	1	2	3	Units	Residents			
#1									
#2									
#3									
#4									

c. Condominium

Site	Units by No. of Bedrooms				Total Disabled		Resident Mgr. Unit (Y/N)	Total Units	Address
	0	1	2	3	Units	Residents			
#1		2			2	2	N	2	[REDACTED] Germantown, MD 20874
#2		2			2	2	N	2	[REDACTED] Germantown, MD 20874
#3		4			4	4	N	4	[REDACTED] Germantown, MD 20874
#4		2			2	2	N	2	[REDACTED] Germantown, MD 20874

Note: If an elevator structure in b or c above, indicate by placing an "E" next to the total number of units for each applicable site.

Totals

10	Units (Section 811)
10	Disabled Residents
1	Sites

Mixed Finance or Mixed Use Project for Additional Units
 Yes No # of Add'l Units _____

11. Check utilities and services not included in the rent and to be paid directly by the tenant

- Electric
- Water
- Heat
- Gas

12. Unusual Site Features

- None
- Cuts
- Fill
- Erosion
- Poor Drainage
- Retaining Walls
- Rock Foundations
- High Water Table
- Other (specify)

13. Off-Site Facilities:

	Public	At Site	Ft. from Site
Water	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Sewer	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Paving	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Gas	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Electric	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	_____

14. Community Spaces to be Included in Project: (Identified by site no. indicated in 10 above):

The project consists of 10 condominium apartment units scattered throughout an apartment complex with a total of 350 units. They will share the community spaces provided in the complex for all of the residents including a fitness facility, a business center with computers and internet access, walking trails and a billiard room.

15. If Sponsor is applying for more than one HUD program from the SuperNOFA, indicate which application(s) contain the forms with original signatures.

Program Name

Form

None

16. Name, Address and Telephone Number of (mark one box)

- Consultant
- Agent
- Authorized Representative

Stephen N. Joy
 Housing Investment Associates, Inc.
 101 Chestnut Street, #220, Gaithersburg, MD 20877
 Ph: [REDACTED] Fax: 301-869-5945

17. Sponsor's Attorney (name, address and telephone number)

Not determined yet

[Handwritten Signature]

5/24/2007

By (signature of sponsor's authorized representative)

Sharan London

Type in Name

Executive Director

Title

Public reporting burden for this collection of information is estimated to average 48 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This collection of information is in support of HUD's efforts to expand the supply of Supportive Housing for Persons with Disabilities under Section 811. The information is necessary to assist HUD to determine applicant eligibility and ability to develop housing for disabled with statutory and program criteria. A thorough evaluation of an applicant's qualifications and capabilities is critical to protect the Government's financial interest and to mitigate any possibility of fraud, waste or mismanagement of public funds. This application does not collect any sensitive information. HUD does not ensure confidentiality.

MONTGOMERY COUNTY COALITION FOR THE HOMELESS, INC.

HUD SECTION 811 APPLICATION

DUNS # 

EXHIBIT 2 - *LEGAL STATUS*

**MONTGOMERY COUNTY COALITION FOR THE HOMELESS, INC.
SECTION 811 APPLICATION**

Duns # [REDACTED]

EXHIBIT 2.. PART (a) (b) and (c)

LEGAL STATUS

In accordance with this year's instructions, we will not be submitting our Articles of Incorporation, By-Laws, or IRS Tax Exemption ruling since we received a Section 811 Fund Reservation in fiscal year 2006. Instead we are submitting the following:

1. Project submitted in fiscal year 2006:
Project No.: 000-HD064
Baltimore Office
2. There have been no modifications or additions to our Articles of Incorporation, By-Laws or IRS Tax Exemption ruling since we submitted them to HUD the last fiscal year.

Montgomery County Coalition for the Homeless

DUNS # [REDACTED]

Exhibit 2 (d)

Exhibit 2(d): Board Members with Disabilities

The Montgomery Coalition for the Homeless has 15 board members.

One board member has a disability: serious and persistent mental illness.

Montgomery County Coalition for the Homeless Board of Directors Addresses and Affiliations

Diana Bird

Coordinator - Supportive Housing Program, Housing Opportunities Commission

[REDACTED]
Board Term: 2004-2007

MINORITY

Allison Bryant, Ph.D.

Commissioner, Montgomery County Planning Board, M-NCPPC

[REDACTED]
Board Term: 2006-2009

MINORITY

Charles Covell

Covell Communities, LLC

[REDACTED]
Board Term: 2006-2009

Charlie Eisenhauer

Unitarian Universalist Church of Rockville

[REDACTED]
Board Term: 2004-2007
Secretary

Blair G. Ewing

Instructor in Political Science, Montgomery College-Takoma Park

[REDACTED]
Board Term: 2004-2007

Paul Goldman

Assistant Director, U.S. Securities & Exchange Commission

[REDACTED]
Board Term: 2004-2007

Bobbie Hart

Vice President, Adams National Bank

[REDACTED]
Board Term: 2005-2008

Jean Hochron

[REDACTED]

Board Term: 2005-2008

Elizabeth Homan

[REDACTED]

Board Term: 2004-2007

Vice-Chair

Amy Horton-Newell

[REDACTED]

Board Term: 2005-2008

Dan Mahoney

[REDACTED]

Board Term: 2005-2008

Chair

Yehuda Schmidt

[REDACTED]

Board Term: 2004-2007

Treasurer

Pinkney Spencer

[REDACTED]

Board Term: 2006-2009

Health Systems Manager, U.S. Department of Health and Human Services

Media Relations Director, Montgomery College

Director – Commission on Homelessness & Poverty, American Bar Association

Principal, NOI Hospitality

Managing Consultant, IBM Global Business Services

Community Volunteer

**MINORITY
DISABLED**

MONTGOMERY COUNTY COALITION FOR THE HOMELESS, INC.

HUD SECTION 811 APPLICATION

DUNS # 

EXHIBIT 3 (a) PURPOSE, ETC.

MONTGOMERY COUNTY COALITION FOR THE HOMELESS, INC.
SECTION 811 APPLICATION
DUNS# [REDACTED]

EXHIBITS 3(a),(b),(c),(d),(e) & 5(f)

LEVERAGING RESOURCES
RATING FACTOR 4

Attached please find letter/s/ which illustrate our ability to secure other funding sources and community resources that can be combined with HUD's program resources to achieve program purposes.

These letters contain written evidence of firm commitments towards the development and operation of the proposed project from other funding sources totaling over 25% of the capital advance amount of the proposed project.

Therefore, this project qualifies for 5 rating points in accordance with Federal Register. Vol. 72, No.48, Tuesday, March 13, 2007, page 11738, Rating Factor 4.f., a copy of which is attached to this statement.



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Isiah Leggett
County Executive

April 20, 2007

Richard Y. Nelson, Jr.
Director

Ms. Sharan London, Executive Director
Montgomery County Coalition for the Homeless
600B East Gude Drive
Rockville, Maryland 20850

Dear Ms. London:

The Department of Housing and Community Affairs reviewed your application for funding for an 811 project at the Ashmore at Germantown Condominiums. I am pleased to provide this commitment letter for a loan of up to \$300,000 in permanent financing, as needed, for the Ashmore 811 project, contingent upon the following conditions:

- This commitment is to the Montgomery County Coalition for the Homeless, and can be transferred to one of the organization's assigns.
- This loan will be secured by deeds of trust on the properties. The loan will bear no interest. This loan will mature in forty years, with no payments and no interest accruing. It is our intent that, as long as the same or similar population is being served throughout the term of the loan, any balance remaining on this loan will be forgiven at the end of the term.
- For a period of at least forty years, or as long as the Montgomery County Coalition for the Homeless or an affiliated entity owns the units, all of the units will be affordable to persons with special needs at or below forty percent of the area median income.
- If Montgomery County Coalition for the Homeless or an affiliated entity decides to sell any of the units, it must give the County the first opportunity to purchase the units.
- Once the property is occupied, and for the term of the loan, by July 30 of each year, you are to submit to the Division of Housing and Code Enforcement a report that includes information on the residents of each affordable unit, including household size and income.
- Montgomery County's model lease and the HUD 811 model lease are to be the basis for the lease used at this property. A copy of the Montgomery County model lease can be obtained from the Office of Landlord-Tenant Affairs. You must submit the lease that you will use to this Department for approval.

Office of the Director

Ms. Sharan London
April 20, 2007
Page 2

To complete our loan processing, please instruct your attorney to prepare the necessary loan documents. Your attorney can contact [REDACTED] Office of the County Attorney, at [REDACTED] obtain sample loan documents.

Thank you for your interest in Montgomery County's housing finance programs. We are looking forward to working with you as you develop this important housing resource. If you have any questions, please contact [REDACTED] Multifamily Housing Loan Analyst, Multifamily Housing Program Section, at [REDACTED]

Sincerely,



Richard Y. Nelson, Jr.
Director

Accepted:



Sharan London
Executive Director

RYN:mtb

affordable housing. (Note: This is an optional requirement, but to receive up to 2 points, the applicant must have submitted the Form HUD-27300, Questionnaire for HUD's Initiative on Removal of Regulatory Barriers, AND provided some form of documentation where requested, including point of contact and URL references or submitted the required documentary evidence.) Refer to the General Section for further information.

k. (1 point) The extent to which you will promote energy efficiency in the design and operation of the proposed housing. (Note: Optional, but to receive the 1 point, the applicant must have adequately addressed their plans to promote energy efficiency in the design and operation of the proposed project.) Refer to Section III.C.4 of this NOFA.

l. (2 points). The extent to which you have described your plans for expanding economic opportunities for low and very low-income persons (provisions of Section 3). Note: This is an optional requirement, but to receive up to 2 points, the applicant must have adequately addressed the following in Exhibit 3(m) of the application. Refer to the General Section for further information.

(1) (1 point). Provide opportunities to train and employ low and very low-income residents of the project area.

(2) (1 point). Award substantial contracts to persons residing in the project area.

4. Rating Factor 4: Leveraging Resources (5 Points)

This factor addresses your ability to secure other funding sources and community resources that can be combined with HUD's program resources to achieve program purposes. Submit information responding to this factor in accordance with Application Submission Requirements in Exhibits 3(a), 3(b), 3(c), 3(d), 3(e), and 5(f) of Section IV.B. of this NOFA.

a. (0 point). The application contains general support and/or written evidence of firm commitments towards the development and operation of the proposed project (including, financial assistance, donation of land, provision of services, etc.) from other funding sources (e.g., private, local community, and government sources) where the dollar value totals 5% or less of the capital advance amount as determined by HUD.

b. (1 point). The application contains written evidence of firm commitments towards the development and operation of the proposed project (including, financial assistance, donation of land, provision of services, etc.) from other

funding sources (e.g., private local community and government sources) where the dollar value totals between 6% and 10% of the capital advance amount as determined by HUD.

c. (2 points). The application contains written evidence of firm commitments towards the development and operation of the proposed project (including, financial assistance, donation of land, provision of services, etc.) from other funding sources (e.g., private local community and government sources) where the dollar value totals between 11% and 15% of the capital advance amount as determined by HUD.

d. (3 points). The application contains written evidence of firm commitments towards the development and operation of the proposed project (including, financial assistance, donation of land, provision of services, etc.) from other funding sources (e.g., private, local community, and government sources) where the dollar value totals between 16% and 20% of the capital advance amount as determined by HUD.

e. (4 points). The application contains written evidence of firm commitments towards the development and operation of the proposed project (including, financial assistance, donation of land, provision of services, etc.) from other funding sources (e.g., private, local community, and government sources) where the dollar value totals between 21% and 25% of the capital advance amount as determined by HUD.

f. (5 points). The application contains written evidence of firm commitments towards the development and operation of the proposed project (including, financial assistance, donation of land, provision of services, etc.) from other funding sources (e.g., private, local community, and government sources) where the dollar value totals over 25% of the capital advance amount as determined by HUD.

5. Rating Factor 5: Achieving Results and Program Evaluation (12 Points)

This factor reflects HUD's goal to embrace high standards of ethics, management and accountability and, as such, emphasizes HUD's commitment to ensuring that you keep the promises made in your application. This factor requires that you clearly identify the benefits or outcomes of your project and develop an evaluation plan to measure performance, which includes what you are going to measure, how you are going to measure it, and the steps you will have in place to make adjustments to your project development timeline should you not be able to achieve any of the major milestones. Completion of Exhibit 8(j), Program Outcome Logic

Model (HUD-96010), will assist you in completing your response to this rating factor. This rating factor also addresses the extent to which your project will implement practical solutions that result in residents achieving independent living, economic empowerment, educational opportunities and improved living environments. Finally, this factor addresses the extent to which the long-term viability of your project will be sustained for the duration of the 40-year capital advance period. Submit information responding to this factor in accordance with Application Submission Requirements in Exhibits 3(e), 3(g), 3(h), 3(i), 6(b), and 8(j) of Section IV.B. of this NOFA.

a. (5 points) The extent to which your project development timeline is indicative of your full understanding of the development process and will, therefore, result in the timely development of your project.

b. (2 points) The extent to which your past performance evidences that the proposed project will result in the timely development of the project. Evidence of your past performances could include the development of previous construction projects, including but not limited to Section 202 or Section 811 projects.

c. (2 points) The extent to which your project will implement practical solutions that will result in assisting residents in achieving independent living, economic empowerment, educational opportunities, and improved living environments (e.g., activities that will improve computer access, literacy and employment opportunities).

d. (3 points) The extent to which you demonstrated that your project will remain viable as housing with the availability of supportive services for very low income persons with disabilities for the 40-year capital advance period.

6. Bonus Points (2 bonus points) Location of proposed site in an RC/EZ/EC-II area, as described in the General Section. Submit the information responding to the bonus points in accordance with the Application Submission Requirements in Exhibit 8(h) of Section IV.B. of this NOFA.

B. Reviews and Selection Process

1. Review for Curable Deficiencies. Upon receipt of the application by HUD staff, HUD will screen all applications to determine if there are any curable deficiencies. For applicants receiving a waiver to submit a paper application, submitting fewer than the required original and four copies of the

Exhibit 3

Exhibit 3(a): Organizational Purpose, Ties, & Experience

Purpose:

Incorporated in 1990, the Montgomery County Coalition for the Homeless ("the Coalition") is a non-profit, charitable organization which serves the homeless of Montgomery County Maryland by providing:

- shelter and housing,
- supportive services, and
- advocacy.

The Coalition is an umbrella organization which coordinates efforts for the homeless among its 18 member organizations. Member organizations include providers of social services to homeless, mental health service providers, and housing organizations serving very low income people.

The Coalition identifies gaps in the service delivery system and, when necessary, develops and/or manages programs to meet those needs. The Montgomery County Coalition for the Homeless mission is to lead the efforts to end homelessness in Montgomery County by creating housing options, providing supportive services, and facilitating collaboration, education and advocacy based on the belief that every person is entitled to the dignity of a home.

The Coalition, with its member organization and community stakeholders, is committed to ending homelessness. *Homelessness in Montgomery County: Beginning to End*, a local plan to end homelessness, was released in May of 2002, and adopted by Montgomery County government as part of the County housing policy. The Coalition manages the workgroups and activities which are making the plan a reality.

Current Activities:

The Coalition operates 8 principal programs:

- Men's Emergency Shelter,
- Safe Havens ,
- Seneca Heights Apartments,
- Partnership for Permanent Housing,
- Coalition Homes,
- Homeless Outreach,

- 811 funded housing, and
- serves as an effective umbrella organization for homeless services organizations in Montgomery County.

Please see the attached Coalition Annual Report and brochure for more information about the programs of the Coalition.

The **Men's Emergency Shelter (MES)** provides year-round, safe, overnight refuge for homeless men and includes case management and several components aimed at increasing clients' education, job readiness, and, eventually, income levels. Last year the MES served over 850 men, keeping the neediest citizens in Montgomery County off the streets. Shelter residents are encouraged to meet with case managers who connect them with supportive services, work on individual treatment plans, and assist them in movement to more appropriate housing. Recovery and support group meetings are held on a weekly basis.

Services include:

- Case management,
- Bathroom and shower facilities,
- Donated clothing and toiletries,
- Laundry facilities,
- Breakfast, lunch and dinner, through donations,
- NA/AA meetings.

The Men's Emergency Shelter was one of the first programs of the Coalition. For many years it operated in inadequate facilities. Through advocacy and a partnership led by the Coalition, a state of the art shelter was opened in 2000. The Coalition had operated a men's emergency shelter for many years. The Coalition, along with community representatives, raised public awareness about unsafe and unsanitary conditions at the shelter. A unique collaboration of resources, spearheaded by the Coalition, resulted in the construction (in the year 2000) of a 5800 square foot building which shelters up to 100 men. The partnership resulted in improved conditions for services to this most vulnerable population, as the shelter served over 900 men in its first year and thereafter. The building was constructed with \$500,000 of county funds and an equal amount of donated or discounted goods provided by Home Builders Care Foundation, the nonprofit arm of the Metropolitan Washington Building Industry Association who managed the construction. An addition is planned for FY08 which will include medical exam rooms. Funding has been approved to keep the shelter open during the day to enable programming around vocational needs.

The **Safe Havens** shelter programs provide a comfortable and non-threatening environment for forty homeless, mentally ill adults who have been living on the streets. Safe Havens offer community, counseling, psycho-social rehabilitation, and on-site medical and psychiatric services in a low demand living environment. The Coalition's Safe Havens serve 40 chronically mentally ill homeless adults in four houses throughout the County. This population is the most difficult to engage in treatment and generally not successful in other group or shelter situations. Case workers conduct outreach to vulnerable people living on the streets in order to encourage them to live in a Safe Haven home. The ultimate goal of the Safe Haven program is to help clients transition to a more independent, permanent, and healthy living situation.

Services include:

- Comfortable and non-threatening environment,
- Case management and counseling,
- Life skills training,
- On-site psychiatric services, and
- Connection to medical care, vocational training, day treatment programs and other appropriate community resources.

The Coalition established its first Safe Haven in Laytonsville in 1993 to meet the needs of the most vulnerable, seriously mentally ill adults in Montgomery County. In July 1995, the U.S. Department of Housing and Urban Development recognized the Coalition's success with the Safe Haven program and awarded the Coalition a grant to open new Safe Havens. Currently the Coalition operates four Safe Havens, in Laytonsville, Rockville, Gaithersburg, and Takoma Park.

Seneca Heights Apartments, opened in the summer of 2004. Seneca Heights Apartments is a unique housing complex for formerly homeless individuals and homeless families, whose development was spearheaded by the Coalition. The Coalition operates the property under contract with the property owner, the Montgomery County government

The Personal Living Quarters at Seneca Heights (SHAPLQ) provides permanent supportive housing to 40 formerly homeless single adults. SHAPLQ residents live independently while benefiting from on-site services that offer the opportunity to reclaim, acquire, or enhance their life skills.

The transitional housing at Seneca Heights (SHATH) provides housing for 17 families experiencing homelessness. SHATH combines intensive case management services with an autonomous living environment allowing families to develop and practice enhanced household competencies, work related, parenting, and other basic life skills.

Services/Facilities include:

- Intensive on-site case management,
- Educational groups and workshops,
- Recreational/social activities,
- Tenant Council,
- Fully furnished living units,
- Phone and internet service,
- Community space, and
- Outdoor recreational areas furnished with picnic facilities, basketball court, and outdoor play equipment for children.

SHA opened in the summer of 2004 after several years of advocacy to extend the zoning laws permitting Personal Living Quarters in Montgomery County. After the laws were extended representatives from MCCH, Housing Opportunities Commission, Montgomery County Department of Housing and Community Affairs, and Montgomery County Department of Health and Human Services partnered together to renovate a former Econolodge in Gaithersburg. The development and operation of Seneca Heights Apartment is an important achievement in the Coalition's local plan to end homelessness.

The **Partnership for Permanent Housing**, is an innovative program that reduces the amount of time families spend in homelessness by providing access to permanent affordable housing directly from shelters. By the end of FY07, PPH will provide housing and case management to 105 households.

When asked to prioritize, homeless families identify housing as their primary goal. PPH responds to the family's need for housing stability by providing access to affordable permanent housing immediately with supportive services. Accompanying the housing is case management to address areas related to financial solvency, household management and family well being. Initially, case management is provided on a weekly basis but diminishes significantly over time as the family increases its self-sufficiency.

The families receive:

- Project Based Housing Choice Voucher or county funded rental subsidy,
- Assistance in locating affordable housing including application fees,
- Assistance with furnishing the apartment,
- Client centered case management, and
- Emergency funds as needed.

PPH came into existence in 2003 as a collaborative effort between MCCH, Housing Opportunities Commission, Montgomery County Department of Health and Human Services and Department of Housing and Community Affairs. It is the

Montgomery County's pilot "Housing First" program based on this current concept in homelessness prevention. It is an implementation of an action step in the Coalition's local plan to end homelessness. It has proved so successful that the Montgomery County Council doubled the funding in the FY07 budget to allow the program to serve twice the households of the original program, increasing the program from 50 families to the current 105 households. The program was also made available to individuals. Please see the attached article from the Washington Post about this program and the planned funding increase.

Homeless Outreach

The Homeless Outreach Project, initiated in the spring of 2006, locates and engages individuals living on the streets who are desperately in need of housing and supportive services yet are often hard to engage. The Outreach Case Manager works to place these individuals in transitional or emergency shelters and, where possible, directly into permanent housing programs. Clients are also assisted in applying for entitlements and referred to a variety of community resources.

Coalition Homes, Inc., MCCH's newest subsidiary, recently acquired ten efficiency apartments in a high rise building on Rockville Pike. Ten formerly homeless individuals, who have been living in group homes operated by psychiatric rehabilitation programs, moved into their own apartments at the beginning of 2006. The move from a structured group living situation to an apartment of their own marks the last step in a long journey these tenants have traveled. One tenant told us he had "been in 'em all" before he found his new, permanent home, naming the Men's Emergency Shelter, Avery Road Treatment Center, and Chase Transitional Shelter.

Services/facilities available include:

- Off site psychiatric rehabilitation services,
- Liaison with MC CSA Office of Consumer Affairs,
- fully furnished apartment,
- phone and internet service,
- fully equipped gym,
- parking,
- swimming pool, and
- community space available including business center.

The Coalition Home units were acquired with in cooperation with and funding from Montgomery County Department of Housing and Community Affairs (DHCA).

Aurora Homes (HUD 811 funded housing): MCCH owns and operates 8 units of housing for individuals with mental illness which received an 811 Fund Reservation of \$762,900 in Fiscal Year 2006 (HUD project #000-HD064). A Firm Commitment was submitted to the Baltimore HUD office on 3/16/07. The project is moving ahead on schedule, and closing on the 811 funding is expected July, 2007.

Finally, the Coalition is an **effective umbrella organization for homeless services organizations** in the County, leading in the mission to end homelessness and adding value to the member organizations' work. Related activities include advocacy efforts, legislative alerts, program coordination, annual retreats and monthly educational meetings for members. Our member meetings promote the sharing of information and enhance the ability of other organizations to effectively provide services to and advocate for the needs of people experiencing homelessness.

Volunteers:

The Coalition makes extensive use of local volunteers to support its residents and its mission. There are four basic ways volunteers participate:

- by providing meals,
- by providing enrichment activities and professional services,
- by serving on the Coalition Board of Directors and committees, and
- by assisting with fundraising.

Volunteers provide breakfast, lunch, and dinner to the residents of the Men's Emergency Shelter year round. Over 50,000 meals are planned, prepared, and served by volunteers to the residents over the course of a year. Over 1,000 volunteers participate from a wide variety of congregations, neighborhood groups, youth groups, and service organizations. In addition, Soup's On!, a local restaurant, donates all its left over food supplies to the Safe Haven residents every Friday.

Volunteers also make use of special talents to assist the Coalition and its residents. Volunteers provide:

- after school tutoring to school aged children who live in the Seneca Heights Apartments Transitional Housing program,
- arts and crafts activities to residents of the Safe Havens,
- seasonal parties and holiday presents for residents of Seneca Heights, Men's Emergency Shelter, Safe Havens, and families in the Partnership for Permanent Housing program,
- professional talents such as construction management and graphic design. One exceptional volunteer has donated his graphic design skills for ten years to help MCCH get its message out, assisting with fundraising

materials, organizational and project logos, and many holiday appeals. He recently received the City of Rockville's "Good Neighbor" award in recognition of his volunteer efforts with the Coalition.

MCCH is governed by a volunteer board of directors who accept fiscal oversight for the organization and participate in fundraising for the organization. They donate countless hours of time to advance the mission of the organization. As a result of an organizational planning process, the Coalition expanded the membership of the Board to include a CPA, an attorney, a former consumer, people with expertise in public relations and several persons with a background in housing development, reflecting the organization's shift to focus on housing issues. The new core competencies that these Board members bring to the table complement those of the service providers on the Board. Their community ties to schools and other community groups have broadened the reach of the Coalition in the community.

Use of volunteers in local fundraising is discussed below.

Local Fundraising

The Coalition takes a diversified approach to fundraising which includes direct solicitation of cash and in-kind donations from local supporters and businesses, grant fundraising to local, regional and national foundations and government sources, and participation in a wide variety of local and regional fundraising events.

The Coalition has sponsored a local walkathon for 10 years to both raise funds and raise awareness of homelessness in Montgomery County. The Board of Directors is actively involved in this effort which is supported by community sponsorships from local business, churches and individuals as well as walker's donations.

The Coalition participates in the Fannie Mae Help the Homeless Walk every fall. This local event incorporates education and outreach to local schools. This year, the Montgomery County Coalition for the Homeless is proud to have engaged approximately 5,000 young people through Mini-Walks, educational outreach and service projects. In addition, the Board of Directors sponsors a Wine Tasting to raise funds to support the participation of low-income students in the Walk.

Additionally, the Coalition has been the beneficiary for the Freddie Mac Hoops for the Homeless fundraiser which engages local volunteers through participation in the round robin basketball event as well as engaging the entire Freddie Mac Corporation and Foundation staff in the pre-event and day of activities.

Montgomery County Coalition for the Homeless 2007

DUNS [REDACTED]

Exhibit 3 a

This year, the Coalition launched its first fundraising gala, "Celebrating Partnerships: Honoring Sharan London's Ten Years of Service" which engaged the business community in sponsorship and started the "Endowment to End Homelessness".

Please see the attached recent newsletters for more information about program developments, local fundraising efforts and volunteer contributions to the Coalition.

3(a)



montgomery county
coalition for the homeless



*Faces of
Homelessness*




2005-2006 Annual Report

Contents

The Montgomery County Coalition for the Homeless leads the effort to end homelessness in our community by creating housing options, providing supportive services, and facilitating collaboration, education and advocacy based on the belief that every person is entitled to the dignity of a home.

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Cover: *Faces of Homelessness* painting was created by Barry Alston, tenant of the Partnership for Permanent Housing and former tenant of Seneca Heights Apartments.

From the Executive Director and Board Chair

Dear Friends,

The past year has been filled with excitement and purpose at the Montgomery County Coalition for the Homeless. Continuing our mission of *Solving Housing Crises and Striving to End Homelessness*, the Coalition provided a vast array of housing options and supportive services to men, women and children experiencing homelessness in our community.

Challenged by the ever-increasing cost of housing and a greater number of homeless individuals and families, the Coalition expanded its programmatic efforts in several directions:

- Breaking Down Barriers was created in the fall of 2005 to meet the needs of those people who, once they overcome their barriers to housing, are able to remain housed and live full, independent lives.
- The Homeless Outreach Project was initiated in the spring of 2006 to locate, engage, and house homeless individuals living on the streets, many of whom have been homeless for long periods of time and face a variety of disabilities.
- Funding was secured from the County Council to more than double the capacity of the Partnership for Permanent Housing program in fiscal year 2007 and to expand its mission to serve not only homeless families, but also single adults and couples without children.
- The Coalition created an affiliate organization, Coalition Homes, Inc., to own and manage property providing permanent housing for the homeless. Six efficiency units were purchased and became homes for mentally ill, formerly homeless adults who had been stabilized in residential rehabilitation programs.

The variety of housing options and services the Coalition provides reflects the diversity of people who experience homelessness. When thinking of a homeless person, one often finds oneself envisioning a frail man huddling beneath a blanket on a city street. The reality is that there is no one face of homelessness, but rather many faces with their own unique set of experiences, needs and dreams.

Over the course of a year more than 4,000 people experience homelessness in our community, of which 1,000 are children. We are proud to have served nearly 1,500 of these men, women and children over the past year. As you read this report filled with the Coalition's accomplishments, please remember that behind each statistic, story and picture – each face of homelessness – is a person entitled to the dignity of a home.

A heartfelt thanks to all our partners and supporters, for without your help, we will never realize the vision of a Montgomery County without homelessness.

Sharan London

Sharan London
Executive Director



Dan Mahoney

Dan Mahoney
Board Chair



Breaking Down Barriers

Created in the fall of 2005, Breaking Down Barriers strives to facilitate rapid re-housing of newly homeless families and single adults by quickly identifying the barriers that keep them from housing and providing assistance to help them overcome these obstacles. This program, staffed by a Housing Solutions Specialist, reduces time spent in shelters and decreases the length of time families and single adults are homeless, which in turn, helps avoid the many negative effects of prolonged homelessness.



PROGRAM STATS

(8 months)

Total single adults served: 60

Total families served: 13

Successfully housed:

7 singles

4 families

Total of 21 people

Services provided include: processing of credit reports and rental histories, housing contacts, application fees, holding fees, moving fees, expedited DHHS emergency services, security deposits, first month's rent and ongoing rental subsidies.

A Face of Homelessness: Jean

Jean had continued working despite increasingly severe back problems. As her medical problems increased she missed work, which led to loss of employment, rent shortfalls and eventually eviction. Jean ended up in a homeless shelter with her 12-year-old son and 9-year-old daughter, who has Down syndrome. The family had obtained a year-long subsidy from the Maryland Rental Allowance Program before entering the program. Because of the relationships BDB developed in the community, the Housing Solutions Specialist was able to locate an apartment complex willing to work with Jean's negative rental history. The Coalition also paid the application fee, security deposit, and part of the cost of moving her belongings from storage to her new apartment – money Jean simply did not have.

The struggle is not over for Jean's family, as she continues searching for work that can accommodate her back trouble and provide sufficient income. But in mid-July she and her children were able to attend their family reunion in Pennsylvania. Most importantly, in the fall the children will attend the same schools they did last year, and at the end of the day, return to a real home.

Homeless Outreach Project

The Homeless Outreach Project, initiated in the spring of 2006, locates and engages individuals living on the streets who are desperately in need of housing and supportive services yet are often hard to engage. The Outreach Case Manager works to place these individuals in transitional or emergency shelters and, where possible, directly into permanent housing programs. Clients are also assisted in applying for entitlements and referred to a variety of community resources.



A Face of Homelessness: Stephen

Stephen lived on the streets of Silver Spring for years suffering from paranoid schizophrenia. The Outreach Case Manager first met Stephen at a day program where he would go for a meal and shower. Despite several attempts to encourage him to enter a shelter, Stephen remained reluctant. After an episode left him hospitalized, the Outreach Case Manager was able to get Stephen to accept help and enter the Safe Havens program.

Stephen did well at Safe Havens until he stopped taking his medication and began leaving the shelter for prolonged periods of time. Working diligently with Stephen despite the setbacks caused by his illness, the Outreach Case Manager helped him to settle back into the Safe Havens program and get back on his medication. Today, because of the Outreach Case Manager's encouragement, Stephen is currently recovering and staying off the streets.

PROGRAM STATS

(3 months)

Individuals engaged: 40

Ongoing relationships: 32

Housed or sheltered: 4

Referrals made for:
clothing, food, ongoing
case management, the
Rental Allowance Program,
and assistance with
securing benefits.

Hope Housing

Hope Housing, a permanent supportive housing program for formerly homeless adults and families with disabilities, is a partnership between the Coalition and three collaborating community agencies. Community Ministries of Rockville, Community Ministry of Montgomery County, and Stepping Stones Shelter provide the direct services to 40 individuals and 2 families, while the Coalition coordinates and oversees the operations and finances. Services to Hope Housing clients include case management, counseling, life skills training, childcare, tutoring, and connection to medical care, vocational counseling, mental health and substance abuse services.



A Face of Homelessness: Nikki

Nikki came to the Hope Housing program upon completing treatment in May 2003 after years of chronic substance abuse and bouts of homelessness. Not long after her treatment was completed, Nikki was referred to a food service training program. Nikki obtained her certification in food service management and has since been employed full-time as a food service manager at a local treatment center. Nikki is also hoping to obtain her GED soon and has begun working with a therapist on emotional issues from her past that she has had difficulty facing.

Nikki's determination and ability to take leadership of her life eventually secured her the position of house manager at her residence in the Hope Housing program. With her new responsibilities, Nikki conducts house meetings with other residents. "I love my job because it gives me the chance to help those walking in my footsteps," she says.

PROGRAM STATS

Single adults housed: 55

Families housed: 2

Children: 6

Increased income through employment or benefits: 73%

Participation in skills groups: 60%

Participation in house meetings: 91%

Participation in goal planning: 100%

Remained in housing over one year: 95%

Men's Emergency Shelter

The Men's Emergency Shelter provides year-round, overnight refuge to over 850 men experiencing homelessness in our community each year. In addition to basic amenities such as showers, bunks and dining facilities, case management and other critical supportive services are available to residents. The shelter also provides a treatment track for clients who are awaiting placement in another shelter or housing program or for clients who are considered particularly vulnerable, but are not eligible for other programs. In the winter, 135 beds are available with overflow beds created as needed. In the summer, 60 beds are open to clients continuing on the treatment track as well as for the most vulnerable men.

A Face of Homelessness: Jack

Jack came to the Men's Emergency Shelter in 2003 after living on the streets for months battling a drug addiction. A few years earlier, Jack graduated from the University of Maryland and excelled in Division I sports. Unfortunately, he struggled with a mild addiction to prescription drugs and painkillers, which worsened after he underwent two serious spinal surgeries for sports-related injuries. He found it difficult to hold a job and afford housing and soon became homeless.

With the help and dedication of the Men's Emergency Shelter staff, Jack was able to overcome his 6-year struggle with drug addiction and landed a part-time job at the shelter. Eventually, Jack was able to get back on his feet and found work as a full-time swimming director. Now, he visits the shelter regularly not only for supportive services, but also to offer advice to shelter residents. Grateful for the guidance he received at the Men's Emergency Shelter, Jack says that the experience has "taught me how to live life on life's terms."



PROGRAM STATS

Bednights: 34,364

Men served: 850

Average length of stay: 40 nights

Participated in case management: 503

Utilized bilingual case management: 60

Moved to more permanent housing: 93

Partnership for Permanent Housing

The Partnership for Permanent Housing (PPH) is 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 housing and supportive services to families experiencing homelessness. Initially, case management is provided on a weekly basis, but diminishes significantly over time as a family increases its self-sufficiency.



A Face of Homelessness: Rebecca

Rebecca entered the Partnership for Permanent Housing with her son and, later on, another child directly from a homeless shelter. Although Rebecca had overcome various childhood obstacles that had left her impoverished and even in foster care, she faced many more difficulties later on in her life, including domestic violence, that led her to relocate from her hometown to Maryland.

Rebecca is very grateful for the Partnership for Permanent Housing and continues to make great strides in increasing her self-sufficiency and providing better opportunities for her son and daughter. In 2006, Rebecca accepted a job with AmeriCorps VISTA as an Event Planner and Community Outreach Coordinator for another nonprofit organization. Rebecca is also the editor of PPH's quarterly newsletter – a role of which she is proud, explaining, "I feel that I am truly at my best when I am able to help others."

PROGRAM STATS

Families housed: 55

Adults served: 61

Children served: 146

Adults employed: 62%

Adults receiving benefits: 28%

Families who successfully
maintained housing: 100%

Housed 3 years or more:
21 families

Housed 2 years or more:
24 families

Housed 1 year or more:
10 families

Families receiving
services

Safe Havens

Safe Havens is a low-demand transitional housing program for 40 mentally ill, homeless adults. This population is often the most difficult to engage in treatment and is generally not successful in other group or shelter environments. Safe Havens provides case management, counseling, life skills development, weekly on-site psychiatric services, and connections to medical care, vocational training, and day treatment programs. The ultimate goal of the Safe Havens program is to help clients transition to a more independent, permanent and healthy living situation.



A Face of Homelessness: Beth

Two years ago, Beth was sleeping on park benches, suffering from severe mental illness, and afraid to ask for the help she needed. When she was referred to the Safe Havens program, it was evident that her schizophrenia was her main roadblock in finding stable housing. Despite experiencing several setbacks during the course of her stay, Beth was determined to take control of her mental illness and have a place to call home again.

The staff at the Maplewood Safe Havens worked together to help Beth find tolerable medications and develop methods for managing her mental illness in daily life. Since her acceptance into the Safe Havens program, Beth is working part-time, receiving social security payments and has moved into her own apartment. "I owe most of my success in achieving a more viable lifestyle to the dedicated staff of Safe Havens. With all of the assistance I received, I feel confident that I will remain as stable as possible with my illness and off the streets," she says.

PROGRAM STATS

Safe Havens: 4

Individuals housed: 54

Individuals who moved to permanent housing: 13

Individuals connected to supportive services for the first time: 10

Individuals who started or restarted receiving benefits: 7

Individuals engaged in treatment programs: 40

PROGRAM STATS

SHA Personal Living Quarters

Individuals housed: 45

Tenants with chronic serious health conditions: 21

Tenants who maintained full- or part-time employment: 17

Tenants who enrolled in school/classes: 8

Tenants who engaged in mental health treatment: 24

Tenants who engaged in substance abuse treatment: 18



SHA Transitional Housing

Families housed: 26

Adults served: 28

Children served: 52

Families successfully relocated: 10

Average income increase: 42%

Parents who entered with no employment and obtained work: 6

Parents who maintained full- or part-time employment: 25

Parents in school/classes: 7

Parents who participated in job training: 9

Parents engaged in substance abuse treatment: 7

Parents engaged in substance abuse treatment: 7

Seneca Heights Apartments

Seneca Heights Apartments (SHA) opened in the summer of 2004 after several years of advocacy to extend the zoning laws permitting Personal Living Quarters in Montgomery County. The Coalition partnered with a number of county agencies to renovate a former Econolodge in Gaithersburg. An award winning, innovative model combining housing, services and amenities, Seneca Heights Apartments 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.

A Face of Homelessness: Bill

Bill entered into homelessness when injuries from an automobile accident left him unable to work, causing him to lose his home. After spending time at the Men's Emergency Shelter throughout the next three years, Bill came to Seneca Heights Apartments in 2006.

Bill was very active in the community events at Seneca Heights and when he was not working as a cook at the Armed Forces Retirement Home in Washington, D.C., he served as Vice President of the SHA Tenant Council. Bill also hosted a cooking class twice a month and loved to share his skills and recipes with the residents and staff. Not long after he moved into Seneca Heights, Bill received a Housing Choice Voucher and now lives happily in his own apartment. Bill continues to work full-time as a cook at the Veterans' home and plans to come back to Seneca Heights from time to time to continue his cooking class.

Public Education

The Coalition continued to act as a leader in the effort to raise awareness about homelessness in Montgomery County.

- Nine meetings were held educating our member organizations on issues ranging from domestic violence to co-occurring disorders. In February and April, in conjunction with the National Alliance to End Homelessness, we held special training sessions for local service providers on implementing a Housing First model, placing permanent housing at the core of homeless services. The April training focused on how to effectively use community resources and support to house families experiencing homelessness.
- Thousands of individuals, including 5,000 youth, were engaged through educational presentations at conferences, schools, universities, congregations and civic groups.
- In November, Otsuka America Pharmaceutical, Inc. sponsored a two-week series of radio spots on WTOP, WGMS, and WTWP highlighting the problem of homelessness in Montgomery County that reached more than 600,000 listeners.
- Coalition staff presented to numerous groups on the topic of homelessness including: the Community Development Block Grant hearing; the Council of Governments' Conference; the National Alliance to End Homelessness Conference; the Mental Health Advisory Committee; the Leadership Montgomery Class as part of a housing panel; and the Caregiver's Conference on Creative Housing Solutions.
- Coalition staff regularly assisted in specialized training for local police to sensitize them and help them deal more effectively with homeless citizens.



MCCH Advocacy

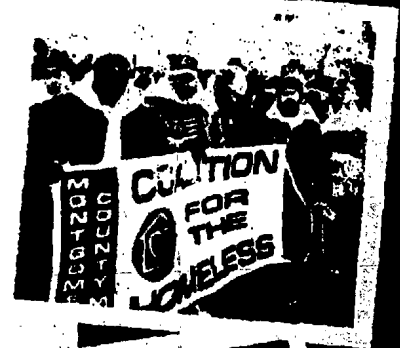
Advocacy remained at the core of the Coalition's efforts to serve our community's homeless population and end homelessness in the county.



- Coalition staff testified to recommend essential changes to the Maryland State Senate Bill that would affect the existing state Rental Allowance Program. The Coalition advocated that not only should the state increase the production of affordable housing, but it should fund creative ways to make existing housing affordable to the residents of Maryland with very low incomes.
- Coalition staff testified at a number of local forums including County Council hearings. We were successful in advocating for \$500,000 to fund healthcare for the homeless as well as additional funding to create a county-run deep rental assistance program. Beginning in January 2007, the Supportive Housing Rental Assistance Program (SHRAP) will provide housing assistance and service coordination for low-income individuals and families with special needs.
- The Coalition advocated for and achieved support from the County Council for the expansion of the Partnership for Permanent Housing, doubling the program's existing capacity to serve over 105 households.
- Two Coalition clients participated in *Walk a Mile*, an innovative educational project run through the Community Action Board. This project attempts to bridge the gap between policymakers and their low-income constituents whose lives are directly affected by government policy but whose voices often go unheard.
- Coalition staff appeared on local radio and cable television stations appealing for broad-based support for our plan to end homelessness.
- Coalition staff were active participants in numerous county-wide committees dealing with issues that affect the homeless population, including: the Interagency Housing Task Force, the Criminal Justice Behavioral Health Initiative, the Co-occurring Disorders Steering Committee, the Co-occurring Disorders Trainers Group, Homeless Policy Development Committee, Adult Homeless Teaming Committee, Family Providers Team, Mental Health Provider Council, Community Action Board, the Commission on People with Disabilities Housing Subcommittee, and the St. Mark Mental Health Coalition.

Coalition Events

Help the Homeless – Again this year, we are grateful to have been a part of the Fannie Mae Foundation's annual Help the Homeless program that raises awareness and funds to prevent and end homelessness. Through this year's program, the Coalition raised \$134,814 and engaged 5,000 youth through mini-walks, educational presentations and community service projects.



Hoops for the Homeless – We were honored to be chosen for the second year in a row as a beneficiary of Freddie Mac's Hoops for the Homeless® basketball tournament. Our client basketball team, coached by a Coalition staff member, also participated in the tournament at the Verizon (MCI) Center. The Coalition received \$132,000 from this excellent event.



ShelterWalk 'n Roll – Our 10th annual ShelterWalk 'n Roll included a walkathon, live music of a dedicated local band, and activities for the entire family. Not only did we raise funds and awareness for people experiencing homelessness, but we had fun doing it! Thanks to the generous support of ShelterWalk 'n Roll 2006 sponsors and participants, the Coalition was able to raise over \$25,000.



Whole Foods 5% Day – The Coalition partnered with Whole Foods Market, Inc. to raise funds and give homeless children the opportunity to attend summer camp. On April 26, 2006, 5% of all sales at the Whole Foods Market in Rockville, \$3,911, were donated to the Coalition so that we could pay summer camp fees for children living at Seneca Heights Apartments.



Financial Statement (Fiscal Year Ending June 30, 2006)*

Condensed Statement of Activities and Changes in Net Assets

Support and Revenue**

Government Grants & Contracts	\$4,245,705
Individuals, Corporate & Foundations	\$ 555,201***
Program Income	\$ 355,862
Interest & Other Income	\$ 28,984
Total Support and Revenue	\$5,185,752

Expenses**

Program Expenses	
Safe Havens	\$1,310,413
Seneca Heights Apartments	\$ 951,914
Partnership for Permanent Housing	\$ 933,569
Men's Emergency Shelter	\$ 648,797
Hope Housing	\$ 586,382
Breaking Down Barriers	\$ 59,655
Total Program Expenses	\$ 4,490,730
Support Services Expenses	
General and Administrative	\$ 248,876
Fundraising	\$ 62,308
Total Support Services Expenses	\$ 311,184

Condensed Summary of Financial Position

Assets

Cash	\$ 930,324
Receivables	\$ 830,921
Fixed Assets	\$1,152,942
Other Assets	\$ 23,950
Total Assets	\$2,938,137

Liabilities and Net Assets

Current Liabilities	\$ 352,385
Long Term Liabilities	\$1,609,529
Net Assets	\$ 976,223
Total Liabilities and Net Assets	\$2,938,137

* The financial statements for the Montgomery County Coalition for the Homeless were audited by an independent auditor and are available in their entirety at the Coalition office.

** Approximately \$250,000 of in-kind income and expenses are not included in these figures.

*** Includes donations released from purpose restrictions.

Treasurer's Report

As Treasurer of the Montgomery County Coalition for the Homeless Board of Directors, I am pleased to present the condensed financial results for the 2006 fiscal year. These results were taken from our financial statements that were audited by our independent auditor, Eric Bolin CPA, P.C., who issued an unqualified opinion on them.

The Coalition and its donors rose to meet the needs of increased numbers of people experiencing homelessness in our community. Two new projects were created, Breaking Down Barriers and the Homeless Outreach Project, as well as an affiliate organization, Coalition Homes, Inc. Paired with the Coalition's existing programs and services, these new initiatives extend the organization's commitment to good stewardship on behalf of our community's most vulnerable neighbors.

The Board of Directors continues to work closely with the Executive Director and staff of the Coalition in *Solving Housing Crises and Striving to End Homelessness in Montgomery County*. The Annual Report demonstrates the Coalition's fiscal health and effectiveness in utilizing its financial resources.

We offer thanks to all our partners for their generous support of the Coalition's mission to ensure that every person has the dignity of a home.



Yehuda Schmidt

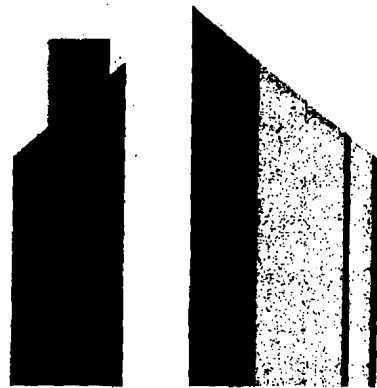
Yehuda Schmidt
Treasurer
MCCH Board of Directors

Support and Revenue



- Government Grants and Contracts - 81.5%
- Individuals, Corporate and Foundations - 11%
- Program Income - 7%
- Interest and Other Income - 0.5%

Expenses



- Safe Havens - 27%
- Seneca Heights Apartments - 20%
- Partnership for Permanent Housing - 20%
- Men's Emergency Shelter - 14%
- Hope Housing - 12%
- Breaking Down Barriers - 1%
- General and Administrative - 5%
- Fundraising - 1%

The Coalition is grateful to the following donors who contributed \$100 or more for their generous support during fiscal year 2006.

We appreciate all who contributed their time, expertise, in-kind donations, and other financial resources without which our work would not be possible.

Individuals • Robert and Miriam Adelstein • Janet and Allan Akman • Richard Alper and Kate Herrod • Paul Andrews • Anonymous • G. Lawrence and Cornelia Atkins • Bob Atlas and Gloria Paul • Annella Auer • Mary Balley • Stanley and Shelley Balis • Thomas and Martha Bartley • Julianne and George Baum • Charles Becker • Joshua and Amy Berman • Paul and Susan Berman • James Berry and Hali Edison • Arturo Betancourt and Lulu Delacre • Lynn M. Boiko • Robert and Cynthia Bonsib • Robert Borochoff • Cathy Bowe • Leonard and Frances Burka • Boyd and Marcella Burris • Robert and Elizabeth Carlin • Flavio Carsalade and Catherine Connor • Catherine Cleland • D. Faye Conley • A. P. Constant • Howard and Nancy Cooper • Gloria Coryell • Paul and Leonie Craig • Louise Crane • Malinda Dice-Shah, DDS • Kathy Donnelly • Michele Driscoll • Sarah Q. Duffy • David Dugoff and Victoria Bor • Robert and Debra Ekman • Dr. Steven Epstein • Blair Ewing and Martha Brockway • Christina and Robert Faass • Elizabeth Falloon • Robert and Betsy Feinberg • Kenneth and Lois Fischbeck • Stephen and Vicki Fisk • Virginia Fowler • Jeffrey and Inga Frank • Ellen S. Frantz • Verrick and Patricia French • Carol Fried and Andrew Mitz • Leslie and Richard Galen • Diane Garfield • Barbara Gentile • Dolbert and Nancy Ginsberg • Laurel Glassman and William Neff • James and Helen Goebel • Mildred Goeke • Elizabeth Goeke and Jay Bille • Anne Goldman • Richard and Shirley Grant • Michael and Sybil Greenhut • Benjamin Greenspoon • Bevin Grylack • Bruce and Sue Guenther • Brian and Lauren Harris-Kojetin • Todd and Elizabeth Harrison • Lewis Helm • Michael and Kimberly Hicks • Jim and Jean Hochron • Eugenia and John Horton • David and Catherine Hostetler • Adam Ishaiek • James and Annemarie Ishikawa • Jeanne and Donald Jackson • L. Frances Jansen • Alexander and Hilary Joel • David and Susan Jones • Carol Jordan • Jane Josephs • James Karn and Dolores McDonagh • Barry Kasinitz and Carla Evans • Marvin and Toby Kaulkin • Helen Kavanagh • Claudia Kedda • Sam Kilpatrick and Douglas Barker • Joseph and Kathy Kolar • Nancy Kosinski • Cheryl Kreiser • Ruth Lammert-Reeves • Stephen and Jennie Lane • Neil and Ellen Lang • Roger Langsdorf • Mary and David LaRoche • Charles R. Larson • Christian Ledley and Jean Jarman • Leigh Leslie and Frederick Curdts • Neil Levy and Linda Perle • Donald and Carol Lipton • Hossein and Mojgan Loghman-Adham • Sharan and Howard London • Dorothy and Milton London • Marsha and Alfred Luce • James Lyles • Mary Anne Mahin • Jonathan and Julie Maltzman • Aris and Marianne Mardirossian • Fred and Mary Marinucci • Peter Mathers and Bonnie Beavers • James and Marjorie McMann • Robert and Patricia McNamara • Cindy and Howard Menditch • Duke and Sandra Mercer • Edward and Anne Metcalf • Maria Teresa Meyer • Dr. Laurence Miller • Muriel Miller Pear • Tracy Milosevich • William Mitchell and Rebecca Ross • Wendall and Jo Ann Mohr • Leo and Sarah Mondale • Edward and Susan Morris • Melvin and Sally Moskowitz • Ronald and Gloria Murad • Paul and Martha Nelson • Irwin Newman • Louisa Nickerson • Michael and Mary Owens • Eric and Jamie Padmore • Thomas and Jeanne Parker • Anne and C. Christopher Parlin • Arthur Parsons and Linda Beth Berman • Brenda and Paul Pascal • Carol Pearson • Michael and Ruth Pepper • Tom Perez and Ann Marie Staudenmaier • Lori Perine • Neale and Karen Perl • Eric Peterson •

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(as of 06.30.06)*

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NOI Hospitality

Elizabeth Homan, Vice-Chair
Montgomery College

Yehuda Schmidt, Treasurer
IBM Global Business Services

Charlie Eisenhauer, Secretary
Unitarian Universalist Church of Rockville

Diana Bird
Housing Opportunities Commission

Blair G. Ewing
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and Human Services

Amy Horton-Newell
American Bar Association

Patrick Maier
Innovative Housing Institute

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Kathy Mitchell, Inc.

Pinkney Spencer
Community Volunteer

**Affiliations are for identification
purposes only.*

*Congratulations to Joanne
Stubbs, Clinton Wilson, Sharan
London, Ron Hall, and Jim Russ
on their ten years of service
to the Coalition!*



Coalition Staff

(as of 06.30.06)

Administrative Office

Sharan London
Julie Maltzman

Mike Greenhut
Sarah Mahin
Valerie Walker
Jenny Willard

Breaking Down Barriers

Carey Schneider

Homeless Outreach

Project

Deirdre Harris

Men's Emergency Shelter

Ron Hall

Ronald Beckham
Tyrone Boardley
Jim Booker
Edward Carter
Walter Clark
Emery Gerran-Davison
Garry Hall
John Hill
Charles Hines
Andrew Kridler
Kwame Kyeremeh
Francisco Lopez
Theodore Lyles
Gerald Marshall
Portolese Mattocks
Anthony Robinson
Victor Rojas
Carroll Shumpert
Edmund Smith
Dwayne Stewart
Ace Thompson
Anthony Walker

Partnership for Permanent Housing:

Alice Forcier

Chandra Harris
Marie Pyne

Safe Havens

Margaret Hobbs

Carolyn Amspough
Melonie Campbell
Anne Chapin
Lisa Cook
Maria Cole
Jean Ekpenyong

Pat Ellsbury
Stephanie Everette

Lee Jansky
Tefaye Mekuria
Jameelah Muhammad
Velda Nzam
Catherine Nzams
Alexander Perry
Juanita Reed
Merchell Reedy
David Roberts
Jim Russ
Rosa Sorrell
Joanne Stubbs
Sharon Taylor
Rebecca Urban
Sandra Wallace
Jennifer Ward
Rose White
Lisa Wood

Seneca Heights

Apartments

Alice Forcier
Renee Belisle

Amanda Cavin
Allison Suarez-Charles
Raymond Griffin
Harold Jones
Ernest Murray
Nora Parker
Veronica Pease
Joseph Perry
Elaine Sands
Michael Shields
Jerita Williams
Clinton Wilson

HOMELESS TIMES



*A publication of the Montgomery County Coalition for the Homeless
600-B East Gude Drive, Rockville, MD 20850*

(301) 217-0314

www.mcch.net

Fall 2006

New Housing Options - Ending Homelessness



A condominium complex formerly homeless individuals now call home.



Inside one of the Coalition's units before the new tenant moves in.



Coalition Homes, Inc owns and manages ten units at this complex.

The Coalition has begun to place homeless individuals and families in a variety of permanent housing options created over the past year – effectively ending their homelessness. Twelve disabled adults who have been homeless for an extended period of time are being housed through Home First in two four-bedroom houses and four one-bedroom apartments. Through Home First, these individuals will not only have a place to call home but will also receive case management services to ensure that they remain housed. An additional twelve disabled homeless, and formerly homeless, adults are being placed in units owned by the Coalition and linked to existing community resources. Starting this fall, fifty-five households of single adults, couples without children, and families will be placed into their own rental units by the Partnership for Permanent Housing. These households will not only receive a housing subsidy, but also onsite, tailored case management services. We would like to thank the US Department of Housing and Urban Development, the Montgomery County Department of Housing & Community Affairs, Department of Health and Human Services, and the County Council for their support of these important initiatives. As important as it is to end homelessness for these individuals and families, it also brings us closer to our goal of ending homelessness in our community.

The Coalition Unveils its New Mission Statement

The Board of Directors of the Coalition recently adopted a new mission statement – "The Montgomery County Coalition for the Homeless leads the effort to end homelessness in our community by creating housing options, providing supportive services, and facilitating collaboration, education and advocacy based on the belief that every person is entitled to the dignity of a home", replacing one developed approximately eight years ago. This new statement more accurately reflects our current vision, goals, principles, and day-to-day activities and became necessary due to the Coalition's tremendous growth and development over the past few years. The staff reaction has been overwhelmingly positive, believing this revised mission statement correctly underlies the work they do each day.

Board Of Directors

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 Pinkney Spencer, *Community Volunteer*

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Peter Amanfo, *Accountant*
 Renee Bellisle, *Clinical Program Director, SHA*
 Jennifer Blackwell, *Case Manager, Home First*
 Anne Donahue, *Program Director, PPH*
 Alice Forcier, *Director of Housing Solutions*
 Ron Hall, *Program Manager, MES*
 Deirdre Harris, *Outreach Case Manager*
 Joan Harris, *Clinical Program Director, MES*
 Maggie Hobbs, *Clinical Program Director, Safe Havens*
 Sharan London, *Executive Director*
 Sarah Mahin, *Development & Public Affairs Associate*
 Julie Meltzman, *Deputy Director*
 Tom Penna, *Program Assistant*
 Carey Schneider, *Housing Solutions Specialist*
 Valerie Walker, *Controller/Administrative Officer*
 Jenny Willard, *Program Assistant*
Men's Emergency Shelter: Jim Booker, Emery Gerran-Davison,
*Case Managers, Ronald Beckham, Tyrone Boardley, Edward
 Carter, Walter Clark, John Hill, Charles Hines, Andrew Kridler,
 Kwame Kyeremeh, Sheila Long-Weems, Francisco Lopez,
 Theodore Lyles, Gerald Marshall, Alberto Martinez, Portoliese
 Mattocks, Anthony Robinson, Victor Rojas, Carroll Shumpert,
 Edmund Smith, Dwayne Stewart, Ace Thompson, Anthony Walker,
 Case Aides*
Adrienne's Havens: Lee Jansky, *Case Manager, Jim Russ, House
 Manager, Testfaye Mekuria, Alexander Perry, David Roberts,
 Residential Aides*
Laytonsville Havens: Rebecca Urban, *Case Manager, Maria
 Cole, House Manager, Anne Chapin, Pat Ellsbury, Stephanie
 Everette, Catherine Nzams, Jill Ochs, Residential Aides*
Galthersburg Havens: Jean Ekpenyong, *Case Manager, Melonie
 Campbell, House Manager, Velda Nzams, Jameelah Muhammad,
 Velda Nzams, Rosa Sorrell, Sharon Taylor, Sandra Wallace, Rose
 White, Lisa Wood, Residential Aides*
Takoma Park Havens: Carolyn Amspaugh, *Case Manager,
 Joanne Stubbs, House Manager, Lisa Cook, Juanita Reed,
 Merchell Reedy, Residential Aides*
Seneca Heights Apartments: Olivia Moore, Veronica Pease,
 Elaine Sands, Allison Suarez-Charles, *Case Managers, Renee
 Malone, Program Assistant, Samuel Bannerman, Raymond Griffin,
 Harold Jones, Nora Parker, Michael Shields, Jerita Williams, Desk
 Staff, Joseph Perry, Driver, Clinton Wilson, Maintenance
 Supervisor*
Partnership for Permanent Housing: Chandra Harris, *Senior
 Case Manager, Esther Ihionu, Case Manager*

Letter from a Coalition Team Member

Dear Coalition Supporters,

I would like to introduce myself to those of you who haven't met me yet. My name is Joan Harris and I am the clinical director for the Men's Emergency Shelter, providing shelter to single, homeless men. The past five years I have been working with the same population of men in Montgomery County at Bethesda Cares as the outreach social worker. In addition, the past two years while working with homeless clients, I earned my masters in social work at Howard University. Although I loved my position at Bethesda Cares, I resigned to find a more challenging position which would improve my newly learned skills and talents. I am very pleased to work for an organization such as the Montgomery County Coalition for the Homeless because it provides staff with a great opportunity to cultivate their professional goals and objectives while serving a community of individuals that desperately needs our services. My colleagues provide me with a strong knowledge base that helps me to meet client needs and provide support and encouragement to the homeless men who are sheltered daily.

On a personal note, I am the mother of three children with the youngest attending Penn State University ****GO NITTANY LIONS****. I am not clear how it happened, but my youngest daughter is working on a Bachelor of Science degree in counseling and human services and plans to finish her college career with a JD degree. My oldest child is married with four children and my middle child I constantly pray for. I have four wonderful grandchildren who keep me forever young, smiling and pockets empty. I try to live my life to the fullest personally and professionally. I respect each person no matter what their status or position in life because I feel I'm always just one step away from being at the lowest point and one step away from being at the highest.

Yours,

Joan O. Harris
 Clinical Director
 Men's Emergency Shelter
 301-545-5026



Letter from the Coalition Board Chair

Dear Coalition Supporters,

The Broadway play of 1990 "Six Degrees of Separation" gave way to the Will Smith movie of the same name, a 2006 TV show and of course, the Six Degrees of Kevin Bacon game. The concept being that everyone in the world is connected to everyone else through, at the most, six other people.

In 2002, when one of the Board Members for the Montgomery County Coalition for the Homeless (my Mom's best friend from grade school – one degree of separation) asked me to consider joining the Board, I was intrigued. The County's Housing Opportunities Commission, in conjunction with the Coalition, was in the process of purchasing a motel in Gaithersburg for conversion to transitional housing for the homeless. By coincidence, the current owner was a college acquaintance of mine (again, one degree of separation).



Dan Mahoney with his wife Reedy and their children at ShelterWalk 'n Roll.

Since that time, I have had the privilege of working with the Coalition in the quest to end homelessness in Montgomery County. The Coalition brings together concerned citizens, housing advocates, the area real estate community, business leaders and an incredibly dedicated group of staff to address the issues. The redevelopment of the former motel in Gaithersburg into the Seneca Heights apartments now serves as a national model for the effective collaboration of non-profit organizations, the community and government.

I have also learned about the root causes of homelessness through the Coalition and those we serve. Like many people, I believed that homelessness was an isolated problem in an area like Montgomery County – largely composed of those seeking donations along Rockville Pike and other area roads. It was quite a shock to learn that more than 4,000 people annually experienced homelessness in the County, including more than 1,000 children.

A letter to the editor published in The Gazette newspapers in 2004 suggests "As long as I lump together the abused mother with the alcoholic father and the mentally ill senior, I can only see a defective group that needs to be fixed. But if I dare get up close, observe and listen, then I may see individuals just like me. If I'm very fortunate, pity turns to compassion and I acknowledge we share the same hunger for a meal, a job and a home."

Addressing the plight of the Homeless begins to be One Degree of Separation.

Please join me in this work,

Dan Mahoney

Dan Mahoney
Board Chair

Volunteer Opportunities

Neighborhood Lunchbox Program



Farmland Elementary School students make bag lunches for the Men's Emergency Shelter.

The Coalition is offering a great volunteer opportunity for groups - the Neighborhood Lunchbox Program, whereby neighborhood groups make a regular schedule to get together and prepare and deliver bag lunches or hot meals to our Men's Emergency Shelter (MES). The MES provides overnight refuge to approximately 60 homeless men in the summer and 160 in the winter. Thanks to the generosity of our volunteers, the men receive frequent breakfast, lunch and dinner donations; however, more regular food donations are required to meet the needs of the shelter residents.

Students, congregants, neighbors, families and friends are encouraged to start their own Neighborhood Lunchbox project. Volunteers form their own groups and divvy up amongst themselves the jobs of grocery shopping, preparing and

delivering the meals. This activity is a great way to get more acquainted with your neighbors while giving back to your community. As an added bonus, you can claim your charitable food donations as a tax deduction at the end of the year!

Give Back This Holiday Season

This year, rather than opting for a new necklace for mom or a pair of slippers for grandpa, you could make a donation in their honor to a good cause. This priceless gift would make a real difference in the lives of the homeless in our community, and the Coalition can send your designated honoree a holiday card describing the gift made in their honor and how it will benefit the people we serve.

Safe Havens serves homeless, single adults with mental illness who have been living on the street. Upon request, we can provide you with a "wish list" of items that a Safe Haven client needs and wants this holiday season. The **Men's Emergency Shelter** needs extra help in the winter meeting the needs of its clients and welcomes gifts of toiletries (i.e. disposable razors, shaving cream, and soap) as well as bag lunches and hot meals.

In addition, the **Partnership for Permanent Housing** and **Seneca Heights Apartments** both appreciate donations of gift cards to allow parents to purchase gifts for their children and be active participants in making the holidays special for their own families. You can also help both programs by providing underprivileged families a photo kit to capture their precious memories - kits often include a photo album, disposable cameras, a gift card to a photo processing shop, and scrapbook materials. Cookie kits are welcomed, too, and can include baking sheets, cooking spray, sprinkles, batter ingredients, cookie cutters, colorful holiday cookie tins, and even your favorite family recipe. The sky's the limit!



If you are interested in these volunteer opportunities, please contact Jenny Willard at 301-217-0314 x16 or jenny@mcch.net

Save the Date for MCCH's Inaugural Gala



CELEBRATING PARTNERSHIPS:

HONORING SHARAN LONDON'S 10 YEARS OF SERVICE

Benefiting the recently established Endowment to End Homelessness

Thursday, February 1, 2007

Bethesda North Marriott Hotel & Conference Center

Reception, 6:30 pm

Dinner & Program, 7:30 pm

\$125 per person

\$1250 for a table of 10

Underwriting Sponsors:

Greenhill Capital Corporation and Leonard A. and Linda K. Greenberg Charitable Foundation
Porten Homes and the Porten Family Foundation

Champion Sponsor:

Aris and Marianne Mardrossian

Sponsorship packages are still available at the following levels:

Champion - \$15,000

Advocate - \$10,000

Partner - \$5,000

Supporter - \$2,500

Friend - \$1,000

Please contact our office at 301-217-0314 or www.mcch.net for more information.

Client Becomes the PPH Newsletter Editor

Sharida Gaines entered the Partnership for Permanent Housing program with her son, and later on a daughter, in December 2003 directly from a homeless shelter. Although Sharida had overcome various obstacles in her life, she faced many more difficulties including domestic violence that led her to relocate from her hometown to Maryland. She has made great headway in the program. Today, she is actively involved with PPH as the Editor to the PPH newsletter as well as developing activities that aim to increase and strengthen relationships within PPH families. Sharida's writing and research skills are very impressive, and she has proved to be an incredible asset to PPH. She is also employed with AmeriCorps VISTA as an Event Planner/Community Outreach Coordinator. Thank you, Sharida, for sharing your creativity and talent with the Coalition team!



**Support the Montgomery County
Coalition for the Homeless:
Participate in Fannie Mae's 19th Annual
*Help the Homeless Walkathon!***

Exercise your good will and join the fight to end homelessness



WHEN: Saturday November 18, 2006

WHERE: On the National Mall between 4th & 7th Streets NW. Join MCCH staff, clients and supporters and meet us between 8 and 9 AM at the "M" sign.

HOW: To join Team MCCH, you can register on-line at: www.helpthehomeless.kintera.org/MCCH.

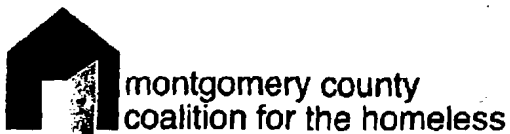
METRO: Smithsonian Station (Orange/Blue Lines)

The *Help the Homeless Walkathon* raises funds and awareness to help prevent and end homelessness in the Washington, D.C. area. Join thousands of MCCH staff, clients, family, friends, supporters and other walkers in the fight against homelessness!

Remember, all registration fees go directly to MCCH, and each walker counts toward our goal of earning the \$25,000 incentive for having 1,250 walkers. Don't forget to select MCCH as your beneficiary organization!



**Fannie Mae
Foundation**




 join the fight
 to end
 homelessness



Montgomery County Coalition for the Homeless
600-B East Gude Drive
Rockville, MD 20850

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HOMELESS TIMES



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A publication of the Montgomery County Coalition for the Homeless
600-B East Gude Drive, Rockville, MD 20850
www.mcch.net

(301) 217-0314

Spring 2007

Inaugural Gala Event Honors MCCH Executive Director and Partners for their Efforts to End Homelessness



Ralph Boyd accepts the Distinguished Partner Award for Freddie Mac from Council President Marilyn Praisner and MCCH Vice-Chair Beth Homan.



County Executive Ike Leggett delivers his keynote speech.



Sharan London receives the Distinguished Service Award from Councilmember George Leventhal.

On Thursday, February 1, 2007, the Coalition held its inaugural gala event, *Celebrating Partnerships: Honoring Sharan London's Ten Years of Service*. The event was an overwhelming success, with over 300 attendees including eight County Councilmembers, other elected and government officials, prominent business leaders, generous sponsors and supporters, and Coalition staff and clients. County Executive Ike Leggett and Nan Roman, President and CEO of the National Alliance to End Homelessness, were the keynote speakers.

Councilmember George Leventhal presented Sharan London with the Distinguished Service Award, which will be renamed the Sharan London Distinguished Service Award in future years, for her ten years of remarkable achievements as the Coalition's executive director. Council President Marilyn Praisner and County Executive Leggett issued a joint proclamation naming February 1, 2007 "Sharan London Day". Also honored were Freddie Mac and the Freddie Mac Foundation, one of the Coalition's most valued partners who share our commitment to, and passion for, ending homelessness.

Celebrating Partnerships raised more than \$100,000 in net proceeds, which will be used to establish the Endowment to End Homelessness (see page 5 for more information). The Coalition looks forward to next year's event and celebrating our partnerships towards ending homelessness in Montgomery County.

MCCH thanks the following Sponsors for their support of *Celebrating Partnerships*:

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Homeless in Winter

Written by: David Levine,
 Deputy Director for Operations



Winter has finally arrived. While winter is usually associated with traffic tie-ups and snow removal, it also poses dangers to our homeless population. Consider the risks from exposure, as the homeless struggle to find warm shelter.

Hypothermia and frostbite are all too real for that population. Inevitably, we will read a story this winter about someone who took refuge in a car, left its engine running for heat, and was overcome by carbon monoxide.

Winter also reminds us of the global nature of homelessness. After all, we share both winter and homelessness with the rest of the northern hemisphere — and the effects of the cold are as deadly elsewhere, as here.

It is by coincidence that Abbe Pierre passed away at the end of January, aged 94. A celebrated French Resistance fighter and son of a wealthy silk cloth manufacturer, Abbe Pierre became a renowned advocate for the homeless in France. His reputation blossomed because of one event, the deadly winter of 1954, when homeless people died in large numbers throughout France. On February 1, 1954, Abbe Pierre made an impassioned radio appeal to the nation, asking for donations, shelter, blankets and stoves. He even asked for "three hundred big American tents." So overwhelming was the response that it took several weeks to sort out all the donations.

In much the same spirit, MCCH has been able to provide relief from the winter to the local homeless population. The numbers at the Men's Emergency Shelter have recently spiked, increasing to as many as 175 men on some nights. The Shelter has also been opened during the day, providing a warm refuge from the cold for several more hours. It is through these efforts, many of them life-saving, that MCCH makes a difference.

Like the work of Abbe Pierre, MCCH channels good intentions to the proper places. We can only hope that the homeless can find us in this cold season.



Dear Friends,

I had the deep privilege, if not slight embarrassment, of being honored on my ten years as the executive director of the Coalition at our recent (and first) gala event, *Celebrating Partnerships*. While the awards and accolades I received were overwhelmingly moving, what made the evening so very special was the vast array of partners who joined us in celebrating the Coalition's achievements over the past decade.

I want to thank everyone who helped to make this event so successful: our generous sponsors for making the event possible, particularly Greenhill Capital Corporation and the Leonard A. and Linda K. Greenberg Charitable Foundation, Porten Homes and the Porten Family Foundation, and Aris and Marianne Mardirossian; the elected and government officials in attendance who are some of our most important partners in the effort to ensure every county resident has a place to call home; our nonprofit partners who joined us at the event, but who also work with us on a daily basis to serve some of our community's most vulnerable neighbors; and my dedicated staff and our remarkable clients who are the heart and hands of the Coalition, the reason for its many achievements.

Celebrating Partnerships provided the opportunity to do something we so rarely have time for in the nonprofit community: to come together and reflect upon our collective achievements. The Coalition's growth over the past decade – from one Safe Haven and a seasonal emergency shelter to seven programs serving 1,500 people annually – is remarkable, but is part of a continual process.

As you read this newsletter you will notice some of the most recent signs of this progress. Proceeds from *Celebrating Partnerships* established an Endowment to End Homelessness. New staff positions have been created to increase our effectiveness as an organization. New relationships are being forged and existing partnerships fortified to increase our capacity to provide excellent housing and services to those without the dignity of a home. As the Coalition is strengthened as an organization, so is our ability to fulfill our mission of ending homelessness in Montgomery County.

On behalf of everyone here at the Coalition, I want to thank all our supporters over the past decade. With your help, we look forward to continuing our work.

Sincerely,

Sharan London, Executive Director

Foundation Spotlight: The Mead Family Foundation



The Mead Family Foundation was established in 1989 by Gilbert and Jaylee Mead, and is committed to partnering with local tax-exempt organizations that effectively address community needs. Each year, the Foundation gives around \$1 million to support a number of projects including those that enrich the lives of youth by strengthening families, prevent crises for children and youth, improve the academic education of children in grades K-12, and promote education in the arts. In 2006, the Foundation awarded the Coalition with a grant for the Breaking Down Barriers program to support rapid re-housing of newly homeless families with children. We are truly grateful to the Mead Family Foundation for their partnership, and look forward to working with them in the future in the effort to keep families and children housed in Montgomery County.

County Council Breakfast

The Coalition hosted a breakfast for the County Council at our Seneca Heights Apartments facility on January 19th. Councilmembers Andrews, Berliner, Elrich, Floreen, Knapp, Leventhal and Trachtenberg attended the event where Coalition staff members provided valuable information on homelessness in Montgomery County and an update on our initiatives to address this critical issue. We were pleased with the Councilmembers' knowledge of and commitment to the issue of homelessness and look forward to partnering with them over the next four years to achieve tangible results in our mission to ensure that every person in our community has a home.

Public Education Efforts Hit the Radio

For the fourth year in a row, a two-week series of 60-second spots about homelessness in Montgomery County ran several times a day on WTOP, Washington Post and WGMS radio stations. This annual radio campaign is the centerpiece of the Coalition's public education efforts. During the two week period starting November 10th and running through November 20th, these spots reached an estimated 626,364 listeners, each hearing the message an average of 3 times. Revealing the radio campaign's success, traffic to our website more than doubled in the same time period. The Coalition thanks Otsuka America Pharmaceutical, Inc. for their continued sponsorship of this important public education effort. Below is an example of one of the radio spots:

"Meet Michael. Michael works at a carwash during the day and delivers pizza at night. But when Michael gets off of work, he doesn't go home. Instead, Michael drives his car to an empty parking lot where he can spend the night. Michael is homeless. A common myth is that homeless people are lazy or don't want to work, but like Michael, 34% of homeless adults in Montgomery County are employed yet unable to afford housing. The Montgomery County Coalition for the Homeless leads the effort to end homelessness in our community based on the belief that every person, including Michael, is entitled to the dignity of a home. To learn more about homelessness, its solutions, and what you can do to help, visit www.mcch.net. This message is sponsored by Otsuka America Pharmaceutical, Inc. Otsuka is proud to support the Montgomery County Coalition for the Homeless. Otsuka - people creating new products for better health worldwide."

Staff Changes



Pictured from left to right: David Levine, Julie Maltzman, and Sarah Mahin.

The past few months since our last newsletter have been filled with much progress here at the Coalition as we continue our work of *Solving Housing Crises and Striving to End Homelessness in Montgomery County*. The Coalition has undergone a management reorganization to help bolster our infrastructure and to increase both our efficiency and effectiveness as an organization. We are pleased to share with you that Julie Maltzman is now the Deputy Director for Programs and David Levine has joined us as the Deputy Director for Operations. Sarah Mahin has become the Director of Development and Communications. They all look forward to working with the rest of the Coalition team and our community partners in these new capacities.

Help the Homeless

Coalition supporters joined 120,000 people for the Fannie Mae Foundation's 19th annual Help the Homeless Program. In addition to raising funds to prevent and end homelessness, a significant element of this program is raising awareness about homelessness in our area. This past fall, the Coalition alone engaged more than 6,300 youth through mini-walks at local schools, educational presentations and service projects – an increase of nearly 2,000 youth from last year. Through this year's program we were able to raise a total of \$180,972.70! We are grateful to all the schools that participated in our youth engagement efforts, to our corporate partners for their generous support, and to the Fannie Mae Foundation for making this wonderful program possible.

School Mini-Walks

Bannockburn Elementary
 Burning Tree Elementary
 Carderock Springs Elementary
 Clara Barton Center for Children
 Farmland Elementary
 F.S. Key Middle

Kol Shalom Religious School
 North Chevy Chase Elementary
 Roberto Clemente Middle
 Somerset Elementary
 Viers Mill Elementary
 Westland Middle

Georgetown Hill Early School

Corporate Partners

The Donohoe Companies, Inc.
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Endowment to End Homelessness

Using the proceeds from *Celebrating Partnerships*, the Coalition is establishing the Endowment to End Homelessness. The purpose of the endowment is to support the Coalition's effort to end homelessness in Montgomery County and to sustain its solutions. Once the goal of \$1 million is attained, the endowment funds will provide a steady, future source of income, on which the Coalition can make commitments for initiatives that help to ensure that all members of our community have the dignity of a home.

Celebrating Partnerships: Snapshots



The Coalition thanks the following donors for their generous contributions since the last newsletter.

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Alice Forcier by Julia Schwarz.
Robert W. Gant by Mark and Ruthanne Neely.
Sharan London by Samuel and Ann Chapman.
Sharan London's 10 years of service to the Coalition by Bob Atlas and Gloria Paul.
Sara Grace Peterson by Keith A. Getter.
Jim Russ by Daniel Davis.

In Memory Of

Eli Bismut by Martin and Diane Goldstein.
Kurt Hochheimer by Jim and Jean Hochron.
Edmond (Ted) and Deva Pachner by Celine Shashi Pachner.
Bruce Schoeberlein by Christian and Natalie Schoeberlein.

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Saturday, May 5, 2007

Rio Entertainment Center

Registration and Festivities begin at 1:00 p.m.

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The Gazette

Wednesday May 17, 2006

SILVER SPRING

County helps homeless make a rebound

■ Residents praise Gaithersburg center for support it offers

BY MEREDITH HOOKER
STAFF WRITER

Bonita Smith, 53, used to

check every day on the way home from community college to see how quickly Seneca Heights was being renovated.

Smith desperately wanted to live in the Gaithersburg housing facility run by the Montgomery County Coalition for the Homeless, which provides permanent housing for single adults and transitional housing for families.

The building opened in 2004. She'd been living at Gaithersburg's Wells/Robertson House, a transitional facility for homeless men and women recovering from

See HOMELESS, Page A-14

HOMELESS

■ Continued from Page A-1

substance abuse, and taking classes nearby.

"On my way back from school, I'd get off the bus with my backpack full of books and see how far they'd come building the place," she said. "... I just believed this was where I was going to be."

Smith, who's been clean and sober for three-and-a-half years, said she wanted to live at Seneca Heights because she knew she couldn't stay at Wells/Robertson, which has a two-year program. But she also knew she couldn't afford to get her own apartment right away, and knew she might also need some help in her transition from homelessness.

There are countless others in Montgomery County who are in the same position Smith was two years ago. That's why the county's Housing Opportunities Commission has purchased a vacant apartment building at 527 Dale Drive and is converting it to supported housing for formerly homeless individuals.

On Jan. 25, 2006, a point-in-time survey showed that there were 1,164 homeless people in Montgomery County, said Corinne Stevens, chief of special needs housing for the county's Department of Health and Human Services. However, she said, research shows that the homeless population is four times the result of the point-in-time survey, meaning there is in excess of 4,000 homeless individuals living in the county. Children make up more than a quarter of that population.

In 2005, officials identified the need for 600 supported housing units for single adults, Stevens said. Between 70 and 80 units are needed for families.

"We have housing for almost 600 individuals in the county," she said. "But there's a tremendous unmet need."

In particular, Stevens said, many people are at the point where they don't necessarily need services, but do need affordable housing. And that can be hard to find in a county where you need to earn more than \$25 an hour to be able to afford market-rate housing, she said. "There's a real disconnect between wages and what the housing market rate is."

That's why the Dale Drive facility in Silver Spring is important. Though it will serve only eight individuals, that means eight people will be taken out of shelters, Stevens said. "The goal is to fully integrate people into the larger community."

Residents sit on both sides of the issue of putting a homeless facility in their community, located near a liquor store and schools. Many testified both for and against the facility at a recent HOC public hearing. However, HOC commissioners voted to move forward with plans for the facility.

The Dale Drive will be similar to Seneca Heights, which fronts N. Frederick Avenue and backs up to a residential neighborhood. However, the Dale Drive residence, which is located in a residential neighborhood next to a small commercial strip, will serve eight individuals in one-bedroom apartments. Tenants should be able to move in during early 2007. Cost of acquisition, and renovation is esti-

mated at \$2.5 million.

Seneca Heights serves 40 single adults in permanent supported housing and 17 families in transitional housing.

The Dale Drive facility will be run by the Montgomery County Coalition for the Homeless and will serve adults with physical, mental or emotional disabilities. Potential residents would be referred to the home by case managers, said Sharan London, executive director of the Montgomery County Coalition for the Homeless. They would be screened, interviewed and evaluated. Officials also would do criminal background checks. Sex offenders and people with a history of violence would not be allowed, nor would those with records of recent drug use or criminal activity.

Housing is at the crux of the homeless issue, London said. Giving people housing and support is often what helps them out of homelessness. "It's amazing what housing stability does for folks."

Seneca Heights has a case manager and property manager onsite, said Alice Forcier, director of housing solutions for the Montgomery County Coalition for the Homeless and program director at Seneca Heights. The Dale Drive site also would have a case manager onsite and, like Seneca Heights, someone would monitor who comes and goes from the building.

"We want the residents to feel safe," Forcier said.

Residents pay one-third of their income toward rent, Forcier said. That payment is adjusted if their income goes up or down. Many residents are on disability pay.



montgomery county
coalition for the homeless

Solving Housing Crises and Striving to End Homelessness in Montgomery County

Leading the Community in Providing:

- Permanent Housing Options
- Emergency Shelter
- Transitional Housing
- Advocacy and Education
- Community Planning

What We Stand For

The Montgomery County Coalition for the Homeless (MCCH) is dedicated to working with government, business, nonprofit, faith-based and community partners to develop innovative solutions to the problem of homelessness in Montgomery County. We provide a range of housing options and supportive services and advocate with a passion that each person deserves the dignity of a home.

A roof for the homeless — that's at the core of our mission and our most urgent concern. But equally important is our long-term goal to end homelessness in Montgomery County by galvanizing the community's vast human and financial resources and building our political and social will to do what's right for our citizens in need. Our landmark report, "Homelessness in Montgomery County: Beginning in End," sets the blueprint for housing all our citizens by 2012.

"I commend the Coalition for the Homeless for their comprehensive, thoughtful look at the issue of homelessness. We must all work together to end homelessness so that all residents can take advantage of all that Montgomery County has to offer."

—Montgomery County Executive Douglas Duncan



Why We're Here

Alarmed by the growing number of homeless on Montgomery County streets in the early 1980s, community leaders responded by establishing a loose collection of shelters and soup kitchens. Recognizing the need to coordinate services and strengthen advocacy, the providers banded informally, then eventually incorporated as the Montgomery County Coalition for the Homeless in 1991. MCCH serves as the umbrella organization for

members in the homeless system, leading efforts to identify gaps in services, advocate for the homeless and provide outreach, emergency shelters for adults, transitional shelters and permanent housing with support.



Relief From Nights in Parking Garages

█ spent months on the streets of Montgomery County, sleeping in parking garages and looking for places to spend the days. At Safe Havens, █ found comfort in the safe environment and caring staff that prepared █ for the next step: a permanent apartment through a housing voucher. Now █ sees her grandchildren frequently, belongs to a church, and plans to earn █ high school equivalency degree.

"I was so glad to get off the streets when I entered Safe Havens. And now, I want to help others as I was helped."

Making Ourselves Heard

As a membership organization, MCCH is a leader in advocating for the homeless on the local, state and national levels, broadcasting legislative alerts to member agencies when strong voices must be heard at hearings, forums, business meetings, political events, activist demonstrations and voting sessions. MCCH also organizes retreats and monthly educational workshops for members.

Individuals or groups interested in participating can call 301/217-0314 or e-mail mcch@mcch.net.

Seneca Heights Apartments

Proving That Practical Solutions Lie Beyond the Status Quo

MCCH led the partnership to convert a once downtrodden Gaithersburg motel into the Seneca Heights Apartments for individuals and families leaving homelessness. An innovative model combining housing, services and amenities, Seneca Heights serves as permanent housing for 40 single adults moving from shelters to single rooms and as transitional housing for 17 families who are preparing to move to a permanent residence. The single adults and families each receive on-site case management and social services. The community, which was honored by the U.S. Department of Housing and Urban Development (HUD) for innovation, includes recreational activities, educational programs, social events and resident councils.

The problem is real. The resources are here. Do we have the will?

On any given day, an estimated 1,600 Montgomery County citizens are homeless, including about 500 children. Roughly 4,500 people find themselves homeless at some time over the course of a year, and the number is growing.

Montgomery County is wealthy. Its median household income puts it in the top half of the top 1% of the wealthiest counties in the U.S. But MCCH believes our society is only as well-off as its members who are the poorest and most in need. We have the financial means to solve the problem of homelessness. Can we afford to turn our backs on those in crisis? Wouldn't

the human and financial costs of doing so be greater in the long run? Do we have the political and social will to take this stand for the dignity of all our citizens?

Families In Transition: M... Transforms Her Life

A single mother with two sons, M... lost housing because of problems with addiction. At Seneca Heights, M... entered a substance abuse treatment program, leading to a full year of sobriety. M... obtained a full-time job as a substitute teacher and became a leader in the Seneca Heights community, helping other families transform their lives. M... eventually reached her goal of attaining permanent housing for her family.

"I found support, structure and stability at Seneca Heights. It gave me a chance—and now I am self-confident and prepared for the 'real world.' My family and I now have our own place. I have so many feelings of gratitude."

Learns A Trade While Safe Off the Streets

During his eight months at the Men's Emergency Shelter, B... attended a Building Trades program at a local college. His four classes were a challenge, but B... maintained his motivation to improve his circumstances. Upon completion, B... became certified in heating and air conditioning and secured a job. Now B... is renting a room of his own.

"The Men's Emergency Shelter provided me with the opportunity to re-start my life and obtain marketable job skills. It was the foundation for what I am now—a valuable member of society with two jobs and a place of my own."



How You Can Help

It takes a community effort to house all our citizens. MCCH can't do it alone. We need your help as donors and volunteers. For more information on MCCH, or ways you can help, please contact us:

Montgomery County Coalition for the Homeless
600B East Gude Drive
Rockville MD 20850
www.mcch.net
301/217-0314
mcch@mcch.net

Addressing Housing Crises with a Spectrum of Solutions

Men's Emergency Shelter

Nightly Peace of Mind for Men of the Street and the Working Poor

The will to meet a growing need for shelter for homeless men was realized in 2000 with the opening of a modern, 100-bed building, which can accommodate even more men during harsh winter months. In one recent year, this shelter logged nearly 20,000 overnight stays. In addition to basic amenities, such as showers, bunks and meals, case management is available for all men. The shelter also runs a vocational education program geared toward enhancing clients' basic skills and preparing them for job opportunities that will boost their incomes and help them obtain rental housing.

Safe Havens

Mental Illness Need Not Result in Homelessness

Our longest-running program, Safe Havens, serves what was historically the hardest population to engage: mentally ill adults on the streets.

Safe Havens provides shelter for 40 adults with counseling, rehabilitation programs and on-site medical and psychiatric services to help them transition to permanent housing. The Safe Havens philosophy allows the residents to seek treatment at their own pace in a safe, welcoming environment.

Partnership for Permanent Housing

Creating Links in the Chain to Eliminate Homelessness

At MCCH, we go beyond providing temporary solutions to a permanent problem. That's why the Partnership for Permanent Housing for homeless families exists. A collaborative program with county government and private enterprises, PPH combines the case management component of transitional housing programs

Regains Stability After Losing Support

and family seesawed between housing and homeless shelters. Even though was working, a crisis threw the family back into homelessness. The PPH program helped find affordable housing and child care quickly.

"We now maintain our own housing and I work and support my family. I don't know where we would be if it weren't for the wonderful people at the Partnership for Permanent Housing that assisted us."



Permanence For Single Adults: Place To Call Home

was homeless on the streets of Montgomery County for four years. After gaining a foothold through services in MCCH's emergency and transitional housing programs, signed a lease at Seneca Heights. works part-time in building maintenance and enjoys participating in the Seneca Heights community activities.

"At Seneca Heights, I now have a room of my own in a great place after years of being homeless."

with quicker access to permanent housing. Using county housing vouchers, MCCH rents housing to families who need housing first and surrounds them with case management services for at least one year so that they can maintain their housing. PPH is the only program of its kind in the County and nationally recognized as an innovative program in the fight to end homelessness.



BY KATHERINE FREY — THE WASHINGTON POST

Melonie Campbell, a 42-year-old mother of two boys, participates in a housing program that Montgomery County officials said they hope to expand.

MONTGOMERY HOMELESS

\$1 Million Increase Sought for Programs

Council Members Would Direct Additional Funding to Housing, Medical Care

By NANCY TREJOS
Washington Post Staff Writer

Two Montgomery County council members said yesterday that they would seek a \$1 million boost for housing and medical programs for the county's growing homeless population.

Council President George L. Leventhal (D-At Large) and council member Steven A. Silverman (D-At Large) proposed spending \$500,000 to double the number of families and individuals in the county's Partnership for Permanent Housing program, which offers rent subsidies. The rest of the money would be used to increase the number of visits that mobile medical vans make to homeless shelters.

"I can't think of anyone who needs help from the county more

more."

The number of homeless people has increased in Montgomery, Fairfax County and other affluent Washington suburbs as housing prices have soared. The average rent for a one-bedroom apartment in Montgomery was \$1,036 in April 2005, according to the latest county data available.

Although Montgomery is one of the wealthiest jurisdictions in Maryland, with a median household income of \$79,115, its homeless population increased by 9 percent in the past year to 1,164, according to a survey taken by the county Jan. 25. In addition, 581 people are in programs that subsidize rents for permanent housing.

County officials said the survey probably underestimates the problem. This year, the county had to

Homeless, which runs many county programs. Forty families are in motels because there is no space in shelters, said the spokeswoman for the county's Department of Health and Human Services.

No homeless men were present for yesterday's news conference at the men's shelter, which has funding to take care of people only at night. Most of the 100 bunk beds had large plastic bins for belongings. One bed had a blanket with Garfield cartoon figures, another a knitted blue-and-white quilt.

"Does this initiative we're announcing today end homelessness? No, it doesn't," said Silverman, who is running for county executive. "But I believe it's the first step in what I hope is a multi-year initiative to end homelessness."

Melonie Campbell, a 42-year-old

that now serves 50 families. She said she is living in a two-bedroom Gaithersburg apartment after years of shuttling between apartments, motel rooms, shelters and transitional housing.

Most Montgomery apartments cost more than the \$800 a month Campbell was paid as a substitute teacher in Prince George's County.

Through the housing program, she puts 30 percent of her monthly income toward rent. She praised the proposal to expand the program. "This is a blessing," she said.

Silverman said part of the new funding could come out of a \$5 million budget increase proposed for Montgomery Cares, the county's health program for uninsured people. The money for the housing program would be found during budget deliberations, he said.

In his fiscal 2007 budget request,

HOMELESS TIMES



A publication of the Montgomery County Coalition for the Homeless *EX 3(a)(b) + e)*
600-B East Gude Drive, Rockville, MD 20850
www.mcch.net

(301) 217-0314

Summer 2006

Partnership for Permanent Housing Set to Expand



Sharan London speaks at the press conference on PPH's expansion.

The Partnership for Permanent Housing (PPH) program will more than double during the upcoming fiscal year, adding housing for 62 households. The County Council is funding this significant development in the Coalition's work to end homelessness in our community. Council President George Leventhal and Councilmember Steve Silverman announced their initiative to expand this program at a press conference, held at the Men's Emergency Shelter in Rockville, on March 29, 2006. In addition to the councilmembers, speakers at the press conference included Sharan London, MCCH Executive Director, and [REDACTED] PPH resident and MCCH employee, who credited the program with helping her and her two sons achieve stability. [REDACTED] praised the proposal to

expand the program, stating "this is a blessing." In tandem with the expansion of PPH, an additional [REDACTED] has been designated for healthcare for the homeless.

One important feature of the PPH expansion is that in addition to families and individuals, it will also house couples without children, a long identified unmet need in our current homeless system. The strong backing from the Coalition's many friends in the community – who wrote letters, called elected officials, and successfully advocated for this important initiative – certainly influenced the final adoption by the entire County Council. The Council also approved funding for County Executive Duncan's plan for a county-run Supportive Housing Rental Assistance Program, which will house 75 special needs, including homeless, households in the upcoming year. Together these two programs represent an important step in providing homes for all residents of our county.

Whole Foods Rockville Backs the Coalition through 5% Community Support Day

Whole Foods Market in Rockville's Congressional Plaza Shopping Center donated 5% of all store sales on April 27, 2006 to the Coalition. The [REDACTED] raised through this event will send 12 children experiencing homelessness to camp this summer. "We are very excited to partner with Whole Foods Market in this effort to help children experiencing homelessness in our community," explains Sharan London, Executive Director of the Coalition. "Families who are experiencing homelessness spend most of their energy and resources on day-to-day survival, making recreation a luxury and summer camp a huge financial burden that most of these families simply cannot afford. It is a pleasure to partner with a company that recognizes how important it is to provide these children with the opportunity to explore and enjoy activities that they may not otherwise be able to experience." A special thank you to all the Coalition supporters who shopped at Whole Foods Market Rockville on 5% Day!



Jane Meier of Whole Foods Market presents the check from 5% Day.

Volunteers at Work

Volunteers Receive Good Neighbor Award

Three Coalition volunteers received the Fannie Mae Foundation's 2005 Good Neighbor Award. [REDACTED] were honored for their collaboration in organizing ShelterWalk 'n Roll 2005. "The Fannie Mae Foundation is proud to honor these good neighbors who have taken risks, overcome obstacles, and mobilized others in their [community] not only to support homeless families and individuals but also to educate others on the issue of homelessness," said Stacey Stewart, president and CEO of the Fannie Mae Foundation. "These individuals serve as shining examples of how one person can move an entire community to make a difference."



Farmland Families celebrate their work with the Coalition's Ace Thompson.

A Neighborhood Unites to Fight Hunger

Farmland Families, a group of twelve families in Rockville's Farmland neighborhood, came together to make bag lunches for the Men's Emergency Shelter twice every month this past year. The group produced an astounding 1,400 healthy, hearty (and usually well-decorated!) bag lunches. The families celebrated their achievement at a party in June which was attended by the Coalition's [REDACTED] and [REDACTED]. The Farmland Families group is a great example of how people can come together and make a real impact on the lives of those experiencing homelessness in our community.

Kiwanis Club Holds Family Fun Night

The Kiwanis Club of Rockville hosted a family fun night at Seneca Heights Apartments on a Wednesday evening in March. Twenty-five children and their parents joined members of the Kiwanis Club to pose for pictures with a visiting bunny rabbit and make picture frames. [REDACTED] a member of the Kiwanis Club of Rockville and Vice Chair of the Coalition's Board of Directors, explained, "This was a fun, hands-on activity for both the kids and adults alike. We enjoyed getting to know the families at Seneca Heights and sharing our time with them."



Seneca Heights residents pose for pictures at the Family Fun Night.

Brownie Troop 1135 Makes a Difference

Brownie Troop 1135 of Olney learned an important lesson this past spring – that together they can make a difference in our community. The troop ran a food drive during the month of February to collect enough food from their classmates, friends and neighbors to make 100 lunches for the Men's Emergency Shelter. As quoted in the March 22, 2006 edition of The Gazette, troop co-leader [REDACTED]



Troop 1135 on a tour of the Men's Emergency Shelter.

[REDACTED] explained, "At first, it seemed daunting to make 100 lunches. But, when we put all the girls' contributions together, we were impressed at how much food we had. This was a great project to teach the girls that if we each do a little bit, together we can make a big difference." In late March, the troop came to take a tour of the Men's Emergency Shelter and learn more about homelessness. Inspired by her visit, [REDACTED]

[REDACTED] wrote to County Executive Duncan, Governor Ehrlich, and President Bush urging them "to do anything you can to help the homeless. For example, you can build more homes, make more jobs, donate money, and help people who use drugs or are mentally ill."

Hoops for the Homeless



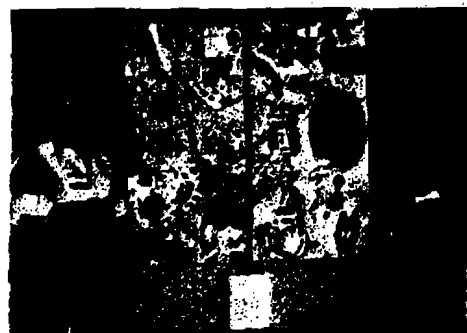
MCCH's basketball team and Executive Director with Magic Johnson and Freddie Mac's Ralph Boyd.

Once again this year, Freddie Mac's Hoops for the Homeless event, held on Saturday, June 10th, was a huge success. Thousands of people joined Magic Johnson at the Verizon Center for a day of basketball and entertainment, with the proceeds benefiting seven area organizations serving the homeless, including the Coalition. We are most appreciative of Freddie Mac, their employees, and their supporters for sponsorship of this event. We also would like to thank our fantastic Seneca Heights basketball team, along with [REDACTED] Safe Haven's residents who helped staff our table and games. A highlight of the weeks leading up to the event was when two of the Coalition's residents (and now employees), [REDACTED] and [REDACTED] spoke eloquently at Freddie Mac head-

quarters about their personal journeys out of homelessness. Everyone who heard them was both educated and moved, especially when [REDACTED] concluded by saying, "Coming out of homelessness is like coming out of a dark place."

[REDACTED] – Resident Artist

[REDACTED] has lived at Seneca Heights Apartments since exiting homelessness in June 2004. A talented, self-taught artist, [REDACTED] vividly remembers the joy he felt at 9 years of age when [REDACTED] grandmother first bought [REDACTED] a paint-by-number set. [REDACTED] began seriously pursuing [REDACTED] art in the early 1990s and currently paints full-time with [REDACTED] apartment doubling as a studio. In support of [REDACTED] art, [REDACTED] has received a grant from the State of Maryland Department of Education Division of Rehabilitation Services, as well as technical assistance with development of a business plan. [REDACTED] oil paintings, both abstract and real life, bring [REDACTED] such joy that [REDACTED] hates to part with them. Therefore we were thrilled when [REDACTED] agreed to create two magnificent canvases, illustrating homelessness in Montgomery County, for the Coalition and Freddie Mac's Hoops for the Homeless. These pieces of art were shown originally in the lobby of Freddie Mac's headquarters, then at the Verizon Center, and are currently on display in the Coalition offices.



Artist [REDACTED] with [REDACTED] art at the Freddie Mac headquarters.

ShelterWalk 'n Roll – A Huge Success!

Hundreds of supporters turned out on May 7th to enjoy beautiful weather, great music, and an energizing walk around Rio Entertainment Center's lake at ShelterWalk 'n Roll 2006! The event raised awareness about homelessness in Montgomery County and funds to support the Coalition's programs. We are grateful to the following sponsors for their generous support of ShelterWalk 'n Roll 2006.

Benefactor Level

Inside Mortgage Finance Publications, Inc

Patron Level

Otsuka America Pharmaceutical, Inc.

Partner Level

The Gallery at White Flint Place

Insurance Associates, Inc.

Loiederman Soltesz Associates, Inc.

Marriott International, Inc.

The Pettit Family Charitable Foundation

Porten Homes

Wilcoxon Construction, Inc.

Donor Level

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Pascal & Weiss, P.C.

Quantum Real Estate Management, LLC

Sandy Spring Bank

Unitarian Universalist Church of Rockville

Virion Systems, Inc.

Walter R. McDonald & Associates, Inc.

In-kind

Costco Wholesale

Fitness First Health Club

The Gazette

Guapo's Restaurant

Hamburger Hamlet

Jack Worthington & Eileen Roach

Rio Entertainment Center

Signs & Graphics 2000

Travilah Square DrinkMore Water

Whole Foods Market Rockville

Non-Level Sponsors

East-West Oriental Medical Clinic

R & F Metals, Inc.

MONTGOMERY COUNTY COALITION FOR THE HOMELESS, INC.

HUD SECTION 811 APPLICATION

DUNS # [REDACTED]

EXHIBIT 3(b) TIES to Community

MONTGOMERY COUNTY COALITION FOR THE HOMELESS, INC.
SECTION 811 APPLICATION
DUNS# [REDACTED]

EXHIBITS 3(a),(b),(c),(d),(e) & 5(f)

LEVERAGING RESOURCES
RATING FACTOR 4

Attached please find letter/s/ which illustrate our ability to secure other funding sources and community resources that can be combined with HUD's program resources to achieve program purposes.

These letters contain written evidence of firm commitments towards the development and operation of the proposed project from other funding sources totaling over 25% of the capital advance amount of the proposed project.

Therefore, this project qualifies for 5 rating points in accordance with Federal Register. Vol. 72, No.48, Tuesday, March 13, 2007, page 11738, Rating Factor 4.f., a copy of which is attached to this statement.



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Isiah Leggett
County Executive

April 20, 2007

Richard Y. Nelson, Jr.
Director

Ms. Sharan London, Executive Director
Montgomery County Coalition for the Homeless
600B East Gude Drive
Rockville, Maryland 20850

Dear Ms. London:

The Department of Housing and Community Affairs reviewed your application for funding for an 811 project at the Ashmore at Germantown Condominiums. I am pleased to provide this commitment letter for a loan of up to \$300,000 in permanent financing, as needed, for the Ashmore 811 project, contingent upon the following conditions:

- This commitment is to the Montgomery County Coalition for the Homeless, and can be transferred to one of the organization's assigns.
- This loan will be secured by deeds of trust on the properties. The loan will bear no interest. This loan will mature in forty years, with no payments and no interest accruing. It is our intent that, as long as the same or similar population is being served throughout the term of the loan, any balance remaining on this loan will be forgiven at the end of the term.
- For a period of at least forty years, or as long as the Montgomery County Coalition for the Homeless or an affiliated entity owns the units, all of the units will be affordable to persons with special needs at or below forty percent of the area median income.
- If Montgomery County Coalition for the Homeless or an affiliated entity decides to sell any of the units, it must give the County the first opportunity to purchase the units.
- Once the property is occupied, and for the term of the loan, by July 30 of each year, you are to submit to the Division of Housing and Code Enforcement a report that includes information on the residents of each affordable unit, including household size and income.
- Montgomery County's model lease and the HUD 811 model lease are to be the basis for the lease used at this property. A copy of the Montgomery County model lease can be obtained from the Office of Landlord-Tenant Affairs. You must submit the lease that you will use to this Department for approval.

Office of the Director

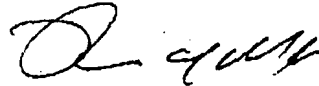
3(b)

Ms. Sharan London
April 20, 2007
Page 2

To complete our loan processing, please instruct your attorney to prepare the necessary loan documents. Your attorney can contact [REDACTED] Office of the County Attorney, at [REDACTED] to obtain sample loan documents.


Thank you for your interest in Montgomery County's housing finance programs. We are looking forward to working with you as you develop this important housing resource. If you have any questions, please contact [REDACTED], Multifamily Housing Loan Analyst, Multifamily Housing Program Section, at [REDACTED].

Sincerely,



Richard Y. Nelson, Jr.
Director

Accepted:



Sharan London
Executive Director

RYN:mtb

affordable housing. (Note: This is an optional requirement, but to receive up to 2 points, the applicant must have submitted the Form HUD-27300, Questionnaire for HUD's Initiative on Removal of Regulatory Barriers, AND provided some form of documentation where requested, including point of contact and URL references or submitted the required documentary evidence.) Refer to the General Section for further information.

k. (1 point) The extent to which you will promote energy efficiency in the design and operation of the proposed housing. (Note: Optional, but to receive the 1 point, the applicant must have adequately addressed their plans to promote energy efficiency in the design and operation of the proposed project.) Refer to Section III.C.4 of this NOFA.

l. (2 points). The extent to which you have described your plans for expanding economic opportunities for low and very low-income persons (provisions of Section 3). Note: This is an optional requirement, but to receive up to 2 points, the applicant must have adequately addressed the following in Exhibit 3(m) of the application. Refer to the General Section for further information.

(1) (1 point). Provide opportunities to train and employ low and very low-income residents of the project area.

(2) (1 point). Award substantial contracts to persons residing in the project area.

4. Rating Factor 4: Leveraging Resources (5 Points)

This factor addresses your ability to secure other funding sources and community resources that can be combined with HUD's program resources to achieve program purposes. Submit information responding to this factor in accordance with Application Submission Requirements in Exhibits 3(a), 3(b), 3(c), 3(d), 3(e), and 5(f) of Section IV.B. of this NOFA.

a. (0 point). The application contains general support and/or written evidence of firm commitments towards the development and operation of the proposed project (including, financial assistance, donation of land, provision of services, etc.) from other funding sources (e.g., private, local community, and government sources) where the dollar value totals 5% or less of the capital advance amount as determined by HUD.

b. (1 point). The application contains written evidence of firm commitments towards the development and operation of the proposed project (including, financial assistance, donation of land, provision of services, etc.) from other

funding sources (e.g., private local community and government sources) where the dollar value totals between 6% and 10% of the capital advance amount as determined by HUD.

c. (2 points). The application contains written evidence of firm commitments towards the development and operation of the proposed project (including, financial assistance, donation of land, provision of services, etc.) from other funding sources (e.g., private local community and government sources) where the dollar value totals between 11% and 15% of the capital advance amount as determined by HUD.

d. (3 points). The application contains written evidence of firm commitments towards the development and operation of the proposed project (including, financial assistance, donation of land, provision of services, etc.) from other funding sources (e.g., private, local community, and government sources) where the dollar value totals between 16% and 20% of the capital advance amount as determined by HUD.

e. (4 points). The application contains written evidence of firm commitments towards the development and operation of the proposed project (including, financial assistance, donation of land, provision of services, etc.) from other funding sources (e.g., private, local community, and government sources) where the dollar value totals between 21% and 25% of the capital advance amount as determined by HUD.

f. (5 points). The application contains written evidence of firm commitments towards the development and operation of the proposed project (including, financial assistance, donation of land, provision of services, etc.) from other funding sources (e.g., private, local community, and government sources) where the dollar value totals over 25% of the capital advance amount as determined by HUD.

5. Rating Factor 5: Achieving Results and Program Evaluation (12 Points)

This factor reflects HUD's goal to embrace high standards of ethics, management and accountability and, as such, emphasizes HUD's commitment to ensuring that you keep the promises made in your application. This factor requires that you clearly identify the benefits or outcomes of your project and develop an evaluation plan to measure performance, which includes what you are going to measure, how you are going to measure it, and the steps you will have in place to make adjustments to your project development timeline should you not be able to achieve any of the major milestones. Completion of Exhibit 8(j), Program Outcome Logic

Model (HUD-96010), will assist you in completing your response to this rating factor. This rating factor also addresses the extent to which your project will implement practical solutions that result in residents achieving independent living, economic empowerment, educational opportunities and improved living environments. Finally, this factor addresses the extent to which the long-term viability of your project will be sustained for the duration of the 40-year capital advance period. Submit information responding to this factor in accordance with Application Submission Requirements in Exhibits 3(e), 3(g), 3(h), 3(i), 6(b), and 8(j) of Section IV.B. of this NOFA.

a. (5 points) The extent to which your project development timeline is indicative of your full understanding of the development process and will, therefore, result in the timely development of your project.

b. (2 points) The extent to which your past performance evidences that the proposed project will result in the timely development of the project. Evidence of your past performances could include the development of previous construction projects, including but not limited to Section 202 or Section 811 projects.

c. (2 points) The extent to which your project will implement practical solutions that will result in assisting residents in achieving independent living, economic empowerment, educational opportunities, and improved living environments (e.g., activities that will improve computer access, literacy and employment opportunities).

d. (3 points) The extent to which you demonstrated that your project will remain viable as housing with the availability of supportive services for very low income persons with disabilities for the 40-year capital advance period.

6. Bonus Points (2 bonus points) Location of proposed site in an RC/EZ/EC-II area, as described in the General Section. Submit the information responding to the bonus points in accordance with the Application Submission Requirements in Exhibit 8(h) of Section IV.B. of this NOFA.

B. Reviews and Selection Process

1. Review for Curable Deficiencies. Upon receipt of the application by HUD staff, HUD will screen all applications to determine if there are any curable deficiencies. For applicants receiving a waiver to submit a paper application, submitting fewer than the required original and four copies of the

Exhibit 3(b): Ties to the Community

Geographic Area:

The Montgomery County Coalition for the Homeless serves all of Montgomery County, Maryland. The Coalition has projects located throughout the County, including Rockville, Gaithersburg, Silver Spring, Laytonsville and White Flint, in addition to many scattered site units located throughout the County and its County-wide advocacy work.

Ties to Broader Community

By the very nature of its organizational structure, the Coalition is closely tied to the broader Montgomery County community. The Coalition is an umbrella organization which coordinates efforts for the homeless among its 18 member organizations. Member organizations include providers of social services to homeless, mental health service providers, governmental organizations, a church, and housing organizations serving very low income people.

Since advocacy work is an integral part of the mission of the Coalition, the Executive Director and other Coalition staff take every opportunity to reach out within the community and educate the public about homelessness (and the relationship between homelessness and disabilities, including mental illness) in Montgomery County. Within the last four months, the Executive Director has met with representatives of the Washington Post, the Montgomery County Rockville Library, served on the County Executive's Transition Team, served on the County Executive's Affordable Housing Taskforce, met with several incoming members of the County Council and newly appointed leadership of the County government, presented at the University of Maryland and at the Community Development training sponsored by HUD.

Coalition staff are active participants in numerous county-wide committees dealing with issues that effect the homeless and disabled homeless population, including: Health Care for the Homeless Committee, the Co-Occurring Disorders Steering Committee, the Co-Occurring Disorders Trainers, Group, Adult Homeless Teaming Committee, Mental Health Provider Council, and the Commission on People with Disabilities Housing Subcommittee. Coalition staff regularly assist in specialized training for the local police to sensitize them and help them deal more effectively with homeless citizens.

Ties to Minority Community

Minority Representation Among the Board and Management

The Coalition actively seeks minority representation on its Board of Directors to reflect minority membership of the individuals served, and to offer advice in

serving minority consumers. At this time, 3 members of minorities groups are active Board members. Please see the attached annotated list of Coalition Board members.

Minorities are actively sought for promotion and management staff level jobs. As of April 2007, of the Coalition's top eleven staff positions, women held 81% of those positions, and minorities held 27% of the top management positions (3 out of 11).

Minority Representation Among Staff

Of the Coalition's 82 employees, 61 are African-American or members of another minority group. In other words, members of minorities hold 74% of all employee positions. The Coalition has made significant efforts to recruit employees who are Spanish speaking to be able to serve the increasing Latino population in the shelters. These efforts have succeeded and the Coalition has a case manager at Seneca Heights and a case manager at the Men's Emergency Shelter who are proficient in Spanish, as well as several case aides at the Men's Emergency Shelter. The Coalition strongly believes that the staff of the organization should reflect the population served. The Executive Director was a participating author of the HUD Toolkit for Safe Havens and wrote the chapter on staffing, reflecting that agency value.

Minority Representation Among Individuals Receiving Services

The Coalition's four largest programs (in numbers served) served a total of 1,239 people in FY'06. Of this population, 961 or 77% were members of minority groups.

Clients participating in all of the programs of the Coalition are encouraged provide suggestions to promote changes, evaluate the effectiveness of services, offer suggestions, and discuss program needs. Every program conducts a program user satisfaction survey at least annually, and the results of these surveys shape program development. Community meetings are a regular part of the Men's Emergency Shelter and the Safe Havens. Seneca Heights has an active tenant council which provides feedback to the Coalition on policies and potential improvements in the facility and program. Three-quarters of the regular participants at the tenant council are members of minority groups.

Comparing the minority population served to the minority population in Montgomery County as a whole, the Coalition has realized minority participation well above the 2000 US Census Bureau Report of racial and ethnic minorities living in Montgomery County of 35%. Clearly, the high number of minority participants indicates the Coalition community is sensitive to minority concerns,

has discovered ways to increase minority participation, and creatively serves minority members of the disabled and homeless populations.

Ties to Disability Community

Disability Representation Among the Board and Management

The Coalition actively seeks representation of the disabled community on its Board of Directors, valuing their unique perspective as consumers of services offered by the Coalition. The advice of disabled Board members is invaluable in tailoring programs to serve disabled consumers. At this time, one person living with a disability is an active Board member.

Disability Representation Among Staff

As an agency, MCCH greatly values the life experience of people who are formerly homeless and people living with disabilities. Program graduates and current residents are employed at MCCH at all levels of the organization from office cleaning up to Program Manager. Of MCCH's total 82 employees, currently over 15% (15 of 82) are formerly homeless; many are living with a disability or chronic health problems and have overcome substance abuse. One has a physical disability (missing one leg). Not only does MCCH and its clients benefit from the life experience, but these employees offer a model of recover and inspiration to other residents. The Coalition strongly believes that the staff of the organization should reflect the population served. The Executive Director was a participating author of the HUD Toolkit for Safe Havens and wrote the chapter on staffing, reflecting that agency value.

Professional Relationships and Memberships

The Coalition works very closely with the disabilities community. The Executive Director serves on the:

- Mental Health Providers Council, a monthly forum for mental health providers in the community;
- Steering committee of the Comprehensive, Continuous, Integrated Systems of Care Committee (CCISC) which addresses the needs of people with co-occurring mental health and substance abuse issues;
- Steering Committee of the Criminal Justice/Behavioral Health Initiative (a multi-discipline committee that has spearheaded such initiatives as Drug Court and diversion programs for people with mental illness);
- Collaborative Meeting, a quarterly forum for mental health and aging and disabilities;
- Saint Mark Coalition for Mental Health, a broad based coalition of Montgomery County mental health advocates and providers who desire to improve services and promote recovery for all Maryland residents with mental health needs; and

- **Interagency Housing Workgroup, a group identified in the plan to end homelessness to address housing for people at 30% of area median income and with a special need including mental, physical or developmental disability, homelessness.**

Other staff members also participate in community wide meetings that include the disabilities community. Coalition staff were active participants in numerous county-wide committees dealing with issues that effect the disabled homeless population, including: the Co-Occurring Disorders Steering Committee, the Co-Occurring Disorders Trainers Group, Adult Homeless Teaming Committee, Mental Health Provider Council, and the Commission on People with Disabilities Housing Subcommittee. MCCH is well respected for its community collaboration as reflected above.

Staff at all levels in the organization participate in trainings held by the Mental Health Association, On Our Own of Maryland, National Alliance for the Mentally Ill (NAMI), the Montgomery County Center for Continuous Learning and the Maryland Mental Hygiene Administration, among others. Staff encourages Coalition residents to participate in On Our Own and NAMI programs as well. The Coalition has arranged for the NAMI program "In Our Own Voices," to be presented at Coalition membership meetings and for clients at Safe Havens.

Voice of Disabled Residents in Coalition

Clients participating in all of the programs of the Coalition are encouraged provide suggestions to promote changes, evaluate the effectiveness of services, offer suggestions, and discuss program needs. Every program conducts a program user satisfaction survey at least annually, and the results of these surveys shape program development. Community meetings are a regular part of the Men's Emergency Shelter and the Safe Havens. Seneca Heights has an active tenant council which provides feedback to the Coalition on policies, and potential improvements in the facility and program.

HOMELESS TIMES



A publication of the Montgomery County Coalition for the Homeless *EX 3(a)(b)(e)*
600-B East Gude Drive, Rockville, MD 20850

(301) 217-0314

www.mcch.net

Summer 2006

Partnership for Permanent Housing Set to Expand



Sharan London speaks at the press conference on PPH's expansion.

The Partnership for Permanent Housing (PPH) program will more than double during the upcoming fiscal year, adding housing for 62 households. The County Council is funding this significant development in the Coalition's work to end homelessness in our community. Council President George Leventhal and Councilmember Steve Silverman announced their initiative to expand this program at a press conference, held at the Men's Emergency Shelter in Rockville, on March 29, 2006. In addition to the councilmembers, speakers at the press conference included Sharan London, MCCH Executive Director, and [REDACTED] PPH resident and MCCH employee, who credited the program with helping her and her two sons achieve stability. [REDACTED] praised the proposal to

expand the program, stating "this is a blessing." In tandem with the expansion of PPH, an additional [REDACTED] has been designated for healthcare for the homeless.

One important feature of the PPH expansion is that in addition to families and individuals, it will also house couples without children, a long identified unmet need in our current homeless system. The strong backing from the Coalition's many friends in the community – who wrote letters, called elected officials, and successfully advocated for this important initiative – certainly influenced the final adoption by the entire County Council. The Council also approved funding for County Executive Duncan's plan for a county-run Supportive Housing Rental Assistance Program, which will house 75 special needs, including homeless, households in the upcoming year. Together these two programs represent an important step in providing homes for all residents of our county.

Whole Foods Rockville Backs the Coalition through 5% Community Support Day

Whole Foods Market in Rockville's Congressional Plaza Shopping Center donated 5% of all store sales on April 27, 2006 to the Coalition. The [REDACTED] raised through this event will send 12 children experiencing homelessness to camp this summer. "We are very excited to partner with Whole Foods Market in this effort to help children experiencing homelessness in our community," explains Sharan London, Executive Director of the Coalition. "Families who are experiencing homelessness spend most of their energy and resources on day-to-day survival, making recreation a luxury and summer camp a huge financial burden that most of these families simply cannot afford. It is a pleasure to partner with a company that recognizes how important it is to provide these children with the opportunity to explore and enjoy activities that they may not otherwise be able to experience." A special thank you to all the Coalition supporters who shopped at Whole Foods Market Rockville on 5% Day!



Jane Meler of Whole Foods Market presents the check from 5% Day.

Volunteers at Work

Volunteers Receive Good Neighbor Award

Three Coalition volunteers received the Fannie Mae Foundation's 2005 Good Neighbor Award. [REDACTED] were honored for their collaboration in organizing ShelterWalk in Roll 2005. "The Fannie Mae Foundation is proud to honor these good neighbors who have taken risks, overcome obstacles, and mobilized others in their [community] not only to support homeless families and individuals but also to educate others on the issue of homelessness," said Stacey Stewart, president and CEO of the Fannie Mae Foundation. "These individuals serve as shining examples of how one person can move an entire community to make a difference."



Farmland Families celebrate their work with the Coalition's Ace Thompson.

A Neighborhood Unites to Fight Hunger

Farmland Families, a group of twelve families in Rockville's Farmland neighborhood, came together to make bag lunches for the Men's Emergency Shelter twice every month this past year. The group produced an astounding 1,400 healthy, hearty (and usually well-decorated!) bag lunches. The families celebrated their achievement at a party in June which was attended by the Coalition's [REDACTED]. The Farmland Families group is a great example of how people can come together and make a real impact on the lives of those experiencing homelessness in our community.

Kiwanis Club Holds Family Fun Night

The Kiwanis Club of Rockville hosted a family fun night at Seneca Heights Apartments on a Wednesday evening in March. Twenty-five children and their parents joined members of the Kiwanis Club to pose for pictures with a visiting bunny rabbit and make picture frames. [REDACTED] a member of the Kiwanis Club of Rockville and Vice Chair of the Coalition's Board of Directors, explained, "This was a fun, hands-on activity for both the kids and adults alike. We enjoyed getting to know the families at Seneca Heights and sharing our time with them."



Seneca Heights residents pose for pictures at the Family Fun Night.

Brownie Troop 1135 Makes a Difference

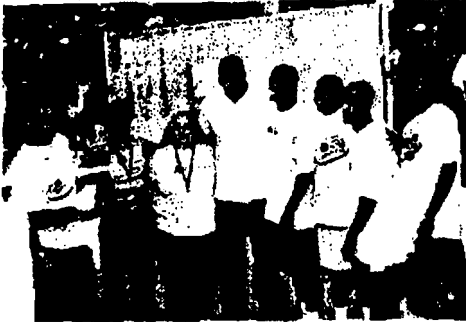
Brownie Troop 1135 of Olney learned an important lesson this past spring – that together they can make a difference in our community. The troop ran a food drive during the month of February to collect enough food from their classmates, friends and neighbors to make 100 lunches for the Men's Emergency Shelter. As quoted in the March 22, 2006 edition of *The Gazette*, troop co-leader [REDACTED]



Troop 1135 on a tour of the Men's Emergency Shelter.

[REDACTED] explained, "At first, it seemed daunting to make 100 lunches. But, when we put all the girls' contributions together, we were impressed at how much food we had. This was a great project to teach the girls that if we each do a little bit, together we can make a big difference." In late March, the troop came to take a tour of the Men's Emergency Shelter and learn more about homelessness. Inspired by her visit, [REDACTED] wrote to County Executive Duncan, Governor Ehrlich, and President Bush urging them "to do anything you can to help the homeless. For example, you can build more homes, make more jobs, donate money, and help people who use drugs or are mentally ill."

Hoops for the Homeless



MCCH's basketball team and Executive Director with Magic Johnson and Freddie Mac's Ralph Boyd.

Once again this year, Freddie Mac's Hoops for the Homeless event, held on Saturday, June 10th, was a huge success. Thousands of people joined Magic Johnson at the Verizon Center for a day of basketball and entertainment, with the proceeds benefiting seven area organizations serving the homeless, including the Coalition. We are most appreciative of Freddie Mac, their employees, and their supporters for sponsorship of this event. We also would like to thank our fantastic Seneca Heights basketball team, along with [REDACTED] Safe Haven's residents who helped staff our table and games. A highlight of the weeks leading up to the event was when two of the Coalition's residents (and now employees), [REDACTED]

[REDACTED] spoke eloquently at Freddie Mac headquarters about their personal journeys out of homelessness. Everyone who heard them was both educated and moved, especially when [REDACTED] concluded by saying, "Coming out of homelessness is like coming out of a dark place."

[REDACTED] – Resident Artist

[REDACTED] has lived at Seneca Heights Apartments since exiting homelessness in June 2004. A talented, self-taught artist, [REDACTED] vividly remembers the joy he felt at 9 years of age when [REDACTED] grandmother first bought [REDACTED] a paint-by-number set. [REDACTED] began seriously pursuing [REDACTED] art in the early 1990s and currently paints full-time with [REDACTED] apartment doubling as a studio. In support of [REDACTED] art, [REDACTED] has received a grant from the State of Maryland Department of Education Division of Rehabilitation Services, as well as technical assistance with development of a business plan. [REDACTED] oil paintings, both abstract and real life, bring [REDACTED] such joy that [REDACTED] hates to part with them. Therefore we were thrilled when [REDACTED] agreed to create two magnificent canvases, illustrating homelessness in Montgomery County, for the Coalition and Freddie Mac's Hoops for the Homeless. These pieces of art were shown originally in the lobby of Freddie Mac's headquarters, then at the Verizon Center, and are currently on display in the Coalition offices.



Artist [REDACTED] with [REDACTED] art at the Freddie Mac headquarters.

ShelterWalk 'n Roll – A Huge Success!

Hundreds of supporters turned out on May 7th to enjoy beautiful weather, great music, and an energizing walk around Rio Entertainment Center's lake at ShelterWalk 'n Roll 2006! The event raised awareness about homelessness in Montgomery County and funds to support the Coalition's programs. We are grateful to the following sponsors for their generous support of ShelterWalk 'n Roll 2006.

Benefactor Level

Inside Mortgage Finance Publications, Inc

Patron Level

Otsuka America Pharmaceutical, Inc.

Partner Level

The Gallery at White Flint Place
Insurance Associates, Inc.

Lolederman Soltesz Associates, Inc.

Marriott International, Inc.

The Pettit Family Charitable Foundation
Porten Homes

Wilcoxon Construction, Inc.

Donor Level

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Quantum Real Estate Management, LLC

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In-kind

Costco Wholesale

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The Gazette

Guapo's Restaurant

Hamburger Hamlet

Jack Worthington & Eileen Roach

Rio Entertainment Center

Signs & Graphics 2000

Travilah Square DrinkMore Water

Whole Foods Market Rockville

Non-Level Sponsors

East-West Oriental Medical Clinic

R & F Metals, Inc.

MONTGOMERY COUNTY COALITION FOR THE HOMELESS, INC.

HUD SECTION 811 APPLICATION

DUNS # 

EXHIBIT 3(c): OTHER FUNDING SOURCES

MONTGOMERY COUNTY COALITION FOR THE HOMELESS, INC.
SECTION 811 APPLICATION
DUNS# [REDACTED]

EXHIBITS 3(a),(b),(c),(d),(e) & 5(f)

LEVERAGING RESOURCES
RATING FACTOR 4

Attached please find letter/s/ which illustrate our ability to secure other funding sources and community resources that can be combined with HUD's program resources to achieve program purposes.

These letters contain written evidence of firm commitments towards the development and operation of the proposed project from other funding sources totaling over 25% of the capital advance amount of the proposed project.

Therefore, this project qualifies for 5 rating points in accordance with Federal Register, Vol. 72, No.48, Tuesday, March 13, 2007, page 11738, Rating Factor 4.f., a copy of which is attached to this statement.



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Isiah Leggett
County Executive

April 20, 2007

Richard Y. Nelson, Jr.
Director

Ms. Sharan London, Executive Director
Montgomery County Coalition for the Homeless
600B East Gude Drive
Rockville, Maryland 20850

Dear Ms. London:

The Department of Housing and Community Affairs reviewed your application for funding for an 811 project at the Ashmore at Germantown Condominiums. I am pleased to provide this commitment letter for a loan of up to \$300,000 in permanent financing, as needed, for the Ashmore 811 project, contingent upon the following conditions:

- This commitment is to the Montgomery County Coalition for the Homeless, and can be transferred to one of the organization's assigns.
- This loan will be secured by deeds of trust on the properties. The loan will bear no interest. This loan will mature in forty years, with no payments and no interest accruing. It is our intent that, as long as the same or similar population is being served throughout the term of the loan, any balance remaining on this loan will be forgiven at the end of the term.
- For a period of at least forty years, or as long as the Montgomery County Coalition for the Homeless or an affiliated entity owns the units, all of the units will be affordable to persons with special needs at or below forty percent of the area median income.
- If Montgomery County Coalition for the Homeless or an affiliated entity decides to sell any of the units, it must give the County the first opportunity to purchase the units.
- Once the property is occupied, and for the term of the loan, by July 30 of each year, you are to submit to the Division of Housing and Code Enforcement a report that includes information on the residents of each affordable unit, including household size and income.
- Montgomery County's model lease and the HUD 811 model lease are to be the basis for the lease used at this property. A copy of the Montgomery County model lease can be obtained from the Office of Landlord-Tenant Affairs. You must submit the lease that you will use to this Department for approval.

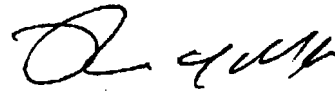
Office of the Director

Ms. Sharan London
April 20, 2007
Page 2

To complete our loan processing, please instruct your attorney to prepare the necessary loan documents. Your attorney can contact [REDACTED] Office of the County Attorney, at [REDACTED] obtain sample loan documents.

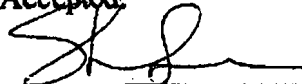
Thank you for your interest in Montgomery County's housing finance programs. We are looking forward to working with you as you develop this important housing resource. If you have any questions, please contact [REDACTED], Multifamily Housing Loan Analyst, Multifamily Housing Program Section, at [REDACTED]

Sincerely,



Richard Y. Nelson, Jr.
Director

Accepted:



Sharan London
Executive Director

RYN:mtb

affordable housing. (Note: This is an optional requirement, but to receive up to 2 points, the applicant must have submitted the Form HUD-27300, Questionnaire for HUD's Initiative on Removal of Regulatory Barriers, AND provided some form of documentation where requested, including point of contact and URL references or submitted the required documentary evidence.) Refer to the General Section for further information.

k. (1 point) The extent to which you will promote energy efficiency in the design and operation of the proposed housing. (Note: Optional, but to receive the 1 point, the applicant must have adequately addressed their plans to promote energy efficiency in the design and operation of the proposed project.) Refer to Section III.C.4 of this NOFA.

l. (2 points). The extent to which you have described your plans for expanding economic opportunities for low and very low-income persons (provisions of Section 3). Note: This is an optional requirement, but to receive up to 2 points, the applicant must have adequately addressed the following in Exhibit 3(m) of the application. Refer to the General Section for further information.

(1) (1 point). Provide opportunities to train and employ low and very low-income residents of the project area.

(2) (1 point). Award substantial contracts to persons residing in the project area.

4. Rating Factor 4: Leveraging Resources (5 Points)

This factor addresses your ability to secure other funding sources and community resources that can be combined with HUD's program resources to achieve program purposes. Submit information responding to this factor in accordance with Application Submission Requirements in Exhibits 3(a), 3(b), 3(c), 3(d), 3(e), and 5(f) of Section IV.B. of this NOFA.

a. (0 point). The application contains general support and/or written evidence of firm commitments towards the development and operation of the proposed project (including, financial assistance, donation of land, provision of services, etc.) from other funding sources (e.g., private, local community, and government sources) where the dollar value totals 5% or less of the capital advance amount as determined by HUD.

b. (1 point). The application contains written evidence of firm commitments towards the development and operation of the proposed project (including, financial assistance, donation of land, provision of services, etc.) from other

funding sources (e.g., private local community and government sources) where the dollar value totals between 6% and 10% of the capital advance amount as determined by HUD.

c. (2 points). The application contains written evidence of firm commitments towards the development and operation of the proposed project (including, financial assistance, donation of land, provision of services, etc.) from other funding sources (e.g., private local community and government sources) where the dollar value totals between 11% and 15% of the capital advance amount as determined by HUD.

d. (3 points). The application contains written evidence of firm commitments towards the development and operation of the proposed project (including, financial assistance, donation of land, provision of services, etc.) from other funding sources (e.g., private, local community, and government sources) where the dollar value totals between 16% and 20% of the capital advance amount as determined by HUD.

e. (4 points). The application contains written evidence of firm commitments towards the development and operation of the proposed project (including, financial assistance, donation of land, provision of services, etc.) from other funding sources (e.g., private, local community, and government sources) where the dollar value totals between 21% and 25% of the capital advance amount as determined by HUD.

f. (5 points). The application contains written evidence of firm commitments towards the development and operation of the proposed project (including, financial assistance, donation of land, provision of services, etc.) from other funding sources (e.g., private, local community, and government sources) where the dollar value totals over 25% of the capital advance amount as determined by HUD.

5. Rating Factor 5: Achieving Results and Program Evaluation (12 Points)

This factor reflects HUD's goal to embrace high standards of ethics, management and accountability and, as such, emphasizes HUD's commitment to ensuring that you keep the promises made in your application. This factor requires that you clearly identify the benefits or outcomes of your project and develop an evaluation plan to measure performance, which includes what you are going to measure, how you are going to measure it, and the steps you will have in place to make adjustments to your project development timeline should you not be able to achieve any of the major milestones. Completion of Exhibit 8(j), Program Outcome Logic

Model (HUD-98010), will assist you in completing your response to this rating factor. This rating factor also addresses the extent to which your project will implement practical solutions that result in residents achieving independent living, economic empowerment, educational opportunities and improved living environments. Finally, this factor addresses the extent to which the long-term viability of your project will be sustained for the duration of the 40-year capital advance period. Submit information responding to this factor in accordance with Application Submission Requirements in Exhibits 3(e), 3(g), 3(h), 3(i), 6(b), and 8(j) of Section IV.B. of this NOFA.

a. (5 points) The extent to which your project development timeline is indicative of your full understanding of the development process and will, therefore, result in the timely development of your project.

b. (2 points) The extent to which your past performance evidences that the proposed project will result in the timely development of the project. Evidence of your past performances could include the development of previous construction projects, including but not limited to Section 202 or Section 811 projects.

c. (2 points) The extent to which your project will implement practical solutions that will result in assisting residents in achieving independent living, economic empowerment, educational opportunities, and improved living environments (e.g., activities that will improve computer access, literacy and employment opportunities).

d. (3 points) The extent to which you demonstrated that your project will remain viable as housing with the availability of supportive services for very low income persons with disabilities for the 40-year capital advance period.

6. Bonus Points (2 bonus points) Location of proposed site in an RC/EZ/EC-II area, as described in the General Section. Submit the information responding to the bonus points in accordance with the Application Submission Requirements in Exhibit 8(h) of Section IV.B. of this NOFA.

B. Reviews and Selection Process

1. Review for Curable Deficiencies. Upon receipt of the application by HUD staff, HUD will screen all applications to determine if there are any curable deficiencies. For applicants receiving a waiver to submit a paper application, submitting fewer than the required original and four copies of the

MONTGOMERY COUNTY COALITION FOR THE HOMELESS, INC.

HUD SECTION 811 APPLICATION

DUNS # [REDACTED]

EXHIBIT 3(d) LETTERS OF SUPPORT

MONTGOMERY COUNTY COALITION FOR THE HOMELESS, INC.
SECTION 811 APPLICATION
DUNS# [REDACTED]

EXHIBITS 3(a),(b),(c),(d),(e) & 5(f)

LEVERAGING RESOURCES
RATING FACTOR 4

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4. Rating Factor 4: Leveraging Resources (5 Points)

This factor addresses your ability to secure other funding sources and community resources that can be combined with HUD's program resources to achieve program purposes. Submit information responding to this factor in accordance with Application Submission Requirements in Exhibits 3(a), 3(b), 3(c), 3(d), 3(e), and 5(f) of Section IV.B. of this NOFA.

a. (0 point). The application contains general support and/or written evidence of firm commitments towards the development and operation of the proposed project (including, financial assistance, donation of land, provision of services, etc.) from other funding sources (e.g., private, local community, and government sources) where the dollar value totals 5% or less of the capital advance amount as determined by HUD.

b. (1 point). The application contains written evidence of firm commitments towards the development and operation of the proposed project (including, financial assistance, donation of land, provision of services, etc.) from other

funding sources (e.g., private local community and government sources) where the dollar value totals between 6% and 10% of the capital advance amount as determined by HUD.

c. (2 points). The application contains written evidence of firm commitments towards the development and operation of the proposed project (including, financial assistance, donation of land, provision of services, etc.) from other funding sources (e.g., private local community and government sources) where the dollar value totals between 11% and 15% of the capital advance amount as determined by HUD.

d. (3 points). The application contains written evidence of firm commitments towards the development and operation of the proposed project (including, financial assistance, donation of land, provision of services, etc.) from other funding sources (e.g., private, local community, and government sources) where the dollar value totals between 16% and 20% of the capital advance amount as determined by HUD.

e. (4 points). The application contains written evidence of firm commitments towards the development and operation of the proposed project (including, financial assistance, donation of land, provision of services, etc.) from other funding sources (e.g., private, local community, and government sources) where the dollar value totals between 21% and 25% of the capital advance amount as determined by HUD.

f. (5 points). The application contains written evidence of firm commitments towards the development and operation of the proposed project (including, financial assistance, donation of land, provision of services, etc.) from other funding sources (e.g., private, local community, and government sources) where the dollar value totals over 25% of the capital advance amount as determined by HUD.

5. Rating Factor 5: Achieving Results and Program Evaluation (12 Points)

This factor reflects HUD's goal to embrace high standards of ethics, management and accountability and, as such, emphasizes HUD's commitment to ensuring that you keep the promises made in your application. This factor requires that you clearly identify the benefits or outcomes of your project and develop an evaluation plan to measure performance, which includes what you are going to measure, how you are going to measure it, and the steps you will have in place to make adjustments to your project development timeline should you not be able to achieve any of the major milestones. Completion of Exhibit 8(j), Program Outcome Logic

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a. (5 points) The extent to which your project development timeline is indicative of your full understanding of the development process and will, therefore, result in the timely development of your project.

b. (2 points) The extent to which your past performance evidences that the proposed project will result in the timely development of the project. Evidence of your past performances could include the development of previous construction projects, including but not limited to Section 202 or Section 811 projects.

c. (2 points) The extent to which your project will implement practical solutions that will result in assisting residents in achieving independent living, economic empowerment, educational opportunities, and improved living environments (e.g., activities that will improve computer access, literacy and employment opportunities).

d. (3 points) The extent to which you demonstrated that your project will remain viable as housing with the availability of supportive services for very low income persons with disabilities for the 40-year capital advance period.

6. Bonus Points (2 bonus points) Location of proposed site in an RC/EZ/EC-II area, as described in the General Section. Submit the information responding to the bonus points in accordance with the Application Submission Requirements in Exhibit 8(h) of Section IV.B. of this NOFA.

B. Reviews and Selection Process

1. Review for Curable Deficiencies. Upon receipt of the application by HUD staff, HUD will screen all applications to determine if there are any curable deficiencies. For applicants receiving a waiver to submit a paper application, submitting fewer than the required original and four copies of the

Ex 54



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Isiah Leggett
County Executive

April 6, 2007

Richard Y. Nelson, Jr.
Director

Ms. Sharan London, Executive Director
Coalition Homes, Inc.
600B East Gude Drive
Rockville, MD 20850

Dear Ms. London:

The Department of Housing and Community Affairs reviewed your application for funding for acquisition of sixteen units at the Ashmore at Germantown Condominiums. This letter replaces the commitment letters dated March 27, 2007. I am pleased to provide this commitment letter for a loan of up to \$1,640,000 and a PILOT, contingent upon the following conditions:

- The units will be acquired by Coalition Homes, Inc., a separate nonprofit organization that is affiliated with the Montgomery County Coalition for the Homeless.
- The loan will bear no interest and will mature in forty years, with no payments and no interest accruing. It is our intent that, as long as the same or similar population is being served throughout the term of the loan, any balance remaining on this loan will be forgiven at the end of the term.
- For a period of at least forty years, or as long as Coalition Homes, Inc. owns the units, all sixteen of the units will be affordable to persons with special needs at or below forty percent of the area median income. Coalition Homes must coordinate with the Montgomery County Department of Health and Human Services on the selection of the residents of the units. Each resident must execute a service agreement with the lease identifying services to be provided to the resident by a service provider.
- If Coalition Homes, Inc. decides to sell any of the units, it must give the County the first opportunity to purchase the units.
- Once the property is occupied, and for the term of the loan, by July 30 of each year, you are to submit to the Division of Housing and Code Enforcement a report that includes information on the residents of each affordable unit, including household size and income.
- Montgomery County's model lease and the HUD 811 model lease are to be the basis for the lease you use at this property. A copy of the Montgomery County model lease can be

Office of the Director

100 Maryland Avenue, 4th Floor • Rockville, Maryland 20850 • 240-777-3600 • 240-777-3679 TTY • 240-777-3677 FAX

www.moutgome.yecountymd.gov

Ms. Sharan London
April 6, 2007
Page 2

obtained from the Office of Landlord-Tenant Affairs. You must submit the lease that you will use to this Department for approval.

- The PILOT agreement, which will be in effect as long as Coalition Homes, Inc. or one of its affiliated entities owns the property, will reduce the County property taxes by an amount equal to the average Homeowner's Tax Credit for the County.

To complete our loan processing, please instruct your attorney to prepare the necessary loan documents. Your attorney can contact [redacted] Office of the County Attorney, at [redacted] to obtain sample loan documents.

Thank you for your interest in Montgomery County's housing finance programs. We are looking forward to working with you as you develop this important housing resource. If you have any questions, please contact [redacted] Multifamily Housing Loan Analyst, Multifamily Housing Program Section, at [redacted]

Sincerely,



Richard Y. Nelson, Jr.
Director

Accepted:

Sharan London
Executive Director

RYN:mtb

S:\Files\arriving\Housing\MF Housing\Projects\MC\CHVAshmore at Commentowa\ccuradment letter Ashmore redus.doc



Black Ministers Conference
of Montgomery County (Maryland)

Post Office Box 10911
Rockville, Maryland 20849-0911

RECEIVED APR 11 2007

April 9, 2007

EXHIBIT 3(d)

Ms. Sharan London
Executive Director
Montgomery County Coalition for the Homeless
600 B East Gude Drive
Rockville, MD 20850

Dear Ms. London:

The Black Ministers Conference of Montgomery County supports the Montgomery County Coalition for the Homeless, Inc. application for HUD 811 funding to provide affordable housing to homeless adults with mental illness. The Black Ministers Conference was organized in 1981 to address community concerns of interest to the NAACP and local churches that are beyond the reach or ability of individual churches. These concerns are in the area of spiritual, physical (health and welfare, including homelessness), social, psychological, education, economics, and political well-being of the African-American population in the county.

The Black Ministers Conference is familiar with the work of MCCH and recognizes the need for supportive housing options for very-low income persons with mental illness.

We wish you success with your proposal and welcome the additional housing options, particularly for those most in need.

Sincerely,


Reverend Kenneth Jackson
President

MINORITY SUPPORT



Serving Latino Youth and their Families

April 20, 2007

Sharan London
Executive Director
Montgomery County Coalition for the Homeless
600 B East Gude Drive
Rockville, MD 20850

Dear Ms. London:

Identity, Inc. supports the Montgomery County Coalition for the Homeless, Inc. application for HUD 811 funding to provide affordable housing to homeless adults with disabilities. Identity is a community-based, nonprofit organization that works with Latino youth to empower them to reach their full potential and successfully transition into adulthood. We provide youth with knowledge, life skills, support and positive role models. Our strong family focus involves and supports Latino parents, guardians and other family members]

I am very familiar with the work of MCCH and recognize the need for supportive housing options for very-low income persons with mental illness. The stock of affordable housing in Montgomery County is very low, and there are many people who are homeless and thousands more who are nearly homeless. The high rate of mental illness is often a barrier for permanent housing.

I commend the efforts of MCCH to enhance and strengthen our community. I wish you success with your HUD proposal and welcome the additional housing options.

Sincerely,

Candace Kattar
Executive Director



MINORITY SUPPORT

414 East Diamond Avenue
Gaithersburg, MD 20877

(301) 963-5900
(301) 963-3621 fax

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Affiliations are provided for information purposes only

CASA of Maryland, Inc.

310 Tulip Avenue, Takoma Park, MD 20912 tel: 301.270.0419 fax: 301.270.8659 volagrta@casamd.org

April 5, 2007

Sharan London
Executive Director
Montgomery County Coalition for the Homeless
600 B East Gude Drive
Rockville, MD 20850

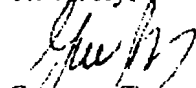
Dear Ms. London:

CASA of Maryland, Inc. supports the Montgomery County Coalition for the Homeless, Inc. and its application for HUD 811 funding to provide affordable housing to homeless adults with mental illness. CASA has over 20 years of experience in serving the low-income Latino and immigrant community of Montgomery County through programming such as social services, legal services, health education, ESOL classes, citizenship classes, financial literacy, and leadership development. CASA's primary mission is to work with the community to improve the quality of life and fight for equal treatment and full access to resources and opportunities for low-income Latinos and their families. CASA also works with other low-income immigrant communities and organizations, makes its programs and activities available to them, and advocates for social, political, and economic justice for all low-income communities.

I am familiar with the work of MCCH and recognize the need for supportive housing options for very-low income persons with mental illness. CASA is glad to collaborate with MCCH through the provision of ESOL language instruction, citizenship prep classes financial literacy education, employment placement services, and health education and referral information to low-income community members who seek CASA's services.

I wish you success with your proposal and welcome the additional housing options.

Sincerely,


Gustavo Torres
Executive Director

MINORITY SUPPORT

RECEIVED APR 13 2007



OFFICE OF THE COUNTY EXECUTIVE
ROCKVILLE, MARYLAND 20850

Isiah Leggett
County Executive

April 11, 2007

Ms. Sharan London
Executive Director
Montgomery County Coalition for the Homeless
600-B East Gude Drive
Rockville, Maryland 20850

Dear Ms. London:

Sharan

I am writing to express my support for the application by the Montgomery County Coalition for the Homeless (MCCCH) for funding from the U. S. Department of Housing and Urban Development for the acquisition and operation of affordable housing at the Ashmore at Germantown condominium complex for adults with mental illness who are exiting homelessness. Our support goes far beyond this letter. The Montgomery County Coalition for the Homeless is purchasing these units using interim financing from the County. Montgomery County made this project possible, and I urge the U. S. Department of Housing and Urban Development to provide funding for this very worthwhile project.

I continue to be impressed by the innovative and successful projects managed by MCCCH. Your agency is working hard to increase the number of permanent supportive housing units in the County and to provide services to homeless individuals.

I am pleased to share with you my high estimation of both the Ashmore Condominium project and the Montgomery County Coalition for the Homeless.

Sincerely,

Isiah Leggett
County Executive

IL:mtb



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Isiah Leggett
County Executive

Richard Y. Nelson, Jr.
Director

March 30, 2007

Ms. Sharan London
Executive Director
Montgomery County Coalition for the Homeless
600 B East Gude Drive
Rockville, MD 20850

Dear Ms. London: *Sharan*

The Montgomery County Department of Housing and Community Affairs (DHCA) supports the application by the Montgomery County Coalition for the Homeless (MCCH) for HUD 811 funding to provide affordable housing to adults with mental illness who are exiting homelessness. We look at this project as a collaborative effort between your agency and this department. DHCA is providing interim financing for the acquisition of the units at the Ashmore at Germantown Condominium until the HUD 811 funds are available. We strongly support this project.

I am very familiar with the work of MCCH and recognize the need for supportive housing options for very-low income persons with disabilities. DHCA has worked with MCCH on several projects. We continue to be impressed with your accomplishments and your mission to increase the County's supply of permanent supportive housing.

I wish you success with your proposal. I look forward to continuing to work with you on this project and other projects in the future.

Sincerely,

Richard Y. Nelson, Jr.
Director

RYN:mtb

Office of the Director

CHRIS VAN HOLLEN
301 DELBERT, MARYLAND

COMMITTEE ON
WAYS AND MEANS

COMMITTEE ON OVERSIGHT AND
GOVERNMENT REFORM

Congress of the United States
House of Representatives
Washington, DC 20515

1707 Longworth House Office Building
Washington, DC 20515
(202) 225-5341

1100 HILL OFFICE
41 MONTGOMERY STREET #507
ROCKVILLE, MD 20850
(301) 225-3501

Suite C 201
6020 New Hampshire Avenue
Bethesda, MD 20813
(301) 221-3892

www.vanhollen.house.gov

April 4, 2007

Ms. Sharan London
Executive Director
Montgomery County Coalition for the Homeless
600 East Gude Drive, Suite B
Rockville, MD 20850

Dear Ms. London:

I am writing in support of the Montgomery County Coalition for the Homeless' (MCCH) application for HUD 811 funding to provide affordable housing to homeless adults with mental illness.

The housing difficulties faced by low income residents in Montgomery County are particularly acute because of the skyrocketing costs of renting and home ownership in the Washington metropolitan region. Providing supportive housing options for some of our most vulnerable residents – those very low-income persons with mental illness – is of paramount importance and I commend MCCH for undertaking efforts to address this need.

HUD sets an example for the country in the area of affordable housing and helps substantially to contribute to the stock of safe and affordable homes that are available to our residents. I am familiar with the work of MCCH and in my view it is a superb candidate for HUD 811 funding.

I commend efforts of MCCH to enhance and strengthen our community. I wish you success with your HUD proposal and look forward to working with you to increase affordable housing options for all of our residents.

Sincerely,



CHRIS VAN HOLLEN
Member of Congress

ALBERT R. WYNN
4TH DISTRICT, MARYLAND

SENIOR DEMOCRATIC WHIP

REGIONAL WHIP

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ENERGY AND COMMERCE

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WASHINGTON, DC 20515-2004

April 18, 2007

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2470 RAYBURN HOUSE OFFICE BUILDING
WASHINGTON, DC 20515-2004
TELEPHONE: (202) 225-6699
FAX: (202) 225-6714

MONTGOMERY COUNTY OFFICE:

18401 WOODFIELD ROAD, SUITE D
GAITHERSBURG, MD 20878
TELEPHONE: (301) 987-2054
FAX: (301) 987-2087

PRINCE GEORGE'S COUNTY OFFICE:

9200 BASS COURT, #221
LARGO, MD 20774
TELEPHONE: (301) 773-4094
FAX: (301) 925-9584

Sharan London, Executive Director
Montgomery County Coalition for the Homeless
600 B East Gude Drive
Rockville, Maryland 20850

Dear Ms. London:

I write in support of the Montgomery County Coalition for the Homeless, Inc. (MCCH) application for HUD 811 funding to provide affordable housing to homeless adults with mental illness. With housing costs rising at a rapid rate, affordable housing is in short supply in this congressional district, while the need continues to grow.

I am familiar with the work of the MCCH and recognize the need for supportive housing options for very-low income persons with mental illness. I commend you on the work that you have done, and continue to do.

I wish you much success with your proposal, and welcome the prospect of additional affordable housing options for our community.

If I can be of assistance in the interim, please do not hesitate to contact me.

Sincerely,

Albert R. Wynn
Member of Congress



DEPARTMENT OF HEALTH AND HUMAN SERVICES

Isiah Leggett
County Executive

Uma S. Ahluwalia
Director

April 2, 2007

Sharan London
Executive Director
Montgomery County Coalition for the Homeless
600 B East Gude Drive
Rockville, MD 20850

Dear Ms. London:

The Montgomery County Mental Health Core Service Agency (CSA) supports the application for HUD 811 funding submitted by the Montgomery County Coalition for the Homeless, Inc. (MCCH) to provide affordable housing to homeless adults with mental illness. The CSA is the local mental health authority for the State of Maryland Public Mental Health System (PMHS). Our responsibility is to plan and manage the local public mental health services.

I am familiar with the work of MCCH and strongly support their efforts to increase the supply of supportive housing options for very low-income persons with mental illness in Montgomery County.

In the State of Maryland, all of the services provided through the public mental health system must be necessary and appropriate as determined by an administrative services organization contracted with the state, and the individuals must be very low income and have a serious mental illness. We understand from you that HUD's eligibility criteria for residents of Section 811 projects are quite similar. If an individual meets the Maryland PMHS eligibility criteria, and the mental health services are necessary and appropriate and are provided in compliance with the applicable regulations, the CSA would commit to the funding for these services.

I wish you success with your proposal and welcome the additional housing options.

Sincerely,


Arleen Rogan, Acting Director
Mental Health Core Service Agency

System Planning and Management • Mental Health Core Service Agency

751 Twinbrook Parkway • Rockville, Maryland 20851 • 240-777-1400 • 240-777-1145 FAX
www.montgomerycountymd.gov/hhs



10400 Detrick Avenue
Kensington, Maryland 20895-2484
(301) 929-8700

April 3, 2007

Ms. Sharan London, Executive Director
Montgomery County Coalition for the Homeless
600-B East Gude Drive
Rockville, Maryland 20850

Dear Ms. London:

On behalf of the Housing Opportunities Commission of Montgomery County, Maryland, I am enthusiastically supporting your application for funding under the HUD 811 program. This proposal seeks to expand the availability of affordable housing for homeless adults with disabilities and is a proposal worthy of funding.

The Housing Opportunities Commission is the Public Housing Authority for Montgomery County, Maryland. As such, we have had the pleasure of working jointly with the Coalition for the Homeless on a variety of successful projects including a partnership which resulted in the development and renovation of a former motel to permanent housing for adults and transitional housing for families. In addition, HOC, the County Department of Housing and Community Affairs, and the Coalition are currently developing plans for another project to serve the chronically homeless with disabilities. These are but examples of our mutual efforts to provide housing options for this needy, yet growing population.

Favorable consideration of the Coalition's funding application for 811 funding will offer additional housing alternatives that are critically needed for low income persons, especially those with mental illness.

The Housing Opportunities Commission is grateful to have the Coalition for the Homeless as one of its partner agencies and is hopeful that the application receives positive consideration.

Sincerely,


D. Scott Minton
Executive Director

Threshold Services

Helping People with Mental Illness Lead Fulfilling Lives



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Craig Knoll, M. Ed.

1398 Lanterton Drive
Silver Spring, Maryland 20902
Phone: (301) 754-002
Fax: (301) 754-1600

Please visit us on line:

www.thresholdservices.org

April 9, 2007

Mr. Tom Penna
Mont. County Coalition for the Homeless
600 B East Gude Drive
Rockville, MD 20850

Dear Mr. Penna:

Threshold Services strongly supports the Montgomery County Coalition for the Homeless, Inc., application for HUD 811 funding to provide affordable housing to homeless adults with mental illness.

I am familiar with the work of the Montgomery County Coalition for the Homeless (MCCH) and recognize the need for supportive housing options for very low income persons with mental illness.

Threshold Services is a nonprofit organization that helps more than 900 people throughout Montgomery County, Maryland. Our mission is to help people with mental illness or co-occurring mental illness and substance use disorders lead a fulfilling life, by providing treatment, rehabilitation and housing, and by promoting a caring community through advocacy and education. Services include residential rehabilitation, outpatient treatment, psychiatric rehabilitation, supported employment and outreach.

Threshold Services would be happy to provide off-site psychiatric rehabilitation services, treatment, or any of our other services to residents of MCCH housing.

We appreciate your steadfast efforts to obtain additional housing options and wish you success with your proposal.

Sincerely,

Craig S. Knoll
Executive Director



AFFILIATED SANTE GROUP

A Sante Group Company

April 2, 2007

Sharan London
Executive Director
Montgomery County Coalition for the Homeless
600B East Gude Drive
Rockville, Md. 20850

Dear Ms. London:

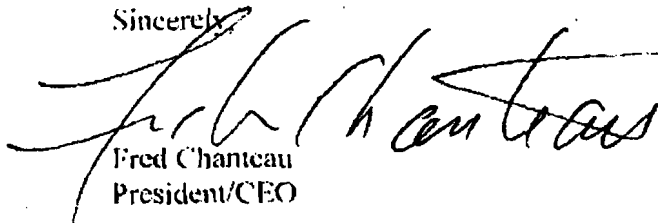
The Affiliated Sante Group supports the Montgomery County Coalition for the Homeless, Inc. application for HUD 811 funding to provide affordable housing to homeless adults with mental illness. As you know, ASG provides outpatient mental health services that include mental health clinics and psychiatric rehabilitation services. We have had the opportunity to work with your organization in serving those you house or in making use of the housing resources you are able to provide.

I am familiar with the work of MCCH and recognize the need for supportive housing options for very-low income persons with mental illness.

We are happy to accept appropriate referrals should any of the residents require clinic or rehabilitation services.

I wish you success with your proposal and welcome the additional housing options.

Sincerely,



Fred Chanteau
President/CEO

The



Family Services Agency, Inc.

An Affiliate of Sheppard
& Enoch Pratt Foundation

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M.B.A., M.L.S.
Executive Director

April 3, 2007

Ms. Sharan London
Executive Director
Montgomery County Coalition for the Homeless
600 B East Gude Drive
Rockville, MD 20850

Dear Ms. London:

The Family Services Agency, Inc. fully supports Montgomery County Coalition for the Homeless application to the United States Department of Housing and Urban Development's Section 811 program to provide affordable housing to homeless adults with mental illness. The Family Services Agency and Montgomery County Coalition for the Homeless have a history of working well together to serve the needs of people in Montgomery County who have mental illnesses. Your project will help fill the critical need for affordable housing and support services for this population in Montgomery County.

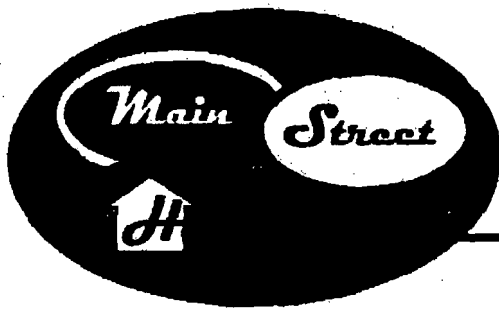
We deeply respect the high quality services Montgomery County Coalition for the Homeless has provided over many years to people with mental illnesses in Montgomery County. Should any of the consumers in your proposed project require or desire outpatient mental health or psychiatric rehabilitation services from the Family Services Agency, we would be pleased to collaborate with you to meet their needs. We sincerely hope that HUD will fund your project and wish you every success.

Sincerely,

Thomas E. Harr
Executive Director

"Neighbors helping neighbors since 1908."

610 East Diamond Avenue, Suite 100 • Gaithersburg, MD 20877 5323
www.familyservicesagency.org • United Way/CFC #8098 • MD Charity Campaign #0319
Phone: 301-840-2000 • Fax: 301-840-9621



1521 South Edgewood Street, Suite C, Baltimore, MD 21227-1139

TEL: (410) 646-7640

1-800-704-0262

Fax: (410) 646-0264

"Home Makes All The Difference."

April 2, 2007


Sharan London
Executive Director
Montgomery County Coalition for the Homeless
600 B East Gude Drive
Rockville, MD 20850

Dear Ms. London:

Main Street Housing, Inc. supports the Montgomery County Coalition for the Homeless, Inc. application for HUD 811 funding to provide affordable housing to homeless adults with mental illness. We are involved in developing affordable housing in Maryland, and feel that the Montgomery County Coalition for the Homeless will be an important addition to the continuum of housing available in Maryland.

I am familiar with the work of MCCH and recognize the need for supportive housing options for very-low income persons with mental illness. I wish you success with your proposal and welcome the additional housing options that your organization will provide.

Sincerely,


Kenneth R. Wireman
Executive Director



Community Ministry of Montgomery County

110 W. Montgomery Avenue, Rockville, MD 20850
Ph: (301) 763-8683, Fx: (301) 763-8773
www.communityministry.org



CMMC

April 3, 2007

Sharan London
Executive Director
Montgomery County Coalition for the Homeless
600 B East Gude Drive
Rockville, MD 20850

Dear Ms. London:

Community Ministry of Montgomery County (CMMC) supports the Montgomery County Coalition for the Homeless, Inc. application for HUD 811 funding to provide affordable housing to homeless adults with mental illness. I am familiar with the work of MCCH and recognize the need for supportive housing options for very-low income persons with mental illness.

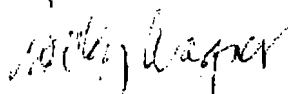
As you know, CMMC is an interfaith coalition of 135 congregations working together to meet the needs of the poor in Montgomery County. We have been providing direct and supportive services to needy families and individuals for 35 years. Last year 33,000 low-income men, women, and children received assistance from CMMC.

In anticipation of a successful application by MCCH, CMMC pledges to support the program in the following way:

- 1) The Interfaith Clothing Center will provide clothing and household goods to up to 25 individuals at a value of [REDACTED] per person per year or [REDACTED].
- 2) Our Furniture Exchange program will accommodate additional furniture requests as we are able, at [REDACTED] per household or [REDACTED] per year.
- 3) The Congregation and Community Support Program will provide resource, referral and/or financial assistance for housing needs and other basic emergency services for qualified households as available.

I wish you success with your proposal and welcome the additional housing options.

Sincerely,


Rebecca Wagner
Executive Director



United Way
CMMC #6239

Community Ministry of Montgomery County is committed to pursuing social justice with an emphasis on identifying and meeting the needs of the poor by leading and engaging Montgomery County's faith communities in service, education and advocacy.

How will you memorialize CMMC in your estate plan?



COMMUNITY MINISTRIES OF ROCKVILLE

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114 West Montgomery Avenue, Rockville, Maryland 20850 • Telephone: 301-762-8682 • Fax: 301-762-2939 • WWW.CMROCKS.ORG

April 4, 2007

Sharan London
Executive Director
Montgomery County Coalition for the Homeless
600 B East Gude Drive
Rockville, MD 20850

Dear Ms. London:

Community Ministries of Rockville supports the Montgomery County Coalition for the Homeless (MCCH), Inc. application for HUD 811 funding to provide affordable housing to homeless adults with mental illness.

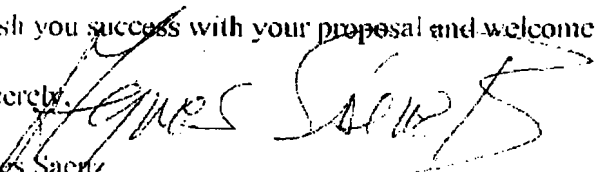
Community Ministries of Rockville is an interfaith, 501(c) 3 non-profit organization, which has faithfully served those in need for over forty years in Rockville and Montgomery County. CMR is a coalition of 21 congregations in the Rockville area. The mission of Community Ministries of Rockville is to give voice to conscience and serve human needs. In support of this mission, congregation and community efforts are combined to provide direct services for the homeless, emergency assistance to families in crisis, assistance to the frail elderly, health services to the uninsured, and Basic English education, child tutoring and support in the assimilation process to Latino immigrant families.

I am familiar with the work of MCCH and recognize the need for supportive housing options for very-low income persons with mental illness.

Community Ministries of Rockville has been working with the Montgomery County Coalition for the Homeless since 2002, in support of the Hope Housing, a permanent supportive housing program for disabled homeless men and women. We are proud to partner with the Montgomery County Coalition for the Homeless, which is an organization that supports all homeless providers in Montgomery County. The Coalition does a great job in preventing and ending homelessness in our community.

I wish you success with your proposal and welcome the additional housing options.

Sincerely,


Agnes Sachz
Managing Director



Your Leading Mental Health Resource

April 5, 2007

Ms. Sharan London
Executive Director
Montgomery County Coalition for the Homeless
600 B East Gude Drive
Rockville, MD 20850

Dear Ms. London:

The Mental Health Association (MHA), a private, nonprofit agency promotes mental health and wellness and supports those with mental illness by sponsoring and implementing advocacy, education and community service programs. We are very familiar through our own Adult Homeless Mental Health Services (AHMHS) program with the supportive work that the Montgomery County Coalition for the Homeless, Inc. does, and we strongly promote its application for HUD 811 funding for additional affordable housing to homeless adults with mental illness. Supportive housing options for very-low income persons with mental illness is a great need.

I wish you well with this proposal and look forward to expanding the available housing options.

Sincerely,

[Handwritten signature]

Sharon E. Friedman, LCSW-C
Executive Director

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Consultant

Sharon E. Friedman, LCSW-C
Executive Director

Joseph Gruenwald & Laake, P.A.
Legal Counsel

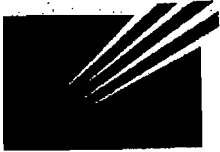
A United Way Member Agency
Serving Montgomery County
UW/CFC #8151

p 301 424 0656

f 301 738 1030

e info@mhamc.org

1000 Twinbrook Parkway, Rockville, Maryland 20851



THE ROCK CREEK FOUNDATION

4/9/07

Sharan London
Executive Director
Montgomery County Coalition for the Homeless
600 B East Gude Drive
Rockville, MD 20850

Dear Ms. London:

The Rock Creek Foundation supports the Montgomery County Coalition for the Homeless, Inc. application for HUD 811 funding to provide affordable housing to homeless adults with mental illness. Rock Creek provides housing, psychiatric rehabilitation and employment services for individuals with mental illness and developmental disabilities as well as clinical services.

I am very familiar with the work of MCCH and recognize the need for supportive housing options for very-low income persons with mental illness. The stock of affordable housing is very low in Montgomery County and there are many people who are homeless and thousands more who are nearly homeless. The high rate of mental illness is often a barrier for permanent housing.

Rock Creek is able and willing to provide psychiatric rehabilitation and employment services to individuals that are in your services.

I wish you success with your proposal and welcome the additional housing options.

Sincerely,

Ray Salzberg
President, The Rock Creek Foundation

RECEIVED APR 13 2007

ST. LUKE'S HOUSE, INC.

April 11, 2007

Sharan London
Executive Director
Montgomery County Coalition for the Homeless
600 B East Gude Drive
Rockville, MD 20850

Dear Ms. London:

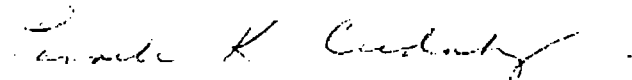
St. Luke's House supports the Montgomery County Coalition for the Homeless, Inc. application for HUD 811 funding to provide affordable housing to homeless adults with mental illness. As you are aware, for 36 years St. Luke's House has provided a comprehensive array of services for people in Montgomery County with mental illnesses. We currently serve more than 1100 adults and youth annually. The need for affordable housing is critical and we applaud your efforts to expand this desperately needed resource.

I am familiar with the work of MCCCH and recognize the need for supportive housing options for very low income with mental illness.

St. Luke's House would be happy to work with your organization to help address needed support services for the people living in your homes. In addition to residential rehabilitation services, St. Luke's House offers supported living, supported employment, outpatient mental health, life skills (psychiatric rehabilitation, case management and housing facilitation and crisis residential services.

I wish you success with your proposal and welcome the additional housing options.

Sincerely,



Pamela K. Cudahy
President/CEO

ST. LUKE'S HOUSE, INC.
600 B EAST GUDE DRIVE
ROCKVILLE, MD 20850
TEL: 301-761-3000

MONTGOMERY COUNTY COALITION FOR THE HOMELESS, INC.

HUD SECTION 811 APPLICATION

DUNS # [REDACTED]

EXHIBIT 3(e) HOUSING & SUPPORTIVE SERVICES EXPERIENCE

**MONTGOMERY COUNTY COALITION FOR THE HOMELESS, INC.
SECTION 811 APPLICATION
Duns # [REDACTED]**

EXHIBIT 3 (e) ATTACHMENT

**PREVIOUS EXPERIENCE
DEVELOPING INTEGRATED HOUSING**

MONTGOMERY COUNTY COALITION FOR THE HOMELESS, INC. has previous experience developing Integrated Housing living units as follows:

<u>Name of Project</u>	<u>Description</u>
Aurora Homes FY 2006 HUD Project #000-HD064	8 Condominium Units on scattered sites in 2 separate apartment buildings

Therefore, this project qualifies for the rating points for previous experience in developing Integrated Housing in accordance with Federal Register, Vol. 72, No. 48, Tuesday, March 13, 2007, page 11,736, Rating Factor 1, paragraph (e), a copy of which is attached to this statement.

technical processing using the Rating Factors set forth below and in accordance with the application submission requirements in this NOFA. The maximum number of points an application may receive under this program is 100 plus 2 bonus points. This includes two (2) RC/EZ/EC-II bonus points, as described in the General Section of the SuperNOFA and Section V.A.6 below.

1. Rating Factor 1: Capacity of the Applicant and Relevant Organizational Staff (30 Points)

This factor addresses the extent to which you have the organizational resources to successfully implement the proposed activities in a timely manner. Submit information responding to this factor in accordance with Application Submission Requirements in Exhibits 3(a), 3(b), 3(e), 5 and 6 of Section IV.B. of this NOFA. In rating this factor, HUD will consider the extent to which your application demonstrates your ability to develop and operate the proposed housing on a long-term basis, considering the following:

a. (15 points) The scope, extent, and quality of your experience in providing housing or related services to those proposed to be served by the project and the scope of the proposed project (i.e., number of units, services, relocation costs, development, and operation) in relationship to your demonstrated development and management capacity as well as your financial management capability.

b. (10 points) The scope, extent, and quality of your experience in providing housing or related services to minority persons or minority families and your ties to the community at large and to the minority and disability communities in particular.

(1) (5 points) The scope, extent, and quality of your experience in providing housing or related services to minority persons or families.

(2) (5 points) The scope, extent, and quality of your ties to the community at large and to the minority and disability communities in particular.

To earn the maximum number of points under subcriteria (b)(1) above, you must describe significant previous experience in providing housing and/or supportive services to minorities generally and to minority persons with disabilities, in particular. For the purpose of this competition, "significant previous experience" means that the previous housing assistance or related services to minorities, i.e., the percentage of minorities being provided housing or related services in your current developments, was equal to or

greater than the percentage of minorities in the housing market area where the previous housing or services occurred. To earn the maximum number of points under subcriteria (b)(2) above, you should submit materials that demonstrate your efforts to make housing available to the community at large and the minority and disability communities in particular and your relationships over time with the community, including the minority and disability communities. Examples of documents that may be submitted to earn the maximum number of points under subcriteria (b)(2), include letters of support from community leaders (including minority and disability community leaders) that give information about applicant's relationship over time with the community (including the minority and disability community). You may also submit copies of your affirmative marketing plan and the advertising/outreach materials you utilize to attract minority communities (including limited English proficient communities), disabled community and the community at large. Regarding your advertising/outreach materials, you should identify when advertising/outreach materials are circulated, whom they are circulated to, where they are circulated, and how they are circulated. Descriptions of other advertising/outreach efforts to the minority (including limited English proficient communities) and disabled communities and the dates and places of such advertising/outreach efforts should also be included.

c. (-3 to -5 points) HUD will deduct (except if the delay was beyond your control) 3 points if a fund reservation you received under either the Section 811 program of Supportive Housing for Persons with Disabilities or the Section 202 program of Supportive Housing for the Elderly in FY2002 or later has been extended beyond 24 months, 4 points if beyond 36 months, and 5 points if beyond 48 months. Examples of delays beyond your control include, but are not limited to, initial closing delays that are: (1) directly attributable to HUD, (2) directly attributable to third party opposition, including litigation, and (3) due to a disaster, as declared by the President of the United States.

d. (-3 to -5 points). HUD will deduct from 3 points to 5 points if HUD amendment money was required in connection with a fund reservation you received under either the Section 202 Program of Supportive Housing for the Elderly or the Section 811 Program of Supportive Housing for Persons with

Disabilities in FY 2002 or later based on the following.

(1) (-3 points). The amount of the amendment money required was 25 percent or less of the original capital advance amount approved by HUD.

(2) (-4 points). The amount of the amendment money required was between 26 percent and 50 percent of the original capital advance amount approved by HUD.

(3) (-5 points). The amount of the amendment money required was over 50 percent of the original capital advance amount approved by HUD.

e. (5 points) You have experience in developing integrated housing and/or the proposed project will be an integrated housing model (applies to condominium units scattered within one or more buildings or non-contiguous independent living units on scattered sites only).

2. Rating Factor 2: Need/Extent of the Problem (13 Points)

This factor addresses the extent to which there is a need for funding the proposed activities to address a documented problem in the target area. Submit information responding to this factor in accordance with Application Submission Requirements in Exhibits 4(a) and 4(b) of Section IV.B. of this NOFA. HUD will consider the following in evaluating this factor:

The extent of the need for the project in the area based on a determination by the local HUD office. In making this determination, HUD will consider your evidence of need in the area, as well as other economic, demographic, and housing market data available to the local HUD office. The data should include but is not limited to:

- a general assessment of the current conditions in the market for the type of housing proposed,
 - an estimate of the demand for additional housing of the type proposed in the applicable housing market area,
 - information on the numbers and types of existing comparable Federally assisted housing units for persons with disabilities (HUD and RHS) and current occupancy in such housing and recent market experience,
 - comparable assisted housing for persons with disabilities under construction or for which fund reservations have been issued and,
 - In accordance with an agreement between HUD and RHS, comments from RHS on the demand for additional comparable subsidized housing and the possible harm to existing projects in the same housing market areas.
- The Department also will review more favorably those applications which

MONTGOMERY COUNTY COALITION FOR THE HOMELESS, INC.
SECTION 811 APPLICATION
DUNS# [REDACTED]

✓
EXHIBITS 3(a),(b),(c),(d),(e) & 5(f)

LEVERAGING RESOURCES
RATING FACTOR 4

Attached please find letter/s/ which illustrate our ability to secure other funding sources and community resources that can be combined with HUD's program resources to achieve program purposes.

These letters contain written evidence of firm commitments towards the development and operation of the proposed project from other funding sources totaling over 25% of the capital advance amount of the proposed project.

Therefore, this project qualifies for 5 rating points in accordance with Federal Register. Vol. 72, No.48, Tuesday, March 13, 2007, page 11738, Rating Factor 4.f., a copy of which is attached to this statement.







DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Isiah Leggett
County Executive

April 20, 2007

Richard Y. Nelson, Jr.
Director

Ms. Sharan London, Executive Director
Montgomery County Coalition for the Homeless
600B East Gude Drive
Rockville, Maryland 20850

Dear Ms. London:

The Department of Housing and Community Affairs reviewed your application for funding for an 811 project at the Ashmore at Germantown Condominiums. I am pleased to provide this commitment letter for a loan of up to \$300,000 in permanent financing, as needed, for the Ashmore 811 project, contingent upon the following conditions:

- This commitment is to the Montgomery County Coalition for the Homeless, and can be transferred to one of the organization's assigns.
- This loan will be secured by deeds of trust on the properties. The loan will bear no interest. This loan will mature in forty years, with no payments and no interest accruing. It is our intent that, as long as the same or similar population is being served throughout the term of the loan, any balance remaining on this loan will be forgiven at the end of the term.
- For a period of at least forty years, or as long as the Montgomery County Coalition for the Homeless or an affiliated entity owns the units, all of the units will be affordable to persons with special needs at or below forty percent of the area median income.
- If Montgomery County Coalition for the Homeless or an affiliated entity decides to sell any of the units, it must give the County the first opportunity to purchase the units.
- Once the property is occupied, and for the term of the loan, by July 30 of each year, you are to submit to the Division of Housing and Code Enforcement a report that includes information on the residents of each affordable unit, including household size and income.
- Montgomery County's model lease and the HUD 811 model lease are to be the basis for the lease used at this property. A copy of the Montgomery County model lease can be obtained from the Office of Landlord-Tenant Affairs. You must submit the lease that you will use to this Department for approval.

Office of the Director

100 Maryland Avenue, 4th Floor • Rockville, Maryland 20850 • 240-777-3600 • 240-777-3679 TTY • 240-777-3677 FAX

www.montgomerycountymd.gov

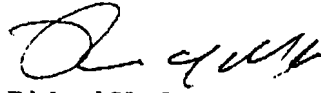
3/e1

Ms. Sharan London
April 20, 2007
Page 2

To complete our loan processing, please instruct your attorney to prepare the necessary loan documents. Your attorney can contact [REDACTED] Office of the County Attorney, at [REDACTED] to obtain sample loan documents.

Thank you for your interest in Montgomery County's housing finance programs. We are looking forward to working with you as you develop this important housing resource. If you have any questions, please contact [REDACTED], Multifamily Housing Loan Analyst, Multifamily Housing Program Section, at [REDACTED].

Sincerely,



Richard Y. Nelson, Jr.
Director

Accepted:



Sharan London
Executive Director

RYN:mtb

affordable housing. (Note: This is an optional requirement, but to receive up to 2 points, the applicant must have submitted the Form HUD-27300, Questionnaire for HUD's Initiative on Removal of Regulatory Barriers, AND provided some form of documentation where requested, including point of contact and URL references or submitted the required documentary evidence.) Refer to the General Section for further information.

k. (1 point) The extent to which you will promote energy efficiency in the design and operation of the proposed housing. (Note: Optional, but to receive the 1 point, the applicant must have adequately addressed their plans to promote energy efficiency in the design and operation of the proposed project.) Refer to Section III.C.4 of this NOFA.

l. (2 points). The extent to which you have described your plans for expanding economic opportunities for low and very low-income persons (provisions of Section 3). Note: This is an optional requirement, but to receive up to 2 points, the applicant must have adequately addressed the following in Exhibit 3(m) of the application. Refer to the General Section for further information.

(1) (1 point). Provide opportunities to train and employ low and very low-income residents of the project area.

(2) (1 point). Award substantial contracts to persons residing in the project area.

4. Rating Factor 4: Leveraging Resources (5 Points)

This factor addresses your ability to secure other funding sources and community resources that can be combined with HUD's program resources to achieve program purposes. Submit information responding to this factor in accordance with Application Submission Requirements in Exhibits 3(a), 3(b), 3(c), 3(d), 3(e), and 5(f) of Section IV.B. of this NOFA.

a. (0 point). The application contains general support and/or written evidence of firm commitments towards the development and operation of the proposed project (including, financial assistance, donation of land, provision of services, etc.) from other funding sources (e.g., private, local community, and government sources) where the dollar value totals 5% or less of the capital advance amount as determined by HUD.

b. (1 point). The application contains written evidence of firm commitments towards the development and operation of the proposed project (including, financial assistance, donation of land, provision of services, etc.) from other

funding sources (e.g., private local community and government sources) where the dollar value totals between 6% and 10% of the capital advance amount as determined by HUD.

c. (2 points). The application contains written evidence of firm commitments towards the development and operation of the proposed project (including, financial assistance, donation of land, provision of services, etc.) from other funding sources (e.g., private local community and government sources) where the dollar value totals between 11% and 15% of the capital advance amount as determined by HUD.

d. (3 points). The application contains written evidence of firm commitments towards the development and operation of the proposed project (including, financial assistance, donation of land, provision of services, etc.) from other funding sources (e.g., private, local community, and government sources) where the dollar value totals between 16% and 20% of the capital advance amount as determined by HUD.

e. (4 points). The application contains written evidence of firm commitments towards the development and operation of the proposed project (including, financial assistance, donation of land, provision of services, etc.) from other funding sources (e.g., private, local community, and government sources) where the dollar value totals between 21% and 25% of the capital advance amount as determined by HUD.

f. (5 points). The application contains written evidence of firm commitments towards the development and operation of the proposed project (including, financial assistance, donation of land, provision of services, etc.) from other funding sources (e.g., private, local community, and government sources) where the dollar value totals over 25% of the capital advance amount as determined by HUD.

5. Rating Factor 5: Achieving Results and Program Evaluation (12 Points)

This factor reflects HUD's goal to embrace high standards of ethics, management and accountability and, as such, emphasizes HUD's commitment to ensuring that you keep the promises made in your application. This factor requires that you clearly identify the benefits or outcomes of your project and develop an evaluation plan to measure performance, which includes what you are going to measure, how you are going to measure it, and the steps you will have in place to make adjustments to your project development timeline should you not be able to achieve any of the major milestones. Completion of Exhibit 8(j), Program Outcome Logic

Model (HUD-96010), will assist you in completing your response to this rating factor. This rating factor also addresses the extent to which your project will implement practical solutions that result in residents achieving independent living, economic empowerment, educational opportunities and improved living environments. Finally, this factor addresses the extent to which the long-term viability of your project will be sustained for the duration of the 40-year capital advance period. Submit information responding to this factor in accordance with Application Submission Requirements in Exhibits 3(e), 3(g), 3(h), 3(i), 6(b), and 8(j) of Section IV.B. of this NOFA.

a. (5 points) The extent to which your project development timeline is indicative of your full understanding of the development process and will, therefore, result in the timely development of your project.

b. (2 points) The extent to which your past performance evidences that the proposed project will result in the timely development of the project. Evidence of your past performances could include the development of previous construction projects, including but not limited to Section 202 or Section 811 projects.

c. (2 points) The extent to which your project will implement practical solutions that will result in assisting residents in achieving independent living, economic empowerment, educational opportunities, and improved living environments (e.g., activities that will improve computer access, literacy and employment opportunities).

d. (3 points) The extent to which you demonstrated that your project will remain viable as housing with the availability of supportive services for very low income persons with disabilities for the 40-year capital advance period.

6. Bonus Points (2 bonus points) Location of proposed site in an RC/EZ/EC-II area, as described in the General Section. Submit the information responding to the bonus points in accordance with the Application Submission Requirements in Exhibit 8(h) of Section IV.B. of this NOFA.

B. Reviews and Selection Process

1. Review for Curable Deficiencies. Upon receipt of the application by HUD staff, HUD will screen all applications to determine if there are any curable deficiencies. For applicants receiving a waiver to submit a paper application, submitting fewer than the required original and four copies of the

Exhibit 3(e): Housing and Supportive Services Experience

The Coalition operates eight principal programs:

- The Men's Emergency Shelter,
- Safe Havens shelter program,
- Seneca Heights Apartments,
- the Partnership for Permanent Housing,
- Homeless Outreach,
- Coalition Homes,
- Home First 1
- 811 assisted housing, and
- serves as an effective umbrella organization for homeless services organizations in Montgomery County.

This diverse set of programs, providing housing and supportive services to over 1000 people per year, illustrates the Coalition's extensive experience in the development and operation of housing with supportive services.

The **Men's Emergency Shelter (MES)** provides year-round, safe, overnight refuge for homeless men and includes case management and several components aimed at increasing clients' education, job readiness, and, eventually, income levels. Last year the MES served over 850 men, keeping the neediest citizens in Montgomery County off the streets. Shelter residents are encouraged to meet with case managers who connect them with supportive services, work on individual treatment plans, and assist them in movement to more appropriate housing. Recovery and support group meetings are held on a weekly basis.

Services include:

- Case management,
- Bathroom and shower facilities,
- Donated clothing and toiletries,
- Laundry facilities,
- Breakfast, lunch and dinner, through donations,
- NA/AA meetings.

The Men's Emergency Shelter was one of the first programs of the Coalition. For many years it operated in inadequate facilities. Through advocacy and a partnership led by the Coalition, a state of the art shelter was opened in 2000. The Coalition had operated a men's emergency shelter for many years. The Coalition, along with community representatives, raised public awareness about unsafe and unsanitary conditions at the shelter. A unique collaboration of resources, spearheaded by the Coalition, resulted in the construction (in the year

2000) of a 5800 square foot building which shelters up to 100 men. The partnership resulted in improved conditions for services to this most vulnerable population, as the shelter served over 900 men in its first year and thereafter. The building was constructed with [REDACTED] of county funds and an equal amount of donated or discounted goods provided by Home Builders Care Foundation, the nonprofit arm of the Metropolitan Washington Building Industry Association who managed the construction. An addition is planned for FY08 which will include medical exam rooms. Funding has been approved to keep the shelter open during the day to enable programming around vocational needs.

The population served by the Men's Emergency Shelter is very low income homeless men. In FY'06, 76% of the 850 men served were members of minority groups. Since only 35% of the general population of Montgomery County are members of minority groups, the Coalition is clearly successful in reaching out to the minority community.

The Men's Emergency Shelter and its supportive staff make a huge difference in the lives of men at a crisis in their lives. [REDACTED] is an outstanding example. [REDACTED] lived at the Emergency Shelter and decided to volunteer at the Manna Food Center in the neighborhood. Eventually [REDACTED] volunteer position was converted to a paid position. [REDACTED] said that even though [REDACTED] was not paid that much per hour, the job was very gratifying. This initial employment provided the foundation for [REDACTED] to obtain his current higher paying position. [REDACTED] attributes much of his success to the staff at the shelter for helping him overcome some barriers. [REDACTED] says [REDACTED] is thankful he can finally give back to the community which has given him so much.

[REDACTED] is a former Men's Emergency Shelter resident whose life was also transformed through his experiences at the shelter. [REDACTED] writes, "I entered the Men's Emergency Shelter after becoming homeless. I was unable to support myself due to the deaths of my parents with whom I had been living. I was also struggling with a medical disability, unemployment, and substance abuse. While in the shelter, thanks to [REDACTED] (Men's Emergency Shelter staff member); I was blessed to be offered a referral to move into permanent supportive housing where I have been living ever since. I continue to receive intensive case management. I believe in the power of community which transcends anything I could ever hope to do or accomplish on an individual level. Coming out of homelessness is like coming out of a dark place. The support services and opportunities provided by MCCH which I continue to need are an answer to my prayers." [REDACTED] has lived in Seneca Heights Apartments, permanent supportive housing operated by the Coalition, for three years. [REDACTED] is an active member of the Tenant Council, writes for the newsletter, and organizes weekly bible study. [REDACTED] currently works cleaning the offices of the Coalition.

The **Safe Havens** shelter programs provide a comfortable and non-threatening environment for forty homeless, mentally ill adults who have been living on the streets. Safe Havens offer community, counseling, psycho-social rehabilitation, and on-site medical and psychiatric services in a low demand living environment. The Coalition's Safe Havens serve 40 chronically mentally ill homeless adults in four houses throughout the County. This population is the most difficult to engage in treatment and generally not successful in other group or shelter situations. Case workers conduct outreach to vulnerable people living on the streets in order to encourage them to live in a Safe Haven home. The ultimate goal of the Safe Haven program is to help clients transition to a more independent, permanent, and healthy living situation.

Services include:

- Comfortable and non-threatening environment,
- Case management and counseling,
- Life skills training,
- On-site psychiatric services, and
- Connection to medical care, vocational training, day treatment programs and other appropriate community resources.

The Coalition established its first Safe Haven in Laytonsville in 1993 to meet the needs of the most vulnerable, seriously mentally ill adults in Montgomery County. In July 1995, the U.S. Department of Housing and Urban Development recognized the Coalition's success with the Safe Haven program and awarded the Coalition a grant to open new Safe Havens. Currently the Coalition operates four Safe Havens, in Laytonsville, Rockville, Gaithersburg, and Takoma Park.

In FY'06, the four Safe Havens served 57 people, all living with chronic mental illness; 56% were members of minority groups, compared to only 35% of the overall County population.

[REDACTED] offers an inspiring story of the importance of Safe Havens in the recovery of people living with chronic mental illness. "I first became homeless when I was asked to leave the home in which I was renting a room. I was depressed and lost my job around the same time. I ended up sleeping on the floor of a homeless center in Silver Spring. Someone told me about the Coalition's Safe Havens Program. I lived there for about a year they got me treatment for my depression and gave me a nice place to live. They taught me how to cook and take care of a house and helped me get SSI. I took care of the cats at the house. Now I have my own place at Seneca Heights. I never had my own apartment or even room before. It is really nice. I like participating in the activities with the other residents."

Seneca Heights Apartments opened in the summer of 2004. Seneca Heights Apartments is a unique housing complex for formerly homeless individuals and homeless families, whose development was spearheaded by the Coalition. The Coalition operates the property under contract with the property owner, the Montgomery County government

The Personal Living Quarters at Seneca Heights (SHAPLQ) provides permanent supportive housing to 40 formerly homeless single adults. SHAPLQ residents live independently while benefiting from on-site services that offer the opportunity to reclaim, acquire, or enhance their life skills.

The transitional housing at Seneca Heights (SHATH) provides housing for 17 families experiencing homelessness. SHATH combines intensive case management services with an autonomous living environment allowing families to develop and practice enhanced household competencies, work related, parenting, and other basic life skills.

Services/Facilities available to both singles and families include:

- Intensive on-site case management,
- Educational groups and workshops,
- Recreational/social activities,
- Tenant Council,
- Fully furnished living units,
- Phone and internet service,
- Community space, and
- Outdoor recreational areas furnished with picnic facilities, basketball court, horseshoe pit, and outdoor play equipment for children.

SHA opened in the summer of 2004 after several years of advocacy to extend the zoning laws permitting Personal Living Quarters in Montgomery County. After the laws were extended representatives from MCCH, Housing Opportunities Commission, Montgomery County Department of Housing and Community Affairs, and Montgomery County Department of Health and Human Services partnered together to renovate a former Econolodge in Gaithersburg. The development and operation of Seneca Heights Apartment is an important achievement in the Coalition's local plan to end homelessness.

Seneca Heights Apartments served 125 people in FY'06, of whom 104 (or 83%) are members of minority groups, whereas the minority population of the County is 35%. Of the 125 people served, 36 (or 28%) are living with disabilities.

The supportive services available at Seneca Heights can make all the difference for residents when recovery begins to make a wrong turn. "Andi" is an example of a person who took advantage of available resources to create positive change,



in the face of adversity. "Andi", a 48 year old resident with a Co-Occurring Disorder, came to Seneca Heights Apartments in November 2004. After doing very well for about 7 months, "Andi" relapsed and soon experienced many of the problems that addiction brings. Her substance abuse got out of control and put her housing in jeopardy. With the assistance of case management staff, Andi was accepted into a residential substance abuse treatment program. Andi has found employment and has taken significant steps towards regaining control of her life. Andi is hoping to return to SHA after completing her residential treatment program.

The Partnership for Permanent Housing, (PPH) is an innovative program that reduces the amount of time families spend in homelessness by providing access to permanent affordable housing directly from shelters. By the end of FY'07, PPH will provide housing and case management to 105 households.

When asked to prioritize, homeless families identify housing as their primary goal. PPH responds to the family's need for housing stability by providing access to affordable permanent housing immediately with supportive services. Accompanying the housing is case management to address areas related to financial solvency, household management and family well being. Initially, case management is provided on a weekly basis but diminishes significantly over time as the family increases its self-sufficiency.

The families receive:

- Project Based Housing Choice Voucher or county funded rental subsidy,
- Assistance in locating affordable housing including application fees,
- Assistance with furnishing the apartment,
- Family centered case management, and
- Emergency funds as needed.

PPH came into existence in 2003 as a collaborative effort between MCCH, Housing Opportunities Commission, Montgomery County Department of Health and Human Services and Department of Housing and Community Affairs. It is the Montgomery County's pilot "Housing First" program based on this current concept in homelessness prevention. It is an implementation of an action step in the Coalition's local plan to end homelessness. It has proved so successful that the Montgomery County Council doubled the funding in the FY07 budget to allow the program to serve twice the households of the original program, increasing the program from 50 families to 105 households. The program was also made available to individuals.

The Partnership for Permanent Housing served 207 individuals in 55 families in FY'06. 197 individuals were a member of a minority group (97%), compared to the County population as a whole, which is 35% minority.

Ms. ___ is an example of the kind of success PPH can help families achieve. Ms. ___ signed her lease in May of 2003 and with her 2 children, relocated from a family shelter to a town house in Gaithersburg. She called on March 10, 2006 to touch base and share her accomplishments. She is on her way to becoming a phlebotomist. Utilizing community resources, she went to Montgomery Works who sponsored her tuition and books at GW to obtain credentials as a phlebotomist. She passed the comprehension test with flying colors (90%). She is well on her way to earning a livable wage. Both her children are thriving. The youngest starts Kindergarten next fall, and her daughter is President of her middle school and excelling in academics.

Homeless Outreach

The Homeless Outreach Project, initiated in the spring of 2006, locates and engages individuals living on the streets who are desperately in need of housing and supportive services yet are often hard to engage. The Outreach Case Manager works to place these individuals in transitional or emergency shelters and, where possible, directly into permanent housing programs. Clients are also assisted in applying for entitlements and referred to a variety of community resources.

The Homeless Outreach program has served 40 individuals in its first three months of operation. 27 of the individuals served were minorities and 100% were disabled.

The Coalition's newest program is Home First 1, a permanent supportive housing program for 12 chronically homeless, single adults. Residents receive case management and psychiatric rehabilitation services in scattered site apartments and houses. All residents are disabled and 63% of them are minorities. In FY07 this program will serve 12 individuals, with Home First 2 serving 12 more in FY08.

Comment [jm1]: Don't know if you need more info or not!

Coalition Homes, Inc., MCCH's newest subsidiary, recently acquired ten efficiency apartments in a high rise building on Rockville Pike. Ten formerly homeless individuals, who have been living in group homes operated by psychiatric rehabilitation programs, moved into their own apartments at the beginning of 2006. The move from a structured group living situation to an apartment of their own marks the last step in a long journey these tenants have traveled. One tenant reports he had "been in 'em all" before he found his new,

permanent home, naming the Men's Emergency Shelter, Avery Road Treatment Center, and Chase Transitional Shelter.

Services/facilities available include:

- Off site psychiatric rehabilitation services,
- Liaison with MC CSA Office of Consumer Affairs,
- fully furnished apartment,
- phone and internet service,
- fully equipped gym,
- parking,
- swimming pool, and
- community space available including business center.

The Coalition Home units were acquired with in cooperation with and funding from Montgomery County Department of Housing and Community Affairs (DHCA).

Coalition Homes currently serves ten individuals, all of whom are living with chronic mental illness. Eight of the ten individuals living in Coalition Homes are members of minority groups (or 80%, compared to the overall minority population of 35% in Montgomery County as a whole).

Aurora Homes (HUD 811 funded housing): MCCH owns and operates 8 units of housing for individuals with mental illness which received an 811 Fund Reservation of \$762,900 in Fiscal Year 2006 (HUD project #000-HD064). A Firm Commitment was submitted to the Baltimore HUD office on 3/16/07. The project is moving ahead on schedule, and closing on the 811 funding is expected July, 2007.

Finally, the Coalition is an **effective umbrella organization for homeless services organizations** in the County, leading in the mission to end homelessness and adding value to the member organizations' work. Related activities include advocacy efforts, legislative alerts, program coordination, annual retreats and monthly educational meetings for members. Member meetings promote the sharing of information and enhance the ability of other organizations to effectively provide services to and advocate for the needs of people experiencing homelessness.

Montgomery County Coalition for the Homeless Board of Directors Addresses and Affiliations

Diana Bird

Coordinator - Supportive Housing Program, Housing Opportunities Commission

[REDACTED]
Board Term: 2004-2007

MINORITY

EXHIBIT 3(e)

Allison Bryant, Ph.D.

Commissioner, Montgomery County Planning Board, M-NCPPC

[REDACTED]
Board Term: 2006-2009

MINORITY

Charles Covell

Covell Communities, LLC

[REDACTED]
Board Term: 2006-2009

Charlie Eisenbauer

Unitarian Universalist Church of Rockville

[REDACTED]
Board Term: 2004-2007

Secretary

Blair G. Ewing

Instructor in Political Science, Montgomery College-Takoma Park

[REDACTED]
Board Term: 2004-2007

Paul Goldman

Assistant Director, U.S. Securities & Exchange Commission

[REDACTED]
Board Term: 2004-2007

Bobbie Hart

Vice President, Adams National Bank

[REDACTED]
Board Term: 2005-2008

Jean Hochron

[REDACTED]

Board Term: 2005-2008

Elizabeth Homan

[REDACTED]

Board Term: 2004-2007
Vice-Chair

Amy Horton-Newell

[REDACTED]

Board Term: 2005-2008

Dan Mahoney

[REDACTED]

Board Term: 2005-2008
Chair

Yehuda Schmidt

[REDACTED]

Board Term: 2004-2007
Treasurer

Pinkney Spencer

[REDACTED]

Board Term: 2006-2009

Health Systems Manager, U.S. Department of Health and Human Services

Media Relations Director, Montgomery College

Director – Commission on Homelessness & Poverty, American Bar Association

Principal, NOI Hospitality

Managing Consultant, IBM Global Business Services

Community Volunteer

**MINORITY
DISABLED**

Ex. 3(e)

Shelter WALKROLL

montgomery county coalition for the homeless

EVENT INFORMATION

ShelterWalk 'n Roll benefits the thousands of men, women and children who experience homelessness every year in our community. This year's event includes our 10th annual walkathon, music by "Jack Worthington & Stoney", and activities for the whole family! Walk with your family and friends to raise awareness of homelessness in our community and to support the programs of the Montgomery County Coalition for the Homeless. Join us for this fun, energy-filled afternoon!

Registration Fees

You can register online, by mail by April 30th, or at the event. Online preregistration is available at www.mcch.net/events/SWnR06.htm.

- \$25 for Adults (includes a T-shirt) - event day registration fee
- \$20 for Adults (includes a T-shirt) - preregistration fee
- \$15 for Children under 18 and students with college I.D. (includes a T-shirt)
- Free for children under 5

Event Schedule

- 1:00 p.m. - Registration, preregistration check-in, and festivities begin
 - 2:00 p.m. - Walkathon around Rio Entertainment Center commences, rain or shine
- Music and festivities will continue after the walk.

Additional Information

Email mcch@mcch.net or call 301.217.0314



Ex. 3(e) Attachment - Spans of Fund Raising & Volunteerism

Montgomery County Coalition for the Homeless, Inc.
Dues # [REDACTED]

Montgomery County Coalition for the Homeless
600B East Gude Drive
Rockville, MD 20850

Nonprofit Org.
U.S. POSTAGE
PAID
Rockville, MD
Permit No. 4276


New this year -
Online Preregistration!

Housing Investment Associates
101 Chestnut Street
Gaithersburg, MD 20877

Shelter
WALKROLL

Walkathon with Music
benefiting the Homeless
Sunday, May 7, 2006
Registration begins at 1:00 pm
Rio Entertainment Center
Gaithersburg, Maryland

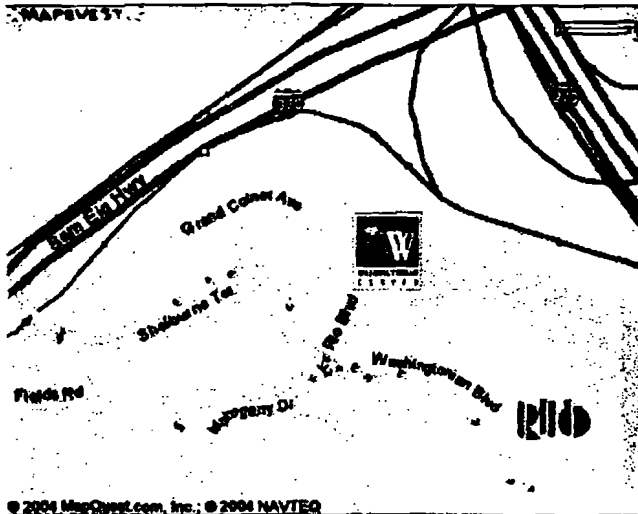
 montgomery county coalition for the homeless

 montgomery county
coalition for the homeless

Montgomery County Coalition for the Homeless

The Montgomery County Coalition for the Homeless, a community-based nonprofit organization, is a leading provider of permanent and transitional housing, emergency shelter and supportive services for people experiencing homelessness. The Coalition is an umbrella membership organization serving the provider network in Montgomery County through advocacy efforts, program coordination and educational activities. The Coalition spearheads a collaborative effort to implement a 10-year plan to end homelessness. "Homelessness in Montgomery County: Beginning to end."

Map and Directions to Rio Entertainment Center:



9811 Washingtonian Boulevard
Gaithersburg, MD 20878

From 270 take exit 9B, Sam Eig Highway (rio is visible on the left side of 270). Exit Washingtonian Boulevard and turn left at the light. Follow road through two traffic circles and after second circle, park in Rio lots on left. Second left accesses parking garage. Registration is in front of rio Center next to lake.

The Montgomery County Coalition
for the Homeless is grateful to the
following donors for their
generous support of
ShelterWalk 'n Roll 2006.*

Benefactors

Aris Mardirossian



**INSIDE MORTGAGE FINANCE
PUBLICATIONS, INC.**

Partners

The Pettit Family Charitable Foundation

THE
GALLERY
AT WHITE FLINT PLACE



Marriott

Donors

Pascal & Weiss, LLC

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Sandy Spring Bank
Unitarian Universalist Church of Rockville
Walter R. McDonald & Associates, Inc.

In-Kind

Costco Wholesale
Dave's Candy Kitchen

*represents donors at time of printing

REGISTRATION FORM

Please fill out this form completely and return with your pledges
and/or registration fee to the Registration Table
or by mail to 600-B East Gude Drive; Rockville, MD 20850.
Preregister online at www.mcch.net/events/SWnR06 and save!

Name of Walker or Walk Team

School, Congregation or Organizational Affiliation, if applicable

Address _____

City _____ State _____ Zip Code _____ Phone _____

E-mail _____

In consideration of the acceptance of my entry, I for myself, my executors, administrators, and assignees do hereby forever release and discharge Montgomery County Coalition for the Homeless and all other affiliates, sponsors, and subsidiaries of all claims and damages, demands, and actions whatsoever in any manner arising out of my participation in said "ShelterWalk 'n Roll 2006." Further, I hereby grant full permission to any and all of the foregoing to use my name, photographs, videotapes, motion pictures, recording, or any other record of this event for any legitimate purpose without compensation or remuneration.

Signature and Date

SHELTERWALK 'N ROLL PLEDGE FORM

A great way to build support for the Coalition!

Sponsor's Name	Address	E-Mail	Pledge Amount
----------------	---------	--------	---------------

1. _____

2. _____

3. _____

4. _____

5. _____



760



montgomery county
coalition for the homeless



*Faces of
Homelessness*


2005-2006 Annual Report



Contents

The Montgomery County Coalition for the Homeless leads the effort to end homelessness in our community by creating housing options, providing supportive services, and facilitating collaboration, education and advocacy based on the belief that every person is entitled to the dignity of a home.

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Cover. *Faces of Homelessness* painting was created by Barry Alston, tenant of the Partnership for Permanent Housing and former tenant of Seneca Heights Apartments.

From the Executive Director and Board Chair

Dear Friends,

The past year has been filled with excitement and purpose at the Montgomery County Coalition for the Homeless. Continuing our mission of *Solving Housing Crises and Striving to End Homelessness*, the Coalition provided a vast array of housing options and supportive services to men, women and children experiencing homelessness in our community.

Challenged by the ever-increasing cost of housing and a greater number of homeless individuals and families, the Coalition expanded its programmatic efforts in several directions:

- Breaking Down Barriers was created in the fall of 2005 to meet the needs of those people who, once they overcome their barriers to housing, are able to remain housed and live full, independent lives.
- The Homeless Outreach Project was initiated in the spring of 2006 to locate, engage, and house homeless individuals living on the streets, many of whom have been homeless for long periods of time and face a variety of disabilities.
- Funding was secured from the County Council to more than double the capacity of the Partnership for Permanent Housing program in fiscal year 2007 and to expand its mission to serve not only homeless families, but also single adults and couples without children.
- The Coalition created an affiliate organization, Coalition Homes, Inc., to own and manage property providing permanent housing for the homeless. Six efficiency units were purchased and became homes for mentally ill, formerly homeless adults who had been stabilized in residential rehabilitation programs.

The variety of housing options and services the Coalition provides reflects the diversity of people who experience homelessness. When thinking of a homeless person, one often finds oneself envisioning a frail man huddling beneath a blanket on a city street. The reality is that there is no one face of homelessness, but rather many faces with their own unique set of experiences, needs and dreams.

Over the course of a year more than 4,000 people experience homelessness in our community, of which 1,000 are children. We are proud to have served nearly 1,500 of these men, women and children over the past year. As you read this report filled with the Coalition's accomplishments, please remember that behind each statistic, story and picture – each face of homelessness – is a person entitled to the dignity of a home.

A heartfelt thanks to all our partners and supporters, for without your help, we will never realize the vision of a Montgomery County without homelessness.

Sharan London

Sharan London
Executive Director



Dan Mahoney

Dan Mahoney
Board Chair



Breaking Down Barriers

Created in the fall of 2005, Breaking Down Barriers strives to facilitate rapid re-housing of newly homeless families and single adults by quickly identifying the barriers that keep them from housing and providing assistance to help them overcome these obstacles. This program, staffed by a Housing Solutions Specialist, reduces time spent in shelters and decreases the length of time families and single adults are homeless, which in turn, helps avoid the many negative effects of prolonged homelessness.



PROGRAM STATS

(8 months)

Total single adults served: 60

Total families served: 13

Successfully housed:

7 singles

4 families

Total of 21 people

Services provided include: processing of credit reports and rental histories, housing contacts, application fees, holding fees, moving fees, expedited DHHS emergency services, security deposits, first month's rent and ongoing rental subsidies.

A Face of Homelessness: Jean

Jean had continued working despite increasingly severe back problems. As her medical problems increased she missed work, which led to loss of employment, rent shortfalls and eventually eviction. Jean ended up in a homeless shelter with her 12-year-old son and 9-year-old daughter, who has Down syndrome. The family had obtained a year-long subsidy from the Maryland Rental Allowance Program before entering the program. Because of the relationships BDB developed in the community, the Housing Solutions Specialist was able to locate an apartment complex willing to work with Jean's negative rental history. The Coalition also paid the application fee, security deposit, and part of the cost of moving her belongings from storage to her new apartment – money Jean simply did not have.

The struggle is not over for Jean's family, as she continues searching for work that can accommodate her back trouble and provide sufficient income. But in mid-July she and her children were able to attend their family reunion in Pennsylvania. Most importantly, in the fall the children will attend the same schools they did last year, and at the end of the day, return to a real home.

Homeless Outreach Project

The Homeless Outreach Project, initiated in the spring of 2006, locates and engages individuals living on the streets who are desperately in need of housing and supportive services yet are often hard to engage. The Outreach Case Manager works to place these individuals in transitional or emergency shelters and, where possible, directly into permanent housing programs. Clients are also assisted in applying for entitlements and referred to a variety of community resources.



A Face of Homelessness: Stephen

Stephen lived on the streets of Silver Spring for years suffering from paranoid schizophrenia. The Outreach Case Manager first met Stephen at a day program where he would go for a meal and shower. Despite several attempts to encourage him to enter a shelter, Stephen remained reluctant. After an episode left him hospitalized, the Outreach Case Manager was able to get Stephen to accept help and enter the Safe Havens program.

Stephen did well at Safe Havens until he stopped taking his medication and began leaving the shelter for prolonged periods of time. Working diligently with Stephen despite the setbacks caused by his illness, the Outreach Case Manager helped him to settle back into the Safe Havens program and get back on his medication. Today, because of the Outreach Case Manager's encouragement, Stephen is currently recovering and staying off the streets.

PROGRAM STATS

(3 months)

Individuals engaged: 40

Ongoing relationships: 32

Housed or sheltered: 4

Referrals made for:
clothing, food, ongoing
case management, the
Rental Allowance Program,
and assistance with
securing benefits.

Hope Housing

Hope Housing, a permanent supportive housing program for formerly homeless adults and families with disabilities, is a partnership between the Coalition and three collaborating community agencies. Community Ministries of Rockville, Community Ministry of Montgomery County, and Stepping Stones Shelter provide the direct services to 40 individuals and 2 families, while the Coalition coordinates and oversees the operations and finances. Services to Hope Housing clients include case management, counseling, life skills training, childcare, tutoring, and connection to medical care, vocational counseling, mental health and substance abuse services.



A Face of Homelessness: Nikki

Nikki came to the Hope Housing program upon completing treatment in May 2003 after years of chronic substance abuse and bouts of homelessness. Not long after her treatment was completed, Nikki was referred to a food service training program. Nikki obtained her certification in food service management and has since been employed full-time as a food service manager at a local treatment center. Nikki is also hoping to obtain her GED soon and has begun working with a therapist on emotional issues from her past that she has had difficulty facing.

Nikki's determination and ability to take leadership of her life eventually secured her the position of house manager at her residence in the Hope Housing program. With her new responsibilities, Nikki conducts house meetings with other residents. "I love my job because it gives me the chance to help those walking in my footsteps," she says.

PROGRAM STATS

Single adults housed: 55

Families housed: 2

Children: 6

Increased income through employment or benefits: 73%

Participation in skills groups: 60%

Participation in house meetings: 91%

Participation in goal planning: 100%

Remained in housing over one year: 95%

Men's Emergency Shelter

The Men's Emergency Shelter provides year-round, overnight refuge to over 850 men experiencing homelessness in our community each year. In addition to basic amenities such as showers, bunks and dining facilities, case management and other critical supportive services are available to residents. The shelter also provides a treatment track for clients who are awaiting placement in another shelter or housing program or for clients who are considered particularly vulnerable, but are not eligible for other programs. In the winter, 135 beds are available with overflow beds created as needed. In the summer, 60 beds are open to clients continuing on the treatment track as well as for the most vulnerable men.



A Face of Homelessness: Jack

Jack came to the Men's Emergency Shelter in 2003 after living on the streets for months battling a drug addiction. A few years earlier, Jack graduated from the University of Maryland and excelled in Division I sports. Unfortunately, he struggled with a mild addiction to prescription drugs and painkillers, which worsened after he underwent two serious spinal surgeries for sports-related injuries. He found it difficult to hold a job and afford housing and soon became homeless.

With the help and dedication of the Men's Emergency Shelter staff, Jack was able to overcome his 6-year struggle with drug addiction and landed a part-time job at the shelter. Eventually, Jack was able to get back on his feet and found work as a full-time swimming director. Now, he visits the shelter regularly not only for supportive services, but also to offer advice to shelter residents. Grateful for the guidance he received at the Men's Emergency Shelter, Jack says that the experience has "taught me how to live life on life's terms."

PROGRAM STATS

Bednights: 34,364

Men served: 850

Average length of stay: 40 nights

Participated in case management: 503

Utilized bilingual case management: 60

Moved to more permanent housing: 93

Partnership for Permanent Housing

The Partnership for Permanent Housing (PPH) is 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 housing and supportive services to families experiencing homelessness. Initially, case management is provided on a weekly basis, but diminishes significantly over time as a family increases its self-sufficiency.



A Face of Homelessness: Rebecca

Rebecca entered the Partnership for Permanent Housing with her son and, later on, another child directly from a homeless shelter. Although Rebecca had overcome various childhood obstacles that had left her impoverished and even in foster care, she faced many more difficulties later on in her life, including domestic violence, that led her to relocate from her hometown to Maryland.

Rebecca is very grateful for the Partnership for Permanent Housing and continues to make great strides in increasing her self-sufficiency and providing better opportunities for her son and daughter. In 2008, Rebecca accepted a job with AmeriCorps VISTA as an Event Planner and Community Outreach Coordinator for another nonprofit organization. Rebecca is also the editor of PPH's quarterly newsletter – a role of which she is proud, explaining, "I feel that I am truly at my best when I am able to help others."

PROGRAM STATS

Families housed: 55

Adults served: 61

Children served: 146

Adults employed: 62%

Adults receiving benefits: 28%

Families who successfully
maintained housing: 100%

Housed 3 years or more:
21 families

Housed 2 years or more:
24 families

Housed 1 year or more:
10 families

Families receiving
services: 100%

Safe Havens

Safe Havens is a low-demand transitional housing program for 40 mentally ill, homeless adults. This population is often the most difficult to engage in treatment and is generally not successful in other group or shelter environments. Safe Havens provides case management, counseling, life skills development, weekly on-site psychiatric services, and connections to medical care, vocational training, and day treatment programs. The ultimate goal of the Safe Havens program is to help clients transition to a more independent, permanent and healthy living situation.



A Face of Homelessness: Beth

Two years ago, Beth was sleeping on park benches, suffering from severe mental illness, and afraid to ask for the help she needed. When she was referred to the Safe Havens program, it was evident that her schizophrenia was her main roadblock in finding stable housing. Despite experiencing several setbacks during the course of her stay, Beth was determined to take control of her mental illness and have a place to call home again.

The staff at the Maplewood Safe Havens worked together to help Beth find tolerable medications and develop methods for managing her mental illness in daily life. Since her acceptance into the Safe Havens program, Beth is working part-time, receiving social security payments and has moved into her own apartment. "I owe most of my success in achieving a more viable lifestyle to the dedicated staff of Safe Havens. With all of the assistance I received, I feel confident that I will remain as stable as possible with my illness and off the streets," she says.

PROGRAM STATS

Safe Havens: 4

Individuals housed: 54

Individuals who moved to permanent housing: 13

Individuals connected to supportive services for the first time: 10

Individuals who started or restarted receiving benefits: 7

Individuals engaged in treatment programs: 40

PROGRAM STATS

SHA Personal Living Quarters

Individuals housed: 45

Tenants with chronic serious health conditions: 21

Tenants who maintained full- or part-time employment: 17

Tenants who enrolled in school/classes: 8

Tenants who engaged in mental health treatment: 24

Tenants who engaged in substance abuse treatment: 18



SHA Transitional Housing

Families housed: 26

Adults served: 28

Children served: 52

Families successfully relocated: 10

Average income increase: 42%

Parents who entered with no employment and obtained work: 6

Parents who maintained full- or part-time employment: 25

Parents in school/classes: 7

Parents who participated in job training: 9

Parents engaged in substance abuse treatment: 7

Parents engaged in substance abuse treatment: 7

Seneca Heights Apartments

Seneca Heights Apartments (SHA) opened in the summer of 2004 after several years of advocacy to extend the zoning laws permitting Personal Living Quarters in Montgomery County. The Coalition partnered with a number of county agencies to renovate a former Econolodge in Gaithersburg. An award winning, innovative model combining housing, services and amenities, Seneca Heights Apartments 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.

A Face of Homelessness: Bill

Bill entered into homelessness when injuries from an automobile accident left him unable to work, causing him to lose his home. After spending time at the Men's Emergency Shelter throughout the next three years, Bill came to Seneca Heights Apartments in 2006.

Bill was very active in the community events at Seneca Heights and when he was not working as a cook at the Armed Forces Retirement Home in Washington, D.C., he served as Vice President of the SHA Tenant Council. Bill also hosted a cooking class twice a month and loved to share his skills and recipes with the residents and staff. Not long after he moved into Seneca Heights, Bill received a Housing Choice Voucher and now lives happily in his own apartment. Bill continues to work full-time as a cook at the Veterans' home and plans to come back to Seneca Heights from time to time to continue his cooking class.

Public Education

The Coalition continued to act as a leader in the effort to raise awareness about homelessness in Montgomery County.

- Nine meetings were held educating our member organizations on issues ranging from domestic violence to co-occurring disorders. In February and April, in conjunction with the National Alliance to End Homelessness, we held special training sessions for local service providers on implementing a Housing First model, placing permanent housing at the core of homeless services. The April training focused on how to effectively use community resources and support to house families experiencing homelessness.
- Thousands of individuals, including 5,000 youth, were engaged through educational presentations at conferences, schools, universities, congregations and civic groups.
- In November, Otsuka America Pharmaceutical, Inc. sponsored a two-week series of radio spots on WTOP, WGMS, and WTWP highlighting the problem of homelessness in Montgomery County that reached more than 600,000 listeners.
- Coalition staff presented to numerous groups on the topic of homelessness including: the Community Development Block Grant hearing; the Council of Governments' Conference; the National Alliance to End Homelessness Conference; the Mental Health Advisory Committee; the Leadership Montgomery Class as part of a housing panel; and the Caregiver's Conference on Creative Housing Solutions.
- Coalition staff regularly assisted in specialized training for local police to sensitize them and help them deal more effectively with homeless citizens.



MCCH Advocacy

Advocacy remained at the core of the Coalition's efforts to serve our community's homeless population and end homelessness in the county.



- Coalition staff testified to recommend essential changes to the Maryland State Senate Bill that would affect the existing state Rental Allowance Program. The Coalition advocated that not only should the state increase the production of affordable housing, but it should fund creative ways to make existing housing affordable to the residents of Maryland with very low incomes.
- Coalition staff testified at a number of local forums including County Council hearings. We were successful in advocating for \$500,000 to fund healthcare for the homeless as well as additional funding to create a county-run deep rental assistance program. Beginning in January 2007, the Supportive Housing Rental Assistance Program (SHRAP) will provide housing assistance and service coordination for low-income individuals and families with special needs.
- The Coalition advocated for and achieved support from the County Council for the expansion of the Partnership for Permanent Housing, doubling the program's existing capacity to serve over 105 households.
- Two Coalition clients participated in *Walk a Mile*, an innovative educational project run through the Community Action Board. This project attempts to bridge the gap between policymakers and their low-income constituents whose lives are directly affected by government policy but whose voices often go unheard.
- Coalition staff appeared on local radio and cable television stations appealing for broad-based support for our plan to end homelessness.
- Coalition staff were active participants in numerous county-wide committees dealing with issues that affect the homeless population, including: the Interagency Housing Task Force, the Criminal Justice Behavioral Health Initiative, the Co-occurring Disorders Steering Committee, the Co-occurring Disorders Trainers Group, Homeless Policy Development Committee, Adult Homeless Teaming Committee, Family Providers Team, Mental Health Provider Council, Community Action Board, the Commission on People with Disabilities Housing Subcommittee, and the St. Mark Mental Health Coalition.

Coalition Events

Help the Homeless – Again this year, we are grateful to have been a part of the Fannie Mae Foundation's annual Help the Homeless program that raises awareness and funds to prevent and end homelessness. Through this year's program, the Coalition raised \$134,814 and engaged 5,000 youth through mini-walks, educational presentations and community service projects.

Hoops for the Homeless – We were honored to be chosen for the second year in a row as a beneficiary of Freddie Mac's Hoops for the Homeless® basketball tournament. Our client basketball team, coached by a Coalition staff member, also participated in the tournament at the Verizon (MCI) Center. The Coalition received \$132,000 from this excellent event.

ShelterWalk 'n Roll – Our 10th annual ShelterWalk 'n Roll included a walkathon, live music of a dedicated local band, and activities for the entire family. Not only did we raise funds and awareness for people experiencing homelessness, but we had fun doing it! Thanks to the generous support of ShelterWalk 'n Roll 2006 sponsors and participants, the Coalition was able to raise over \$25,000.

Whole Foods 5% Day – The Coalition partnered with Whole Foods Market, Inc. to raise funds and give homeless children the opportunity to attend summer camp. On April 26, 2006, 5% of all sales at the Whole Foods Market in Rockville, \$3,911, were donated to the Coalition so that we could pay summer camp fees for children living at Seneca Heights Apartments.



Financial Statement (Fiscal Year Ending June 30, 2006)*

Condensed Statement of Activities and Changes in Net Assets

Support and Revenue**

Government Grants & Contracts	\$4,245,705
Individuals, Corporate & Foundations	\$ 555,201***
Program Income	\$ 355,862
Interest & Other Income	\$ 28,984

Total Support and Revenue **\$5,185,752**

Expenses**

Program Expenses	
Safe Havens	\$1,310,413
Seneca Heights Apartments	\$ 951,914
Partnership for Permanent Housing	\$ 933,569
Men's Emergency Shelter	\$ 648,797
Hope Housing	\$ 586,382
Breaking Down Barriers	\$ 59,655
Total Program Expenses	\$ 4,490,730

Support Services Expenses

General and Administrative	\$ 248,876
Fundraising	\$ 62,308
Total Support Services Expenses	\$ 311,184

Condensed Summary of Financial Position

Assets

Cash	\$ 930,324
Receivables	\$ 830,921
Fixed Assets	\$1,152,942
Other Assets	\$ 23,950
Total Assets	\$2,938,137

Liabilities and Net Assets

Current Liabilities	\$ 352,385
Long Term Liabilities	\$1,609,529
Net Assets	\$ 976,223
Total Liabilities and Net Assets	\$2,938,137

* The financial statements for the Montgomery County Coalition for the Homeless were audited by an independent auditor and are available in their entirety at the Coalition office.

** Approximately \$250,000 of in-kind income and expenses are not included in these figures.

*** Includes donations released from purpose restrictions.

Treasurer's Report

As Treasurer of the Montgomery County Coalition for the Homeless Board of Directors, I am pleased to present the condensed financial results for the 2006 fiscal year. These results were taken from our financial statements that were audited by our independent auditor, Eric Bolin CPA, P.C., who issued an unqualified opinion on them.

The Coalition and its donors rose to meet the needs of increased numbers of people experiencing homelessness in our community. Two new projects were created, Breaking Down Barriers and the Homeless Outreach Project, as well as an affiliate organization, Coalition Homes, Inc. Paired with the Coalition's existing programs and services, these new initiatives extend the organization's commitment to good stewardship on behalf of our community's most vulnerable neighbors.

The Board of Directors continues to work closely with the Executive Director and staff of the Coalition in *Solving Housing Crises and Striving to End Homelessness in Montgomery County*. The Annual Report demonstrates the Coalition's fiscal health and effectiveness in utilizing its financial resources.

We offer thanks to all our partners for their generous support of the Coalition's mission to ensure that every person has the dignity of a home.



Yehuda Schmidt

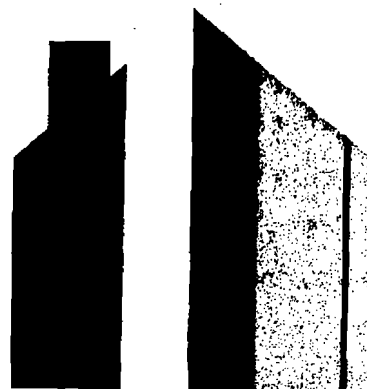
Yehuda Schmidt
Treasurer
MCCH Board of Directors

Support and Revenue



- Government Grants and Contracts - 81.5%
- Individuals, Corporate and Foundations - 11%
- Program Income - 7%
- Interest and Other Income - 0.5%

Expenses



- Safe Havens - 27%
- Seneca Heights Apartments - 20%
- Partnership for Permanent Housing - 20%
- Men's Emergency Shelter - 14%
- Hope Housing - 12%
- Breaking Down Barriers - 1%
- General and Administrative - 5%
- Fundraising - 1%

The Coalition is grateful to the following donors who contributed \$100 or more for their generous support during fiscal year 2006.

We appreciate all who contributed their time, expertise, in-kind donations, and other financial resources without which our work would not be possible.

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*Congratulations to Joanne
Stubbs, Clinton Wilson, Sharan
London, Ron Hall, and Jim Russ
on their ten years of service
to the Coalition!*



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Sarah Mahin
Valerie Walker
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Carey Schneider

Homeless Outreach Project

Deirdre Harris

Men's Emergency Shelter

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Chandra Harris
Marie Pyne

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Margaret Hobbs

Carolyn Amspaugh
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Lisa Cook
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Pat Ellsbury
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Renee Belisle

Amanda Cavin
Allison Suarez-Charles
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Harold Jones
Ernest Murray
Nora Parker
Veronica Pease
Joseph Perry
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Jerita Williams
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HOMELESS TIMES



*A publication of the Montgomery County Coalition for the Homeless
600-B East Gude Drive, Rockville, MD 20850*

www.mcch.net

(301) 217-0314

Fall 2006

New Housing Options - Ending Homelessness



*A condominium complex
formerly homeless individuals
now call home.*



*Inside one of the
Coalition's units before the
new tenant moves in.*



*Coalition Homes, Inc owns
and manages ten units
at this complex.*

The Coalition has begun to place homeless individuals and families in a variety of permanent housing options created over the past year – effectively ending their homelessness. Twelve disabled adults who have been homeless for an extended period of time are being housed through Home First in two four-bedroom houses and four one-bedroom apartments. Through Home First, these individuals will not only have a place to call home but will also receive case management services to ensure that they remain housed. An additional twelve disabled homeless, and formerly homeless, adults are being placed in units owned by the Coalition and linked to existing community resources. Starting this fall, fifty-five households of single adults, couples without children, and families will be placed into their own rental units by the Partnership for Permanent Housing. These households will not only receive a housing subsidy, but also onsite, tailored case management services. We would like to thank the US Department of Housing and Urban Development, the Montgomery County Department of Housing & Community Affairs, Department of Health and Human Services, and the County Council for their support of these important initiatives. As important as it is to end homelessness for these individuals and families, it also brings us closer to our goal of ending homelessness in our community.

The Coalition Unveils its New Mission Statement

The Board of Directors of the Coalition recently adopted a new mission statement – “The Montgomery County Coalition for the Homeless leads the effort to end homelessness in our community by creating housing options, providing supportive services, and facilitating collaboration, education and advocacy based on the belief that every person is entitled to the dignity of a home”, replacing one developed approximately eight years ago. This new statement more accurately reflects our current vision, goals, principles, and day-to-day activities and became necessary due to the Coalition's tremendous growth and development over the past few years. The staff reaction has been overwhelmingly positive, believing this revised mission statement correctly underlies the work they do each day.

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 Anne Donahue, *Program Director, PPH*
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Seneca Heights Apartments: Olivia Moore, Veronica Pease, Elaine Sands, Allison Suarez-Charles, Case Managers, Renee Malone, Program Assistant, Samuel Bannerman, Raymond Griffin, Harold Jones, Nora Parker, Michael Shields, Jerita Williams, Desk Staff, Joseph Perry, Driver, Clinton Wilson, Maintenance Supervisor

Partnership for Permanent Housing: Chandra Harris, Senior Case Manager, Esther Ihionu, Case Manager

Letter from a Coalition Team Member

Dear Coalition Supporters,

I would like to introduce myself to those of you who haven't met me yet. My name is Joan Harris and I am the clinical director for the Men's Emergency Shelter, providing shelter to single, homeless men. The past five years I have been working with the same population of men in Montgomery County at Bethesda Cares as the outreach social worker. In addition, the past two years while working with homeless clients, I earned my masters in social work at Howard University. Although I loved my position at Bethesda Cares, I resigned to find a more challenging position which would improve my newly learned skills and talents. I am very pleased to work for an organization such as the Montgomery County Coalition for the Homeless because it provides staff with a great opportunity to cultivate their professional goals and objectives while serving a community of individuals that desperately needs our services. My colleagues provide me with a strong knowledge base that helps me to meet client needs and provide support and encouragement to the homeless men who are sheltered daily.

On a personal note, I am the mother of three children with the youngest attending Penn State University ****GO NITTANY LIONS****. I am not clear how it happened, but my youngest daughter is working on a Bachelor of Science degree in counseling and human services and plans to finish her college career with a JD degree. My oldest child is married with four children and my middle child I constantly pray for. I have four wonderful grandchildren who keep me forever young, smiling and pockets empty. I try to live my life to the fullest personally and professionally. I respect each person no matter what their status or position in life because I feel I'm always just one step away from being at the lowest point and one step away from being at the highest.

Yours,

Joan O. Harris
 Clinical Director
 Men's Emergency Shelter
 301-545-5026



Letter from the Coalition Board Chair

Dear Coalition Supporters,

The Broadway play of 1990 "Six Degrees of Separation" gave way to the Will Smith movie of the same name, a 2006 TV show and of course, the Six Degrees of Kevin Bacon game. The concept being that everyone in the world is connected to everyone else through, at the most, six other people.

In 2002, when one of the Board Members for the Montgomery County Coalition for the Homeless (my Mom's best friend from grade school – one degree of separation) asked me to consider joining the Board, I was intrigued. The County's Housing Opportunities Commission, in conjunction with the Coalition, was in the process of purchasing a motel in Gaithersburg for conversion to transitional housing for the homeless. By coincidence, the current owner was a college acquaintance of mine (again, one degree of separation).



Dan Mahoney with his wife Reedy and their children at ShelterWalk 'n Roll.

Since that time, I have had the privilege of working with the Coalition in the quest to end homelessness in Montgomery County. The Coalition brings together concerned citizens, housing advocates, the area real estate community, business leaders and an incredibly dedicated group of staff to address the issues. The redevelopment of the former motel in Gaithersburg into the Seneca Heights apartments now serves as a national model for the effective collaboration of non-profit organizations, the community and government.

I have also learned about the root causes of homelessness through the Coalition and those we serve. Like many people, I believed that homelessness was an isolated problem in an area like Montgomery County – largely composed of those seeking donations along Rockville Pike and other area roads. It was quite a shock to learn that more than 4,000 people annually experienced homelessness in the County, including more than 1,000 children.

A letter to the editor published in The Gazette newspapers in 2004 suggests "As long as I lump together the abused mother with the alcoholic father and the mentally ill senior, I can only see a defective group that needs to be fixed. But if I dare get up close, observe and listen, then I may see individuals just like me. If I'm very fortunate, pity turns to compassion and I acknowledge we share the same hunger for a meal, a job and a home."

Addressing the plight of the Homeless begins to be One Degree of Separation.

Please join me in this work,

Dan Mahoney

Dan Mahoney
Board Chair

Volunteer Opportunities

Neighborhood Lunchbox Program



Farmland Elementary School students make bag lunches for the Men's Emergency Shelter.

The Coalition is offering a great volunteer opportunity for groups - the Neighborhood Lunchbox Program, whereby neighborhood groups make a regular schedule to get together and prepare and deliver bag lunches or hot meals to our Men's Emergency Shelter (MES). The MES provides overnight refuge to approximately 60 homeless men in the summer and 160 in the winter. Thanks to the generosity of our volunteers, the men receive frequent breakfast, lunch and dinner donations; however, more regular food donations are required to meet the needs of the shelter residents.

Students, congregants, neighbors, families and friends are encouraged to start their own Neighborhood Lunchbox project. Volunteers form their own groups and divvy up amongst themselves the jobs of grocery shopping, preparing and delivering the meals. This activity is a great way to get more acquainted with your neighbors while giving back to your community. As an added bonus, you can claim your charitable food donations as a tax deduction at the end of the year!

Give Back This Holiday Season

This year, rather than opting for a new necklace for mom or a pair of slippers for grandpa, you could make a donation in their honor to a good cause. This priceless gift would make a real difference in the lives of the homeless in our community, and the Coalition can send your designated honoree a holiday card describing the gift made in their honor and how it will benefit the people we serve.

Safe Havens serves homeless, single adults with mental illness who have been living on the street. Upon request, we can provide you with a "wish list" of items that a Safe Haven client needs and wants this holiday season. The **Men's Emergency Shelter** needs extra help in the winter meeting the needs of its clients and welcomes gifts of toiletries (i.e. disposable razors, shaving cream, and soap) as well as bag lunches and hot meals.

In addition, the **Partnership for Permanent Housing** and **Seneca Heights Apartments** both appreciate donations of gift cards to allow parents to purchase gifts for their children and be active participants in making the holidays special for their own families. You can also help both programs by providing underprivileged families a photo kit to capture their precious memories - kits often include a photo album, disposable cameras, a gift card to a photo processing shop, and scrapbook materials. Cookie kits are welcomed, too, and can include baking sheets, cooking spray, sprinkles, batter ingredients, cookie cutters, colorful holiday cookie tins, and even your favorite family recipe. The sky's the limit!



If you are interested in these volunteer opportunities, please contact Jenny Willard at 301-217-0314 x16 or jenny@mcch.net

Save the Date for MCCH's Inaugural Gala



CELEBRATING PARTNERSHIPS:

HONORING SHARAN LONDON'S 10 YEARS OF SERVICE

Benefiting the recently established Endowment to End Homelessness

Thursday, February 1, 2007

Bethesda North Marriott Hotel & Conference Center

Reception, 6:30 pm

Dinner & Program, 7:30 pm

\$125 per person

\$1250 for a table of 10

Underwriting Sponsors:

Greenhill Capital Corporation and Leonard A. and Linda K. Greenberg Charitable Foundation
Porten Homes and the Porten Family Foundation

Champion Sponsor:

Aris and Marianne Mardrossian

Sponsorship packages are still available at the following levels:

Champion - \$15,000

Advocate - \$10,000

Partner - \$5,000

Supporter - \$2,500

Friend - \$1,000

Please contact our office at 301-217-0314 or www.mcch.net for more information.

Client Becomes the PPH Newsletter Editor

Sharida Gaines entered the Partnership for Permanent Housing program with her son, and later on a daughter, in December 2003 directly from a homeless shelter. Although Sharida had overcome various obstacles in her life, she faced many more difficulties including domestic violence that led her to relocate from her hometown to Maryland. She has made great headway in the program. Today, she is actively involved with PPH as the Editor to the PPH newsletter as well as developing activities that aim to increase and strengthen relationships within PPH families. Sharida's writing and research skills are very impressive, and she has proved to be an incredible asset to PPH. She is also employed with AmeriCorps VISTA as an Event Planner/Community Outreach Coordinator. Thank you, Sharida, for sharing your creativity and talent with the Coalition team!



Support the Montgomery County
Coalition for the Homeless:
Participate in Fannie Mae's 19th Annual
Help the Homeless Walkathon!

Exercise your good will and join the fight to end homelessness



WHEN: Saturday November 18, 2006

WHERE: On the National Mall between
4th & 7th Streets NW. Join MCCH staff, clients
and supporters and meet us between 8 and 9 AM
at the "M" sign.

HOW: To join Team MCCH, you can register on-
line at: www.helpthehomeless.kintera.org/MCCH.

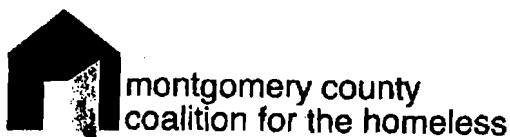
METRO: Smithsonian Station (Orange/Blue Lines)

The *Help the Homeless Walkathon* raises
funds and awareness to help prevent and end
homelessness in the Washington, D.C. area. Join
thousands of MCCH staff, clients, family, friends,
supporters and other walkers in the fight against
homelessness!

Remember, all registration fees go directly to
MCCH, and each walker counts toward our goal
of earning the \$25,000 incentive for having 1,250
walkers. Don't forget to select MCCH as your
beneficiary organization!



**Fannie Mae
Foundation**



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TO
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Spring 2007

Inaugural Gala Event Honors MCCH Executive Director and Partners for their Efforts to End Homelessness



Ralph Boyd accepts the Distinguished Partner Award for Freddie Mac from Council President Marilyn Praisner and MCCH Vice-Chair Beth Homan.



County Executive Ike Leggett delivers his keynote speech.



Sharan London receives the Distinguished Service Award from Councilmember George Leventhal.

On Thursday, February 1, 2007, the Coalition held its inaugural gala event, *Celebrating Partnerships: Honoring Sharan London's Ten Years of Service*. The event was an overwhelming success, with over 300 attendees including eight County Councilmembers, other elected and government officials, prominent business leaders, generous sponsors and supporters, and Coalition staff and clients. County Executive Ike Leggett and Nan Roman, President and CEO of the National Alliance to End Homelessness, were the keynote speakers.

Councilmember George Leventhal presented Sharan London with the Distinguished Service Award, which will be renamed the Sharan London Distinguished Service Award in future years, for her ten years of remarkable achievements as the Coalition's executive director. Council President Marilyn Praisner and County Executive Leggett issued a joint proclamation naming February 1, 2007 "Sharan London Day". Also honored were Freddie Mac and the Freddie Mac Foundation, one of the Coalition's most valued partners who share our commitment to, and passion for, ending homelessness.

Celebrating Partnerships raised more than \$100,000 in net proceeds, which will be used to establish the Endowment to End Homelessness (see page 5 for more information). The Coalition looks forward to next year's event and celebrating our partnerships towards ending homelessness in Montgomery County.

MCCH thanks the following Sponsors for their support of *Celebrating Partnerships*:

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 Manager, Esther Ihionu, Case Manager, Jocelyn Hall, Housing
 Support Specialist

Homeless in Winter

Written by: David Levine,
 Deputy Director for Operations



Winter has finally arrived. While winter is usually associated with traffic tie-ups and snow removal, it also poses dangers to our homeless population. Consider the risks from exposure, as the homeless struggle to find warm shelter.

Hypothermia and frostbite are all too real for that population. Inevitably, we will read a story this winter about someone who took refuge in a car, left its engine running for heat, and was overcome by carbon monoxide.

Winter also reminds us of the global nature of homelessness. After all, we share both winter and homelessness with the rest of the northern hemisphere — and the effects of the cold are as deadly elsewhere, as here.

It is by coincidence that Abbe Pierre passed away at the end of January, aged 94. A celebrated French Resistance fighter and son of a wealthy silk cloth manufacturer, Abbe Pierre became a renowned advocate for the homeless in France. His reputation blossomed because of one event, the deadly winter of 1954, when homeless people died in large numbers throughout France. On February 1, 1954, Abbe Pierre made an impassioned radio appeal to the nation, asking for donations, shelter, blankets and stoves. He even asked for "three hundred big American tents." So overwhelming was the response that it took several weeks to sort out all the donations.

In much the same spirit, MCCH has been able to provide relief from the winter to the local homeless population. The numbers at the Men's Emergency Shelter have recently spiked, increasing to as many as 175 men on some nights. The Shelter has also been opened during the day, providing a warm refuge from the cold for several more hours. It is through these efforts, many of them life-saving, that MCCH makes a difference.

Like the work of Abbe Pierre, MCCH channels good intentions to the proper places. We can only hope that the homeless can find us in this cold season.



Dear Friends,

I had the deep privilege, if not slight embarrassment, of being honored on my ten years as the executive director of the Coalition at our recent (and first) gala event, *Celebrating Partnerships*. While the awards and accolades I received were overwhelmingly moving, what made the evening so very special was the vast array of partners who joined us in celebrating the Coalition's achievements over the past decade.

I want to thank everyone who helped to make this event so successful: our generous sponsors for making the event possible, particularly Greenhill Capital Corporation and the Leonard A. and Linda K. Greenberg Charitable Foundation, Porten Homes and the Porten Family Foundation, and Aris and Marianne Mardrossian, the elected and government officials in attendance who are some of our most important partners in the effort to ensure every county resident has a place to call home; our nonprofit partners who joined us at the event, but who also work with us on a daily basis to serve some of our community's most vulnerable neighbors; and my dedicated staff and our remarkable clients who are the heart and hands of the Coalition, the reason for its many achievements.

Celebrating Partnerships provided the opportunity to do something we so rarely have time for in the nonprofit community: to come together and reflect upon our collective achievements. The Coalition's growth over the past decade – from one Safe Haven and a seasonal emergency shelter to seven programs serving 1,500 people annually – is remarkable, but is part of a continual process.

As you read this newsletter you will notice some of the most recent signs of this progress. Proceeds from *Celebrating Partnerships* established an Endowment to End Homelessness. New staff positions have been created to increase our effectiveness as an organization. New relationships are being forged and existing partnerships fortified to increase our capacity to provide excellent housing and services to those without the dignity of a home. As the Coalition is strengthened as an organization, so to is our ability to fulfill our mission of ending homelessness in Montgomery County.

On behalf of everyone here at the Coalition, I want to thank all our supporters over the past decade. With your help, we look forward to continuing our work.

Sincerely,

Sharan London, Executive Director

Foundation Spotlight: The Mead Family Foundation



The Mead Family Foundation was established in 1989 by Gilbert and Jaylee Mead, and is committed to partnering with local tax-exempt organizations that effectively address community needs. Each year, the Foundation gives around \$1 million to support a number of projects including those that enrich the lives of youth by strengthening families, prevent crises for children and youth, improve the academic education of children in grades K-12, and promote education in the arts. In 2006, the Foundation awarded the Coalition with a grant for the Breaking Down Barriers program to support rapid re-housing of newly homeless families with children. We are truly grateful to the Mead Family Foundation for their partnership, and look forward to working with them in the future in the effort to keep families and children housed in Montgomery County.

County Council Breakfast

The Coalition hosted a breakfast for the County Council at our Seneca Heights Apartments facility on January 19th. Councilmembers Andrews, Berliner, Elrich, Floreen, Knapp, Leventhal and Trachtenberg attended the event where Coalition staff members provided valuable information on homelessness in Montgomery County and an update on our initiatives to address this critical issue. We were pleased with the Councilmembers' knowledge of and commitment to the issue of homelessness and look forward to partnering with them over the next four years to achieve tangible results in our mission to ensure that every person in our community has a home.

Public Education Efforts Hit the Radio

For the fourth year in a row, a two-week series of 60-second spots about homelessness in Montgomery County ran several times a day on WTOP, Washington Post and WGMS radio stations. This annual radio campaign is the centerpiece of the Coalition's public education efforts. During the two week period starting November 10th and running through November 20th, these spots reached an estimated 626,364 listeners, each hearing the message an average of 3 times. Revealing the radio campaign's success, traffic to our website more than doubled in the same time period. The Coalition thanks Otsuka America Pharmaceutical, Inc. for their continued sponsorship of this important public education effort. Below is an example of one of the radio spots:

"Meet Michael. Michael works at a carwash during the day and delivers pizza at night. But when Michael gets off of work, he doesn't go home. Instead, Michael drives his car to an empty parking lot where he can spend the night. Michael is homeless. A common myth is that homeless people are lazy or don't want to work, but like Michael, 34% of homeless adults in Montgomery County are employed yet unable to afford housing. The Montgomery County Coalition for the Homeless leads the effort to end homelessness in our community based on the belief that every person, including Michael, is entitled to the dignity of a home. To learn more about homelessness, its solutions, and what you can do to help, visit www.mcch.net. This message is sponsored by Otsuka America Pharmaceutical, Inc. Otsuka is proud to support the Montgomery County Coalition for the Homeless. Otsuka - people creating new products for better health worldwide."

Staff Changes



Pictured from left to right: David Levine, Julie Maltzman, and Sarah Mahin.

The past few months since our last newsletter have been filled with much progress here at the Coalition as we continue our work of *Solving Housing Crises and Striving to End Homelessness in Montgomery County*. The Coalition has undergone a management reorganization to help bolster our infrastructure and to increase both our efficiency and effectiveness as an organization. We are pleased to share with you that Julie Maltzman is now the Deputy Director for Programs and David Levine has joined us as the Deputy Director for Operations. Sarah Mahin has become the Director of Development and Communications. They all look forward to working with the rest of the Coalition team and our community partners in these new capacities.

Help the Homeless

Coalition supporters joined 120,000 people for the Fannie Mae Foundation's 19th annual Help the Homeless Program. In addition to raising funds to prevent and end homelessness, a significant element of this program is raising awareness about homelessness in our area. This past fall, the Coalition alone engaged more than 6,300 youth through mini-walks at local schools, educational presentations and service projects – an increase of nearly 2,000 youth from last year. Through this year's program we were able to raise a total of \$180,972.70! We are grateful to all the schools that participated in our youth engagement efforts, to our corporate partners for their generous support, and to the Fannie Mae Foundation for making this wonderful program possible.

School Mini-Walks

Bannockburn Elementary
 Burning Tree Elementary
 Carderock Springs Elementary
 Clara Barton Center for Children
 Farmland Elementary
 F.S. Key Middle

Kol Shalom Religious School
 North Chevy Chase Elementary
 Roberto Clemente Middle
 Somerset Elementary
 Viers Mill Elementary
 Westland Middle

Georgetown Hill Early School

Corporate Partners

The Donohoe Companies, Inc.
 Freddie Mac

Endowment to End Homelessness

Using the proceeds from *Celebrating Partnerships*, the Coalition is establishing the Endowment to End Homelessness. The purpose of the endowment is to support the Coalition's effort to end homelessness in Montgomery County and to sustain its solutions. Once the goal of \$1 million is attained, the endowment funds will provide a steady, future source of income, on which the Coalition can make commitments for initiatives that help to ensure that all members of our community have the dignity of a home.

Celebrating Partnerships: Snapshots



The Coalition thanks the following donors for their generous contributions since the last newsletter.

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Global Mission Church
Kensington Baptist Church
New Hope Presbyterian Church
Our Lady of Grace Church
Salem United Methodist Church
St. Matthew Presbyterian Church
St. Paul United Methodist Church (Laytonsville)
St. Paul's United Methodist Church (Kensington)
Unitarian Universalist Church of Rockville

In Honor Of

Gail Davidson by Bruce Davidson.
Blair Ewing by Martha Brockaway.
Alice Forcier by Julia Schwarz.
Robert W. Gant by Mark and Ruthanne Neely.
Sharan London by Samuel and Ann Chapman.
Sharan London's 10 years of service to the Coalition by Bob Atlas and Gloria Paul.
Sara Grace Peterson by Keith A. Getter.
Jim Russ by Daniel Davis.

In Memory Of

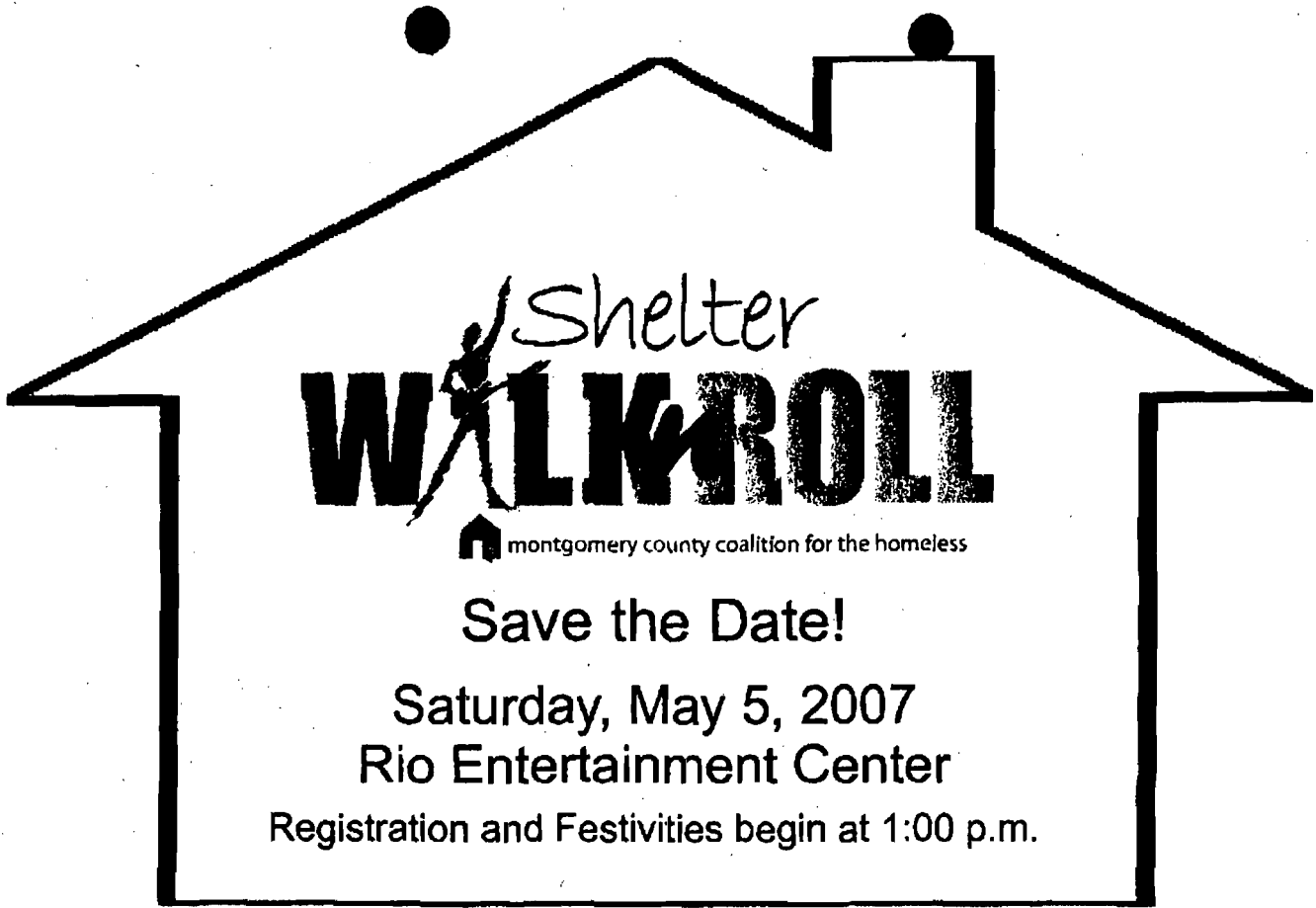
Eli Bismut by Martin and Diane Goldstein.
Kurt Hochheimer by Jim and Jean Hochron.
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Bruce Schoeberlein by Christian and Natalie Schoeberlein.

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montgomery county coalition for the homeless

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The Gazette

Wednesday May 17, 2006

SILVER SPRING

County helps homeless make a rebound

■ Residents praise Gaithersburg center for support it offers

BY MEREDITH HOOKER
STAFF WRITER

Bonita Smith, 53, used to

check every day on the way home from community college to see how quickly Seneca Heights was being renovated.

Smith desperately wanted to live in the Gaithersburg housing facility run by the Montgomery County Coalition for the Homeless, which provides permanent housing for single adults and transitional housing for families.

The building opened in 2004.

She'd been living at Gaithersburg's Wells/Robertson House, a transitional facility for homeless men and women recovering from

See HOMELESS, Page A-14

HOMELESS

■ Continued from Page A-1

substance abuse, and taking classes nearby.

"On my way back from school, I'd get off the bus with my backpack full of books and see how far they'd come building the place," she said. "... I just believed this was where I was going to be."

Smith, who's been clean and sober for three-and-a-half years, said she wanted to live at Seneca Heights because she knew she couldn't stay at Wells/Robertson, which has a two-year program. But she also knew she couldn't afford to get her own apartment right away, and knew she might also need some help in her transition from homelessness.

There are countless others in Montgomery County who are in the same position Smith was two years ago. That's why the county's Housing Opportunities Commission has purchased a vacant apartment building at 527 Dale Drive and is converting it to supported housing for formerly homeless individuals.

On Jan. 25, 2006, a point-in-time survey showed that there were 1,164 homeless people in Montgomery County, said Corinne Stevens, chief of special needs housing for the county's Department of Health and Human Services. However, she said, research shows that the homeless population is four times the result of the point-in-time survey, meaning there is in excess of 4,000 homeless individuals living in the county. Children make up more than a quarter of that population.

In 2005, officials identified the need for 600 supported housing units for single adults, Stevens said. Between 70 and 80 units are needed for families.

"We have housing for almost 600 individuals in the county," she said. "But there's a tremendous unmet need."

In particular, Stevens said, many people are at the point where they don't necessarily need services, but do need affordable housing. And that can be hard to find in a county where you need to earn more than \$25 an hour to be able to afford market-rate housing, she said. "There's a real disconnect between wages and what the housing market rate is."

That's why the Dale Drive facility in Silver Spring is important. Though it will serve only eight individuals, that means eight people will be taken out of shelters, Stevens said. "The goal is to fully integrate people into the larger community."

Residents sit on both sides of the issue of putting a homeless facility in their community, located near a liquor store and schools. Many testified both for and against the facility at a recent HOC public hearing. However, HOC commissioners voted to move forward with plans for the facility.

The Dale Drive will be similar to Seneca Heights, which fronts N. Frederick Avenue and backs up to a residential neighborhood. However, the Dale Drive residence, which is located in a residential neighborhood next to a small commercial strip, will serve eight individuals in one-bedroom apartments. Tenants should be able to move in during early 2007. Cost of acquisition and renovation is esti-

mated at \$2.5 million.

Seneca Heights serves 40 single adults in permanent supported housing and 17 families in transitional housing.

The Dale Drive facility will be run by the Montgomery County Coalition for the Homeless and will serve adults with physical, mental or emotional disabilities. Potential residents would be referred to the home by case managers, said Sharan London, executive director of the Montgomery County Coalition for the Homeless. They would be screened, interviewed and evaluated. Officials also would do criminal background checks. Sex offenders and people with a history of violence would not be allowed, nor would those with records of recent drug use or criminal activity.

Housing is at the crux of the homeless issue, London said. Giving people housing and support is often what helps them out of homelessness. "It's amazing what housing stability does for folks."

Seneca Heights has a case manager and property manager onsite, said Alice Forcier, director of housing solutions for the Montgomery County Coalition for the Homeless and program director at Seneca Heights. The Dale Drive site also would have a case manager onsite and, like Seneca Heights, someone would monitor who comes and goes from the building.

"We want the residents to feel safe," Forcier said.

Residents pay one-third of their income toward rent, Forcier said. That payment is adjusted if their income goes up or down. Many residents are on disability pay.



montgomery county
coalition for the homeless

Solving Housing Crises and Striving to End Homelessness in Montgomery County

Leading the Community in Providing:

- Permanent Housing Options
- Emergency Shelter
- Transitional Housing
- Advocacy and Education
- Community Planning

What We Stand For

The Montgomery County Coalition for the Homeless (MCCH) is dedicated to working with government, business, nonprofit, faith-based and community partners to develop innovative solutions to the problem of homelessness in Montgomery County. We provide a range of housing options and supportive services and advocate with a passion that each person deserves the dignity of a home.

A roof for the homeless — that's in the core of our mission and our most urgent concern. But equally important is the long-term goal to end homelessness in Montgomery County by galvanizing our community's vast human and financial resources and leading 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.

"I applaud the Coalition for the Homeless for their comprehensive, thoughtful look at the issue of homelessness. We must all work together to end homelessness so that all residents can take advantage of all that Montgomery County has to offer."

—Montgomery County Executive Douglas Duncan



Why We're Here

Alarmed by the growing number of homeless on Montgomery County streets in the early 1980s, community leaders responded by establishing a loose collection of shelters and soup kitchens. Recognizing the need to coordinate services and strengthen advocacy, the providers united informally, then eventually incorporated as the Montgomery County Coalition for the Homeless in 1991. MCCH served as the umbrella organization for



services in the homeless system, leading efforts to identify gaps in services, advocate for the homeless and provide outreach, emergency shelters for adults, transitional shelters and permanent housing with supports.

Relief From Nights in Parking Garages

spent months on the streets of Montgomery County, sleeping in parking garages and looking for places to spend the days. At Safe Havens, found comfort in the safe environment and caring staff that prepared for the next step: a permanent apartment through a housing voucher. Now sees grandchildren frequently, belongs to a church, and plans to earn high school equivalency degree.

"I was so glad to get off the streets when I entered Safe Havens. And now, I want to help others as I was helped."

Making Ourselves Heard

As a membership organization, MCCH is a leader in advocating for the homeless on the local, state and national levels, broadcasting legislative alerts to member agencies, making strong voices heard at hearings, forums, business meetings, political events, activist demonstrations and voting sessions. MCCH also organizes retreats and monthly educational workshops for members.

Individuals or groups interested in participating can call 301/217-0314 or e-mail mcch@mcch.net.

Seneca Heights Apartments

Proving That Practical Solutions Lie Beyond the Status Quo

MCCH led the partnership to convert a once downtrodden Gaithersburg motel into the Seneca Heights Apartments for individuals and families leaving homelessness. An innovative model combining housing, services and amenities, Seneca Heights serves as permanent housing for 40 single adults moving from shelters to single rooms and as transitional housing for 17 families who are preparing to move to a permanent residence. The single adults and families each receive on-site case management and social services. The community, which was honored by the U.S. Department of Housing and Urban Development (HUD) for innovation,

includes recreational activities, educational programs, social events and resident councils.

The problem is real. The resources are here. Do we have the will?

On any given day, an estimated 1,600 Montgomery County citizens are homeless, including about 500 children. Roughly 4,500 people find themselves homeless at some time over the course of a year, and the number is growing.

Montgomery County is wealthy. Its median household income puts it in the top half of the top 1% of the wealthiest counties in the U.S. But MCCH believes our society is only as well-off as its members who are the poorest and most in need. We have the financial means to solve the problem of homelessness. Can we afford to turn our backs on those in crisis? Wouldn't

the human and financial costs of doing so be greater in the long run? Do we have the political and social will to take this stand for the dignity of all our citizens?

How You Can Help

It takes a community effort to house all our citizens. MCCH can't do it alone. We need your help as donors and volunteers. For more information on MCCH, or ways you can help, please contact us:

Montgomery County Coalition for the Homeless
600B East Gude Drive
Rockville MD 20850
www.mcch.net
301/217-0314
mcch@mcch.net

Learns A Trade While Safe Off the Streets

During his eight months at the Men's Emergency Shelter, [redacted] attended a Building Trades program at a local college. [redacted] four classes were a challenge, but [redacted] maintained [redacted] motivation to improve his circumstances. Upon completion, [redacted] became certified in heating and air conditioning and secured a job. Now [redacted] is renting a room of his own.

"The Men's Emergency Shelter provided me with the opportunity to re-start my life and obtain marketable job skills. It was the foundation for what I am now—a valuable member of society with two jobs and a place of my own."



Families In Transition: Transforms Her Life

A single mother with two sons, [redacted] lost [redacted] housing because of problems with addiction. At Seneca Heights, [redacted] entered a substance abuse treatment program, leading to a full year of sobriety. [redacted] obtained a full-time job as a substitute teacher and became a leader in the Seneca Heights community, helping other families transform their lives. [redacted] eventually reached [redacted] goal of attaining permanent housing for [redacted] family.

"I found support, structure and stability at Seneca Heights. It gave me a chance—and now I am self-confident and prepared for the 'real world.' My family and I now have our own place. I have so many feelings of gratitude."

Addressing Housing Crises with a Spectrum of Solutions

Men's Emergency Shelter

Nightly Peace of Mind for Men of the Street and the Working Poor

The will to meet a growing need for shelter for homeless men was realized in 2000 with the opening of a modern, 100-bed building, which can accommodate even more men during harsh winter months.

In one recent year, this shelter logged nearly 20,000 overnight stays. In addition to basic amenities such as showers, bunks and meals, case management is available for all men. The shelter also runs a vocational education program geared toward enhancing clients' basic skills and preparing them for job opportunities that will boost their incomes and help them obtain rental housing.

Regains Stability After Losing Support

and family seesawed between housing and homeless shelters. Even though was working, a crisis threw the family back into homelessness. The PPH program helped find affordable housing and child care quickly.

"We now maintain our own housing and I work and support my family. I don't know where we would be if it weren't for the wonderful people at the Partnership for Permanent Housing that assisted us."



Safe Havens

Mental Illness Need Not Result in Homelessness

Our longest-running program, Safe Havens, serves what was historically the hardest population to engage: mentally ill adults on the streets.

Safe Havens provides shelter for 40 adults with counseling, rehabilitation programs and on-site medical and psychiatric services to help them transition to permanent housing. The Safe Havens philosophy allows the residents to seek treatment at their own pace in a safe, welcoming environment.

Partnership for Permanent Housing

Creating Links in the Chain to Eliminate Homelessness

At MCCH, we go beyond providing temporary solutions to a permanent problem. That's why the Partnership for Permanent Housing for homeless families exists. A collaborative program with county government and private enterprises, PPH combines the case management component of transitional housing programs

with quicker access to permanent housing. Using county housing vouchers, MCCH rents housing to families who need housing first and surrounds them with case management services for at least one year so that they can maintain their housing. PPH is the only program of its kind in the County and nationally recognized as an innovative program in the fight to end homelessness.

Permanence For Single Adults: Place To Call Home

was homeless on the streets of Montgomery County for four years. After gaining a foothold through services in MCCH's emergency and transitional housing programs, signed a lease at Seneca Heights. He works part-time in building maintenance and enjoys participating in the Seneca Heights community activities.

"At Seneca Heights, I now have a room of my own in a great place after years of being homeless."





BY KATHERINE FREY — THE WASHINGTON POST

Melonie Campbell, a 42-year-old mother of two boys, participates in a housing program that Montgomery County officials said they hope to expand.

MONTGOMERY HOMELESS

\$1 Million Increase Sought for Programs

Council Members Would Direct Additional Funding to Housing, Medical Care

By NANCY TREJOS
Washington Post Staff Writer

Two Montgomery County council members said yesterday that they would seek a \$1 million boost for housing and medical programs for the county's growing homeless population.

Council President George L. Leventhal (D-At Large) and council member Steven A. Silverman (D-At Large) proposed spending \$500,000 to double the number of families and individuals in the county's Partnership for Permanent Housing program, which offers rent subsidies. The rest of the money would be used to increase the number of visits that mobile medical vans make to homeless shelters.

"I can't think of anyone who needs help from the county more

more."

The number of homeless people has increased in Montgomery, Fairfax County and other affluent Washington suburbs as housing prices have soared. The average rent for a one-bedroom apartment in Montgomery was \$1,036 in April 2005, according to the latest county data available.

Although Montgomery is one of the wealthiest jurisdictions in Maryland, with a median household income of \$79,115, its homeless population increased by 9 percent in the past year to 1,164, according to a survey taken by the county Jan. 25. In addition, 581 people are in programs that subsidize rents for permanent housing.

County officials said the survey probably underestimates the problem. This year, the county had to

Homeless, which runs many county programs. Forty families are in motels because there is no space in shelters, said the spokeswoman for the county's Department of Health and Human Services.

No homeless men were present for yesterday's news conference at the men's shelter, which has funding to take care of people only at night. Most of the 100 bunk beds had large plastic bins for belongings. One bed had a blanket with Garfield cartoon figures, another a knitted blue-and-white quilt.

"Does this initiative we're announcing today end homelessness? No, it doesn't," said Silverman, who is running for county executive. "But I believe it's the first step in what I hope is a multi-year initiative to end homelessness."

Melonie Campbell, a 42-year-old

that now serves 50 families. She said she is living in a two-bedroom Gaithersburg apartment after years of shuttling between apartments, motel rooms, shelters and transitional housing.

Most Montgomery apartments cost more than the \$800 a month Campbell was paid as a substitute teacher in Prince George's County.

Through the housing program, she puts 30 percent of her monthly income toward rent. She praised the proposal to expand the program. "This is a blessing," she said.

Silverman said part of the new funding could come out of a \$5 million budget increase proposed for Montgomery Cares, the county's health program for uninsured people. The money for the housing program would be found during budget deliberations, he said.

In his fiscal 2007 budget, nnnnnn-

MONTGOMERY COUNTY COALITION FOR THE HOMELESS, INC.

HUD SECTION 811 APPLICATION

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EXHIBIT 3 (F) INVOLVE TARGET POPULATION

Exhibit 3(f): Involvement of Target Populations in Project Design and Development

This project is the result of feedback gathered specifically from the target population. The Coalition conducted a major survey regarding the housing preferences of residents of homeless shelters in Montgomery County. The highest level of interest was for private, individual units (efficiency or 1 bedroom units), with 90% of the respondents willing to consider an individual unit and the preference for 70% of the respondents. This has been the focus of the Coalition's development efforts, and the Ashmore is a direct outgrowth of this survey. According to the 2007 Point in Time survey, 71% of homeless individuals in Montgomery County are members of minority groups and 84% are living with a disability.

Feedback was also gathered (and will be solicited over the course of the development period) from the residents of Coalition Homes, the Coalition's newest housing development. Coalition Homes is very similar to the Ashmore and provides the Coalition with an excellent source of feedback. Coalition Homes consists of 10 scattered efficiency and 1 bedroom units in a new, market rate condominium building. The residents are formerly homeless individuals with chronic mental illness who are ready for an independent living setting.

In addition, this project was discussed at the Board level (which includes one disabled and three minority members), among the Coalition management team (which includes three minority members), and Coalition staff, which includes 13 formerly homeless individuals and 61 members of minority groups.

Residents of the Ashmore will have on-going opportunities to shape and refine the program after they have been selected. Residents participating in all of the programs of the Coalition are encouraged to offer suggestions to promote changes, evaluate the effectiveness of services, and discuss program needs. Every program conducts a program user satisfaction survey at least annually, and the results of these surveys shape program development. During the settling in process, gatherings with Ashmore residents will be held to review the transition and solicit feedback. Feedback about future projects will be solicited from Ashmore residents, much as residents of Coalition Homes gave feedback on the development of the Ashmore.

2007 Point In Time Survey Data

Homeless Individual Adults by Special Need

	All	Chronic Substance Abuse (CSA) Only	Serious Mental Illness (SMI) Only	Co-occurring Illness Only	Physical Disability Only	Chronic Health Problems Only	Developmental Disability Only	Multiple Special Needs	None Reported
	640	120	105	91	19	18	4	178	105
		19%	16%	14%	3%	3%	1%	28%	16%
Unsheltered	123	25	21	7	5	11	1	17	36
Emergency Shelter	310	62	48	27	12	7	3	92	59
Transitional Housing	207	33	36	57	2	0	0	69	10

Homeless Households with Children by Special Need of Head of Household

	All	Chronic Substance Abuse (CSA) Only	Serious Mental Illness (SMI) Only	Co-occurring Illness Only	Physical Disability Only	Chronic Health Problems Only	Developmental Disability Only	Multiple Special Needs	None Reported
	151	10	5	5	0	6	0	5	120
		7%	3%	3%		4%		3%	80%
Emergency Shelter	65	4	2	0	0	4	0	3	52
Transitional Housing	86	6	3	5	0	2	0	2	68

Race

The following is the race distribution of the 640 homeless individuals.

	Unsheltered	Emergency Shelter	Transitional	All
White	18	85	80	183 (29%)
Black/African American	52	154	105	311 (49%)
Asian	0	4	4	8 (1%)
American Indian/Alaskan Native	1	1	2	4 (<1%)
Native Hawaiian/Pacific	1	0	1	2 (<1%)

Islander				
Hispanic	46	63	12	121 (19%)
Other	5	3	3	11 (2%)

Race

The following is the race distribution of the heads of household of the 151 homeless families.

	Emergency Shelter	Transitional Housing	All
White	7	7	14 (9%)
Black/African American	52	54	106 (70%)
Asian	0	0	0
American Indian/Alaskan Native	0	0	0
Native Hawaiian/Pacific Islander	0	0	0
Hispanic	4	11	15 (10%)
Other	2	14	16 (11%)
Not Reported	0	0	0

Diane Horning
 Administrator, Special Needs Housing
 Montgomery County
 Department of Health and Human Services
 401 Hungerford Drive, 4th Floor
 Rockville, Maryland 20850
diane.horning@montgomerycountymd.gov
 240-777-4082
 fax 240-777-1242

MONTGOMERY COUNTY COALITION FOR THE HOMELESS, INC.

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EXHIBIT 3(2) *PRACTICAL SOLUTIONS*

Exhibit 3(g): Practical Solutions

Practical Solutions:

Many barriers to independent living and economic empowerment can be overcome by the provision of small supports and other flexible types of assistance when needed. The Coalition's staff is committed to directly providing or linking Ashmore residents to all the support services they need. The Coalition can link residents to education and job opportunities, small emergency loans, and comprehensive mental health services.

The Coalition works closely with psychiatric rehabilitation service providers whose approach, like the Coalition's is to tailor services to the individual need.

Psychiatric rehabilitation services include support with finances, personal hygiene, medication monitoring, employment, education, crisis intervention, symptom management, socialization, and health and nutrition. Psychiatric rehabilitation services include basic assistance with job searches, preparation, and ongoing support, helping clients to choose, get and keep jobs. Counselors can help the client write a resume, complete job applications, role play interviews, and discuss job behaviors such as dress, punctuality, and telephone skills. Clients may be referred to the State Department of Education's Division Of Rehabilitation Services for additional training and employment services.

If a client needs assistance with personal hygiene, staff may visit him or her in the morning to encourage him or her to get in the shower and put on clean clothes. Staff may also need to teach the client how to do laundry, or how to purchase soap, detergent, and shampoo. Over time, the client will be able to do these things on his or her own, so staff will not need to visit as often and/or will change the visits to reflect work on new goals. Initially visits may be more frequent in order to provide the necessary support and/or education for a certain goal. Over time, the visits would decrease as the client becomes more independent with each goal and does not need as much support or supervision from staff.

Flexibility is required to meet the changing needs of project residents. The Coalition is adept at finding practical flexible solutions to meet individual's needs to help people gain the tools to independence and economic empowerment.

Educational Opportunities:

For most Americans, education is viewed as a key to success, but for many disabled persons, it seems an unobtainable goal. The Coalition actively encourages and facilitates resident use of the employment and training opportunities available to them in the community. MCCH ran a program for three years linking men living in the Emergency Shelter program to the building trades

program of Montgomery College (the local community college). This successful program developed employment skills and job certifications among a population in transition. [REDACTED] is an example of the success of this program. While living at the Men's Emergency Shelter, [REDACTED] attended four classes and became certified in heating and air conditioning. With [REDACTED] certificate in place, [REDACTED] got a job and is now renting [REDACTED] own place. [REDACTED] says, "The Men's Emergency Shelter provided me with the opportunity to re-start my life and obtain marketable job skills. It was the foundation for what I am now – a valuable member of society with two jobs and a place of my own." Beginning in January 2008, there will be a vocational counselor on site at the Men's Emergency Shelter who will develop job training programs. Additional collaborations with the Community College and Workforce Development at the Men's Emergency Shelter and other locations are in the planning stages. Some of MCCH's current clients attend Community Vision's food handlers training, which also culminates in a food handlers certification. Residents are referred to supportive employment and job training as appropriate to their individual situation. MCCH's support and encouragement produces results – in FY '06, 32% of the adults at Seneca Heights enrolled in educational programs or participated in job training, many pursuing educational goals while employed.

Computer Access:

The Coalition believes internet access and computing skills are part of participating in mainstream culture. Recently Seneca Heights expanded its very popular computer lab to 10 computers. Seneca Heights Apartments received a donation of six computers and two printers from the Montgomery County Information Technology Foundation, Inc. The Foundation is based out of Thomas Edison High School and provides local high school students with the opportunity to learn a job skill. The students receive older model, used computers which they clean and refurbish and then donate to local nonprofits. Students and teachers from the program brought the computers, set them up, and installed all necessary programs for resident use. Residents use the computers for job searches, creating résumés, publishing the resident newsletter, email, games, complete school work and do research on the internet.

Ashmore residents will immediately have access to computers and internet access via the condominium complex business center. In addition, The Coalition will aggressively pursue further collaborations with the Foundation and with Reboot, a nonprofit computer reconstruction organization, to bring in unit computer access to Ashmore residents.

Employment Opportunities

MCCH believes that positive employment outcomes for people with severe disabilities are critically important. Individuals with severe and persistent mental

illness often have extremely poor work histories. Studies have shown that employment outcomes actually serve as a therapeutic intervention at times. Being employed helps to instill greater confidence and self-esteem. When people with severe disabilities become employed, they are allowed to be seen and often see themselves in a different more positive light. No longer are they perceived as "clients" or "patients," they are seen as co-workers and team members. This goes a long way in assisting people with disabilities to realize goals and become more aware of the fact that all people should have the right of self-determination.

MCCH encourages residents to make use of the employment and training opportunities available to them in the community. MCCH ran a program for three years linking men living in the Emergency Shelter program to the building trades program of Montgomery College (the local community college). This successful program developed employment skills and job certifications among a population in transition. [REDACTED], who graduated from the program, says, "The Men's Emergency Shelter provided me with the opportunity to restart my life and obtain marketable job skills. It was the foundation for what I am now – a valuable member of society with two jobs and a place of my own." Some of MCCH's current clients attend Community Vision's food handlers training, which also culminates in a food handlers certification. Residents are referred to supportive employment and job training as appropriate to their individual situation.

As an agency, MCCH greatly values the life experience of people who are formerly homeless and people living with disabilities. Program graduates and current residents are employed at MCCH at all levels of the organization from office cleaning up to Program Manager. Of MCCH's total 82 employees, currently over 15% (13 of 84) are formerly homeless; many are living with a disability or chronic health problems and have overcome substance abuse. Not only does MCCH and its clients benefit from the life experience, but these employees offer a model of recover and inspiration to other residents.

Improved Living Environment:

Most Ashmore residents will be coming out of homeless shelters and transitional housing facilities, into permanent supportive housing. They will be trading instability for a permanent home, a bed in a "facility" for their own newly renovated and fully furnished apartment in an upscale condominium development. And in the face of this enormous change, they will retain access to the supportive services they need to succeed in a very different living environment.

When the residents of Seneca Heights Apartments (which also provides permanent supportive housing) were surveyed about the change in their lives since moving to Seneca Heights, this is what they had to say:

- "My life is a lot less stressful."
- "I am able to maintain a savings account."
- "I feel mentally and physically stronger."
- "My unit was in mint condition when I moved in, and still is."
- "This program has been a big help and has changed my life."
- "I never had my own apartment or even room before. Now I have my own place at Seneca Heights. It is really nice."
- "Thank you for letting me live here. If you didn't accept me I don't know where I would be."

The life change for Ashmore residents will be just as profound and just as positive.

MONTGOMERY COUNTY COALITION FOR THE HOMELESS, INC.

HUD SECTION 811 APPLICATION

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EXHIBIT 3 (h) *TIMELINE*

MONTGOMERY COUNTY COALITION FOR THE HOMELESS, INC.
SECTION 811 APPLICATION
Duns [REDACTED]

Exhibit 3(h) - PROJECT DEVELOPMENT TIMELINE

It is our intention to complete this project within 18 months from the date of notification of selection for a fund reservation. We will adhere to the following proposed schedule.

- | | |
|--|--------------------|
| 1. Fund Reservation | September 30, 2007 |
| 2. Joint Inspection with Contractor,
Architect, HUD and Owner | October 30, 2007 |
| Acquisition project-no rehabilitation
necessary. | |
| 3. Request for Firm Commitment
submitted to HUD | December 31, 2007 |
| 4. HUD issues Firm Commitment | February 28, 2008 |
| 5. HUD Initial Closing | May 15, 2008 |
| 6. Cost Certification Audit completed and
submitted to HUD | June 15, 2008 |
| 7. HUD issues Form 2580-Maximum
Capital Advance | June 30, 2008 |
| 8. Final HUD Closing | July 31, 2008 |

HUD SECTION 811 APPLICATION

ACHIEVING RESULTS AND PROGRAM EVALUATION

The ultimate goal of this project is to provide safe, decent and affordable housing for the disabled residents who will reside in the proposed project. The project will serve to help those residents improve their present living environments, achieve independent living to the maximum extent possible and provide economic empowerment as a result of the excellent rental subsidies (PRAC) provided by HUD.

We plan to measure our performance in the following ways:

1. Our rehabilitation/construction of the proposed project will be as extensive as possible providing the residents with a much-improved living environment over their present living conditions which in many instances are substandard. (See Exhibit 4(c) for a complete description of our proposed rehabilitation/construction of the project). This will also provide the physically handicapped with the accessibility features not found in their present living environment.
2. In Exhibit 3(h) we have provided a development timeline which estimates completion of this project in 18 months from the date of receiving a Notification of Fund Reservation from HUD. Circumstances may arise that are beyond our control and adjustments could be required to the timeline. In that case, the circumstance will be immediately brought to HUD's attention. We will not let that effect our ultimate goal which will be completion of this project in a timely basis to provide the best housing possible for the disabled residents.

MONTGOMERY COUNTY COALITION FOR THE HOMELESS

DUNS # [REDACTED]

MONTGOMERY COUNTY COALITION FOR THE HOMELESS, INC.

HUD SECTION 811 APPLICATION

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EXHIBIT 3(i) PROJECT VIABILITY

Exhibit 3(i): Continuing Viability

The Coalition is committed to use the Ashmore units for people with disabilities and incomes below 40% of area median. The Coalition is confident that this project will continue to be viable over the 40 year term of the HUD grant even if there changes in funding availability. This confidence comes from the experience of Coalition and its partners which provide supportive services in responding to changing funding priorities, and the Coalition's diversified funding stream.

If Supportive Service Funding Depleted:

The Coalition's partners who will provide psychiatric rehabilitation service and other supportive services to the Ashmore residents have withstood the test of time. Providers in Maryland have already adapted to a substantial restructuring (and cut) in State funding of psychiatric services which took effect in early 2004. Some providers were not able to adapt to the new environment, but most did adapt and were able to find ways to continue their work. Having survived such wrenching change demonstrates organizational flexibility in the face of adversity. The Coalition will ensure that each Ashmore resident receives any needed supportive services, even if a particular service provider can not continue to provide a service.

The Coalition has a diversified funding base which includes substantial income from individual donors, local businesses, small and large scale fundraising events, and foundation grants in addition to public sources of funding. The Coalition has had good luck using personal stories in fundraising appeals. A personal sponsorship approach might be a fundraising option if necessary to insure every resident receives needed supports.

If State Changes Policy on Supportive Services:

It seems unlikely the State will change its policy in a way which would negatively effect the Ashmore project. The trend over the last 40 years has been towards decentralized, community based housing and services. The Ashmore is another step down the road towards full integration of people with mental illness into the community. However, if the State policy changes, the Coalition will find a way to meet the needs of the residents, working with a network of creative, adaptable service providers.

If Need Declines:

If the need for housing for this population (homeless people living with chronic mental illness) wanes over time, the Coalition will adjust its mission to serve other populations in need of housing. Adjustments might include serving very low income people with other disabilities, and serving people living with chronic

Montgomery County Coalition for the Homeless 2007

DUNS [REDACTED]

Exhibit 3 (i)

mental illness who don't meet the HUD definition of homeless. In Montgomery County, the need for quality affordable housing is only growing. The Ashmore units will remain a valuable resource to a community desperately in need of affordable housing.

MONTGOMERY COUNTY COALITION FOR THE HOMELESS, INC.

HUD SECTION 811 APPLICATION

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EXHIBIT 3 (J) OTHER ORGANIZATIONS

Exhibit 3(j): Coordination With Other Organizations

The Coalition will provide comprehensive and holistic solutions to the needs of the disabled persons served by this project. In arriving at this proposal, the Coalition consulted with many organizations in order to achieve the best possible integrated housing model which will offer the residents a wide array of services.

The coordination on this project began at its inception. The Ashmore project is supported by the Housing Solutions Team, an on-going group representing public, quasi-public, and private non-profit entities, including the Montgomery County Department of Housing and Community Affairs, the Montgomery County Department of Health and Human Services, the County housing authority, and the Coalition. The Housing Solutions Team meets to develop housing for the neediest residents of Montgomery County – its very low income homeless residents, most of whom are struggling with mental health, developmental, and physical disabilities, as well as addictions, co-occurring disorders, and chronic health problems. The Housing Solutions Team focuses on ending homelessness by creating permanent affordable housing with supportive services and creating permanent housing for people who meet the HUD definition of chronically homeless.

Additional coordination and consultation about the design of this project took place with the staff of the County Mental Health Core Service Agency. The Core Service Agency specifically endorses the Ashmore project and supports the model of acquiring multiple condominium units in a market rate building. This provides a unit completely integrated into the community and maximizes housing choice while eliminating any potential stigma of living in a “facility.”

The Coalition is a membership organization which coordinates efforts for the homeless among its 18 member organizations. Member organizations include providers of social services to homeless, mental health service providers, and housing organizations serving very low income people. The Ashmore has been discussed at monthly membership meetings and is supported by the membership.

The Coalition has undertaken further outreach efforts with additional service providers to facilitate the availability of a complete and holistic set of services to Ashmore residents. Organizations which have specifically offered supportive services to Ashmore residents include:

- Threshold Services, Inc. (a provider of outpatient mental health, residential, and rehabilitation services)
- St. Luke's House (a provider of outpatient mental health, residential, and rehabilitation services)

- Family Services Agency, Inc. (a provider of outpatient mental health, residential, and rehabilitation services)
- Sante Group (a provider of outpatient mental health, residential, and rehabilitation services)
- The Rock Creek Foundation (a provider of outpatient mental health, residential, and rehabilitation services)
- Community Ministry of Montgomery County (provides clothing, household items, and emergency assistance)
- CASA of Maryland (provides education and job placement services).

The Coalition has discussed this project and anticipates coordinating services when appropriate with the following additional organizations, which have offered their support of the project:

- On Our Own of Maryland Montgomery County Chapter (provides training, advocacy, and mutual support services to consumers of mental health services)
- Community Ministries of Rockville (provides emergency assistance, educational services, shelter, and health care to very low income & homeless people).
- Identity (provides services to Latino youth), and
- Housing Opportunities Commission (the County housing authority).

The extensive consultation and coordination with other organizations laid the ground work for the Ashmore to offer a well designed, holistic solution to the housing and related needs of people living with disabilities.

Community Ministry of Montgomery County

114 W. Montgomery Avenue, Rockville, MD 20850
P: (301) 762-8888 F: (301) 762-8777
www.communityministries.org

April 3, 2007

CMMC

Sharan London
Executive Director
Montgomery County Coalition for the Homeless
600 B East Gate Drive
Rockville, MD 20850

Dear Ms. London:

Community Ministry of Montgomery County (CMMC) supports the Montgomery County Coalition for the Homeless, Inc. application for HUD 811 funding to provide affordable housing to homeless adults with mental illness. I am familiar with the work of MCCH and recognize the need for supportive housing options for very-low income persons with mental illness.

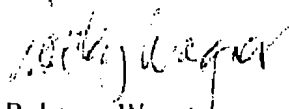
As you know, CMMC is an interfaith coalition of 135 congregations working together to meet the needs of the poor in Montgomery County. We have been providing direct and supportive services to needy families and individuals for 35 years. Last year 33,000 low-income men, women, and children received assistance from CMMC.

In anticipation of a successful application by MCCH, CMMC pledges to support the program in the following way:

- 1) The Interfaith Clothing Center will provide clothing and household goods to up to 25 individuals at a value of [REDACTED] per person per year or [REDACTED]
- 2) Our Furniture Exchange program will accommodate additional furniture requests as we are able, at [REDACTED] per household or [REDACTED] per year.
- 3) The Congregation and Community Support Program will provide resource, referral and/or financial assistance for housing needs and other basic emergency services for qualified households as available.

I wish you success with your proposal and welcome the additional housing options.

Sincerely,


Rebecca Wagner
Executive Director



United Way
CMMC 08200

Community Ministry of Montgomery County's mission is to provide social justice with an emphasis on identifying and meeting the needs of the poor by leading and engaging Montgomery County's faith communities in service, education and advocacy.

Have you written to the CMMC in your estate plan?



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April 4, 2007

Sharan London
Executive Director
Montgomery County Coalition for the Homeless
600 B East Gude Drive
Rockville, MD 20850

Dear Ms. London:

Community Ministries of Rockville supports the Montgomery County Coalition for the Homeless (MCCCH), Inc. application for HUD 811 funding to provide affordable housing to homeless adults with mental illness.

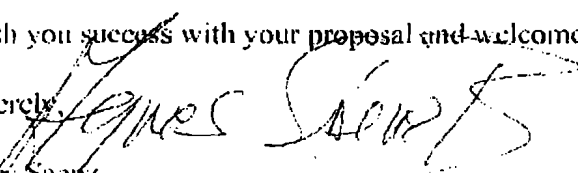
Community Ministries of Rockville is an interfaith, 501(c) 3 non-profit organization, which has faithfully served those in need for over forty years in Rockville and Montgomery County. CMR is a coalition of 21 congregations in the Rockville area. The mission of Community Ministries of Rockville is to give voice to conscience and serve human needs. In support of this mission, congregation and community efforts are combined to provide direct services for the homeless, emergency assistance to families in crisis, assistance to the frail elderly, health services to the uninsured, and Basic English education, child tutoring and support in the assimilation process to Latino immigrant families.

I am familiar with the work of MCCCH and recognize the need for supportive housing options for very-low income persons with mental illness.

Community Ministries of Rockville has been working with the Montgomery County Coalition for the Homeless since 2002, in support of the Hope Housing, a permanent supportive housing program for disabled homeless men and women. We are proud to partner with the Montgomery County Coalition for the Homeless, which is an organization that supports all homeless providers in Montgomery County. The Coalition does a great job in preventing and ending homeless in our community.

I wish you success with your proposal and welcome the additional housing options.

Sincerely,


Agnes Saenz
Managing Director



Your Leading Mental Health Resource

April 5, 2007

Ms. Sharan London
Executive Director
Montgomery County Coalition for the Homeless
600 B East Gude Drive
Rockville, MD 20850

Dear Ms. London:

The Mental Health Association (MHA), a private, nonprofit agency promotes mental health and wellness and supports those with mental illness by sponsoring and implementing advocacy, education and community service programs. We are very familiar through our own Adult Homeless Mental Health Services (AHMHS) program with the supportive work that the Montgomery County Coalition for the Homeless, Inc. does, and we strongly promote its application for HUD 811 funding for additional affordable housing to homeless adults with mental illness. Supportive housing options for very-low income persons with mental illness is a great need.

I wish you well with this proposal and look forward to expanding the available housing options.

Sincerely,

[Handwritten signature]

Sharon E. Friedman, LCSW-C
Executive Director

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1000 Twinbrook Parkway, Rockville, Maryland 20851



THE ROCK CREEK FOUNDATION

4/9/07

Sharan London
Executive Director
Montgomery County Coalition for the Homeless
600 B East Gude Drive
Rockville, MD 20850

Dear Ms. London:

The Rock Creek Foundation supports the Montgomery County Coalition for the Homeless, Inc. application for HUD 811 funding to provide affordable housing to homeless adults with mental illness. Rock Creek provides housing, psychiatric rehabilitation and employment services for individuals with mental illness and developmental disabilities as well as clinical services.

I am very familiar with the work of MCCH and recognize the need for supportive housing options for very-low income persons with mental illness. The stock of affordable housing is very low in Montgomery County and there are many people who are homeless and thousands more who are nearly homeless. The high rate of mental illness is often a barrier for permanent housing.

Rock Creek is able and willing to provide psychiatric rehabilitation and employment services to individuals that are in your services.

I wish you success with your proposal and welcome the additional housing options.

Sincerely,

Ray Salzberg
President, The Rock Creek Foundation

RECEIVED APR 15 2007



St. Luke's House, Inc.

April 11, 2007

Sharan London
Executive Director
Montgomery County Coalition for the Homeless
600 B East Gude Drive
Rockville, MD 20850

Dear Ms. London:

St. Luke's House supports the Montgomery County Coalition for the Homeless, Inc. application for HUD 811 funding to provide affordable housing to homeless adults with mental illness. As you are aware, for 36 years St. Luke's House has provided a comprehensive array of services for people in Montgomery County with mental illnesses. We currently serve more than 1100 adults and youth annually. The need for affordable housing is critical and we applaud your efforts to expand this desperately needed resource.

I am familiar with the work of MCCCH and recognize the need for supportive housing options for very low income with mental illness.

St. Luke's House would be happy to work with your organization to help address needed support services for the people living in your homes. In addition to residential rehabilitation services. St. Luke's House offers supported living, supported employment, outpatient mental health, life skills (psychiatric rehabilitation, case management and housing facilitation and crisis residential services.

I wish you success with your proposal and welcome the additional housing options.

Sincerely,

Pamela K. Cudahy
President/CEO

St. Luke's House, Inc.
1000 Rockville Pike
Rockville, MD 20850
Tel: 301-761-1000

Threshold Services

Helping People with Mental Illness Lead Fulfilling Lives



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Theodore Heintz, Jr.

Industry Consultant
White House Commission on
Environmental Quality

Sandra Kennedy

Program Manager
Advanced Management
Technology, Inc.

John McAtcheon

*Chief Marketing
Officer*

Barbara Ritter

Case Administrator, Assistant
Learning Case Association of
America

Gino Parisi

CEO

Pastor Donell Peterman

Founding Pastor
The Healing Group
Ministries Church

James Black

CEO
American Bank

Director Emeritus

Opal Cook

Executive Director

Craig Knoll, M. Ed.

1398 Lamberton Drive

Silver Spring, Maryland 20902

Phone: (301) 754-0102

Fax: (301) 754-0900

Please visit us on line:

www.thresholdservices.org

April 9, 2007

Mr. Tom Penna
Mont. County Coalition for the Homeless
600 B East Gude Drive
Rockville, MD 20850

Dear Mr. Penna:

Threshold Services strongly supports the Montgomery County Coalition for the Homeless, Inc., application for HUD 811 funding to provide affordable housing to homeless adults with mental illness.

I am familiar with the work of the Montgomery County Coalition for the Homeless (MCCH) and recognize the need for supportive housing options for very low income persons with mental illness.

Threshold Services is a nonprofit organization that helps more than 900 people throughout Montgomery County, Maryland. Our mission is to help people with mental illness or co-occurring mental illness and substance use disorders lead a fulfilling life, by providing treatment, rehabilitation and housing, and by promoting a caring community through advocacy and education. Services include residential rehabilitation, outpatient treatment, psychiatric rehabilitation, supported employment and outreach.

Threshold Services would be happy to provide off-site psychiatric rehabilitation services, treatment, or any of our other services to residents of MCCH housing.

We appreciate your steadfast efforts to obtain additional housing options and wish you success with your proposal.

Sincerely,

Craig S. Knoll
Executive Director

CASA of Maryland, Inc.

310 Tulip Avenue, Takoma Park, MD 20912 tel: 301.270.0419 fax: 301.270.8659 volagr/casamd.org

April 5, 2007

Sharan London
Executive Director
Montgomery County Coalition for the Homeless
600 B East Gude Drive
Rockville, MD 20850


Dear Ms. London:

CASA of Maryland, Inc. supports the Montgomery County Coalition for the Homeless, Inc. and its application for HUD 811 funding to provide affordable housing to homeless adults with mental illness. CASA has over 20 years of experience in serving the low-income Latino and immigrant community of Montgomery County through programming such as social services, legal services, health education, ESOL classes, citizenship classes, financial literacy, and leadership development. CASA's primary mission is to work with the community to improve the quality of life and fight for equal treatment and full access to resources and opportunities for low-income Latinos and their families. CASA also works with other low-income immigrant communities and organizations, makes its programs and activities available to them, and advocates for social, political, and economic justice for all low-income communities.

I am familiar with the work of MCCH and recognize the need for supportive housing options for very-low income persons with mental illness. CASA is glad to collaborate with MCCH through the provision of ESOL language instruction, citizenship prep classes financial literacy education, employment placement services, and health education and referral information to low-income community members who seek CASA's services.

I wish you success with your proposal and welcome the additional housing options.

Sincerely,


Gustavo Torres
Executive Director



AFFILIATED SANTE GROUP

A Sante Group Company

April 2, 2007

Sharan London
Executive Director
Montgomery County Coalition for the Homeless
600B East Glade Drive
Rockville, Md. 20850

Dear Ms. London:

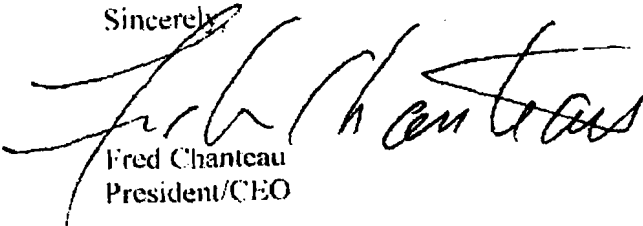
The Affiliated Sante Group supports the Montgomery County Coalition for the Homeless, Inc. application for HUD 811 funding to provide affordable housing to homeless adults with mental illness. As you know, ASG provides outpatient mental health services that include mental health clinics and psychiatric rehabilitation services. We have had the opportunity to work with your organization in serving those you house or in making use of the housing resources you are able to provide.

I am familiar with the work of MCCH and recognize the need for supportive housing options for very-low income persons with mental illness.

We are happy to accept appropriate referrals should any of the residents require clinic or rehabilitation services.

I wish you success with your proposal and welcome the additional housing options.

Sincerely,



Fred Chanteau
President/CEO



The
Family Services
Agency, Inc.

An Affiliate of Sheppard
& Enoch Pratt Foundation

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Carev, Int'l, Inc.

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Seelye Spring Bank

Paul F. Rickhof, Esq.
*Joseph, Greenwald
& Lauke, P.A.*

W. Gregory Wims
Hammer & Nails, Inc.

Thomas E. Harr
M.B.A., M.L.S.
Executive Director

April 3, 2007

Ms. Sharan London
Executive Director
Montgomery County Coalition for the Homeless
600 B East Gude Drive
Rockville, MD 20850

Dear Ms. London:

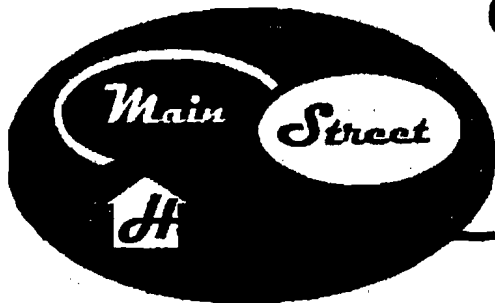
The Family Services Agency, Inc. fully supports Montgomery County Coalition for the Homeless application to the United States Department of Housing and Urban Development's Section 811 program to provide affordable housing to homeless adults with mental illness. The Family Services Agency and Montgomery County Coalition for the Homeless have a history of working well together to serve the needs of people in Montgomery County who have mental illnesses. Your project will help fill the critical need for affordable housing and support services for this population in Montgomery County.

We deeply respect the high quality services Montgomery County Coalition for the Homeless has provided over many years to people with mental illnesses in Montgomery County. Should any of the consumers in your proposed project require or desire outpatient mental health or psychiatric rehabilitation services from the Family Services Agency, we would be pleased to collaborate with you to meet their needs. We sincerely hope that HUD will fund your project and wish you every success.

Sincerely,

Thomas E. Harr
Executive Director

"Neighbors helping neighbors since 1908."



1521 South Edgewood Street, Suite C, Baltimore, MD 21227-1139

TEL: (410) 646-7840

1-800-704-0262

Fax: (410) 646-0264

"A Home Makes All The Difference"

April 2, 2007

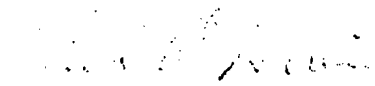
Sharan London
Executive Director
Montgomery County Coalition for the Homeless
600 B East Gude Drive
Rockville, MD 20850

Dear Ms. London:

Main Street Housing, Inc. supports the Montgomery County Coalition for the Homeless, Inc. application for HUD 811 funding to provide affordable housing to homeless adults with mental illness. We are involved in developing affordable housing in Maryland, and feel that the Montgomery County Coalition for the Homeless will be an important addition to the continuum of housing available in Maryland.

I am familiar with the work of MCCCH and recognize the need for supportive housing options for very-low income persons with mental illness. I wish you success with your proposal and welcome the additional housing options that your organization will provide.

Sincerely,


Kenneth R. Wireman
Executive Director



MONTGOMERY COUNTY COALITION FOR THE HOMELESS, INC.

HUD SECTION 811 APPLICATION

DUNS # [REDACTED]

EXHIBIT 3 (K) CONTINUUM OF CARE ORGS.

Exhibit 3(k): Consultation with Continuum of Care Organizations

The Montgomery County Coalition for the Homeless is an integral part of the Continuum of Care planning process in Montgomery County. Exhibit One of the 2005 Continuum of Care speaks to the important role of the Coalition:

****1b. Continuum of Care Planning Process and Organizational Structure***

The structure of the Homeless Policy Development Committee ensures broad, ongoing community involvement in the CoC planning and decision making process. Each of the community leaders and government representatives that participates in the HPDC represents diverse viewpoints and is linked to important committees, critical to obtaining input regarding the multi-system and multi-agency array of services, as well as the needs of homeless consumers and those who serve them.

In addition to the HPDC, critical grassroots action and organizing for the CoC is accomplished through the Montgomery County Coalition for the Homeless (MCCH or the Coalition). MCCH is a nonprofit organization founded in 1982 to marshal and coordinate resources to ameliorate homelessness. The group serves as a forum for broad-based community debate and decision-making; develops and advocates an agenda for policy and resource development; and promotes partnerships among private nonprofit and government providers. The work of the nonprofit MCCH does not overlap or diminish the role of the government-headed HPDC; rather, it provides critical, broad-based input to inform decision-making. The MCCH complements the HPDC through its ability to effectively advocate with key government officials. MCCH membership and network includes executives and staff of nonprofit and government service agencies (133), including 75 groups that provide homeless prevention and intervention, veterans assistance, AIDS/HIV services, and allied mental health and addiction treatment; religious congregations (388); businesses (126); schools (57); media (43); and several thousand citizens and consumers. MCCH coordinates services and prioritizes activities within the homeless service delivery system at its monthly meetings and annual planning retreats. "

For several years, the Coalition took the lead role in coordinating the Continuum process and preparing the annual Continuum of Care materials. The Coalition continues to participate fully in the Continuum planning process, but the County has accepted responsibility for the coordination and preparation of the materials. This frees Coalition time to develop projects which address the needs of the homeless and chronically homeless.

The Coalition is a member of the Housing Solutions Team, an on-going group representing public, quasi-public, and private non-profit entities, including the Department of Housing and Community Affairs, the Department of Health and

Human Services, the County's housing authority, and the Coalition. The Housing Solutions Team meets to develop housing for the neediest residents of Montgomery County – its very low income homeless residents, most of whom are struggling with mental health, developmental, and physical disabilities, as well as addictions, co-occurring disorders, and chronic health problems. The Housing Solutions Team focuses on ending homelessness by creating permanent affordable housing with supportive services and creating permanent housing for people who meet the HUD definition of chronically homeless.

Dale Drive Apartments is a Housing Solutions Team project in development which will provide permanent supportive housing to chronically homeless individuals. The Coalition will provide case management, services, and site supervision for 8 units of permanently affordable housing serving chronically homeless. According to the 2007 Point In Time survey, of the Montgomery County population of homeless single individuals, 84% are living with a disability, hence the Coalition anticipates that Dale Drive Apartments will primarily serve a disabled population. Dale Drive is a project under development – the site acquired but not under construction yet.

Many of the Coalition's existing programs provide services to the chronically homeless and disabled homeless, among other populations.

The **Men's Emergency Shelter (MES)** provides year-round, safe, overnight refuge for homeless men and includes case management and several components aimed at increasing clients' education, job readiness, and, eventually, income levels. Last year the MES served over 850 men, keeping the neediest citizens in Montgomery County off the streets. Shelter residents are encouraged to meet with case managers who connect them with supportive services, work on individual treatment plans, and assist them in movement to more appropriate housing. Recovery and support group meetings are held on a weekly basis.

Services include:

- Case management,
- Bathroom and shower facilities,
- Donated clothing and toiletries,
- Laundry facilities,
- Breakfast, lunch and dinner, through donations,
- NA/AA meetings.

The Men's Emergency Shelter was one of the first programs of the Coalition.

The **Safe Havens** shelter programs provide a comfortable and non-threatening environment for forty homeless, mentally ill adults who have been living on the

streets. This program is specifically designed to meet the needs of chronically homeless individuals living with disabilities. Safe Havens offer community, counseling, psycho-social rehabilitation, and on-site medical and psychiatric services in a low demand living environment. The Coalition's Safe Havens serve 40 chronically mentally ill homeless adults in four houses throughout the County. This population is the most difficult to engage in treatment and generally not successful in other group or shelter situations. Case workers conduct outreach to vulnerable people living on the streets in order to encourage them to live in a Safe Haven home. The ultimate goal of the Safe Haven program is to help clients transition to a more independent, permanent, and healthy living situation.

Services include:

- Comfortable and non-threatening environment,
- Case management and counseling,
- Life skills training,
- On-site psychiatric services, and
- Connection to medical care, vocational training, day treatment programs and other appropriate community resources.

Currently the Coalition operates four Safe Havens, in Laytonsville, Rockville, Gaithersburg, and Takoma Park.

Seneca Heights Apartments, opened in the summer of 2004. Seneca Heights Apartments is a unique housing complex for formerly homeless individuals and homeless families, whose development was spearheaded by the Coalition. The Coalition operates the property under contract with the property owner, the Montgomery County government

The Personal Living Quarters at Seneca Heights (SHAPLQ) provides permanent supportive housing to 40 formerly homeless single adults, 9 of whom met the HUD definition of chronically homeless prior to admission and another 13 were chronically homeless prior to residing in transitional programs. SHAPLQ residents live independently while benefiting from on-site services that offer the opportunity to reclaim, acquire, or enhance their life skills.

Services/Facilities include:

- Intensive on-site case management,
- Educational groups and workshops,
- Recreational/social activities,
- Tenant Council,
- Fully furnished living units,
- Phone and internet service,
- Community space, and

Montgomery County Coalition for the Homeless 2007

DUNS [REDACTED]

Exhibit 3 (k)

- **Outdoor recreational areas furnished with picnic facilities, basketball court, and outdoor play equipment for children.**

Seneca Heights Apartments and future developments like it are an integral part of the Coalition's strategy to end homelessness in Montgomery County by providing permanent housing with supportive services for even the most difficult to serve homeless populations.

MONTGOMERY COUNTY COALITION FOR THE HOMELESS, INC.

HUD SECTION 811 APPLICATION

DUNS # [REDACTED]

EXHIBIT 3(L) - FORM 27300

* Organization Name:

EXHIBIT 3(L)

MONTGOMERY COUNTY COALITION FOR THE HOMELESS - DUNS # [REDACTED]

Questionnaire for HUD's Initiative on Removal of Regulatory Barriers

Part A. Local Jurisdictions, Counties Exercising Land Use and Building Regulatory Authority and Other Applicants Applying for Projects Located in such Jurisdictions or Counties [Collectively, Jurisdiction]

	1	2
1. Does your jurisdiction's comprehensive plan (or in the case of a tribe or TDHE, a local Indian Housing Plan) include a "housing element"? A local comprehensive plan means the adopted official statement of a legislative body of a local government that sets forth (in words, maps, illustrations, and/or tables) goals, policies, and guidelines intended to direct the present and future physical, social, and economic development that occurs within its planning jurisdiction and that includes a unified physical plan for the public development of land and water. If your jurisdiction does not have a local comprehensive plan with a "housing element," please enter no. If no, skip to question # 4.	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
2. If your jurisdiction has a comprehensive plan with a housing element, does the plan provide estimates of current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate and middle income families, for at least the next five years?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
3. Does your zoning ordinance and map, development and subdivision regulations or other land use controls conform to the jurisdiction's comprehensive plan regarding housing needs by providing: a) sufficient land use and density categories (multifamily housing, duplexes, small lot homes and other similar elements); and, b) sufficient land zoned or mapped "as of right" in these categories, that can permit the building of affordable housing addressing the needs identified in the plan? (For purposes of this notice, "as-of-right," as applied to zoning, means uses and development standards that are determined in advance and specifically authorized by the zoning ordinance. The ordinance is largely self-enforcing because little or no discretion occurs in its administration.). If the jurisdiction has chosen not to have either zoning, or other development controls that have varying standards based upon districts or zones, the applicant may also enter yes.	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
4. Does your jurisdiction's zoning ordinance set minimum building size requirements that exceed the local housing or health code or is otherwise not based upon explicit health standards?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

<p>6. If your jurisdiction has development impact fees, are the fees specified and calculated under local or state statutory criteria? If no, skip to question #7. Alternatively, if your jurisdiction does not have impact fees, you may enter yes.</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>6. If yes to question #5, does the statute provide criteria that sets standards for the allowable type of capital investments that have a direct relationship between the fee and the development (nexus), and a method for fee calculation?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>7. If your jurisdiction has impact or other significant fees, does the jurisdiction provide waivers of these fees for affordable housing?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>8. Has your jurisdiction adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through graded regulatory requirements applicable as different levels of work are performed in existing buildings? Such code language increases regulatory requirements (the additional improvements required as a matter of regulatory policy) in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis. For further information see HUD publication: "Smart Codes in Your Community: A Guide to Building Rehabilitation Codes" (www.huduser.org/publications/destech/smartcodes.html)</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>9. Does your jurisdiction use a recent version (i.e. published within the last 5 years or, if no recent version has been published, the last version published) of one of the nationally recognized model building codes (i.e. the International Code Council (ICC), the Building Officials and Code Administrators International (BOCA), the Southern Building Code Congress International (SBCI), the International Conference of Building Officials (ICBO), the National Fire Protection Association (NFPA)) without significant technical amendment or modification? In the case of a tribe or TDHE, has a recent version of one of the model building codes as described above been adopted or, alternatively, has the tribe or TDHE adopted a building code that is substantially equivalent to one or more of the recognized model building codes?</p> <p>Alternatively, if a significant technical amendment has been made to the above model codes, can the jurisdiction supply supporting data that the amendments do not negatively impact affordability?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>10. Does your jurisdiction's zoning ordinance or land use regulations permit manufactured (HUD-Code) housing "as of right" in all residential districts and zoning classifications in which similar site-built housing is permitted, subject to design, density, building size, foundation requirements, and other similar requirements applicable to other housing that will be deemed realty, irrespective of the method of production?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes

<p>11. Within the past five years, has a jurisdiction official (i.e., chief executive, mayor, county chairman, city manager, administrator, or a tribally recognized official, etc.), the local legislative body, or planning commission, directly, or in partnership with major private or public stakeholders, convened or funded comprehensive studies, commissions, or hearings, or has the jurisdiction established a formal ongoing process, to review the rules, regulations, development standards, and processes of the jurisdiction to assess their impact on the supply of affordable housing?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>12. Within the past five years, has the jurisdiction initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the jurisdiction's "HUD Consolidated Plan?" If yes, attach a brief list of these major regulatory reforms. <i>(If you have attachments that are electronic files please scroll to bottom of page 5 and attach. For information that is not in an electronic format use the eFax method. See the General Section Instructions for eFaxing.)</i></p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>13. Within the past five years has your jurisdiction modified infrastructure standards and/or authorized the use of new infrastructure technologies (e.g. water, sewer, street width) to significantly reduce the cost of housing?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>14. Does your jurisdiction give "as-of-right" density bonuses sufficient to offset the cost of building below market units as an incentive for any market rate residential development that includes a portion of affordable housing? (As applied to density bonuses, "as of right" means a density bonus granted for a fixed percentage or number of additional market rate dwelling units in exchange for the provision of a fixed number or percentage of affordable dwelling units and without the use of discretion in determining the number of additional market rate units.)</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>15. Has your jurisdiction established a single, consolidated permit application process for housing development that includes building, zoning, engineering, environmental, and related permits? Alternatively, does your jurisdiction conduct concurrent, not sequential, reviews for all required permits and approvals?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>16. Does your jurisdiction provide for expedited or "fast track" permitting and approvals for all affordable housing projects in your community?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>17. Has your jurisdiction established time limits for government review and approval or disapproval of development permits in which failure to act, after the application is deemed complete, by the government within the designated time period, results in automatic approval?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>18. Does your jurisdiction allow "accessory apartments" either as: a) a special exception or conditional use in all single-family residential zones or, b) "as of right" in a majority of residential districts otherwise zoned for single-family housing?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>19. Does your jurisdiction have an explicit policy that adjusts or waives existing parking requirements for all affordable housing developments?</p>	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
<p>20. Does your jurisdiction require affordable housing projects to undergo public review or special hearings when the project is otherwise in full compliance with the zoning ordinance and other development regulations?</p>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<p>Total Points:</p>		

Part B. State Agencies and Departments or Other Applicants for Projects Located in Unincorporated Areas or Areas Otherwise Not Covered in Part A

	1	2
1. Does your state, either in its planning and zoning enabling legislation or in any other legislation, require localities regulating development have a comprehensive plan with a "housing element?" If no, skip to question # 4	<input type="checkbox"/> No	<input type="checkbox"/> Yes
2. Does your state require that a local jurisdiction's comprehensive plan estimate current and anticipated housing needs, taking into account the anticipated growth of the region, for existing and future residents, including low, moderate, and middle income families, for at least the next five years?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
3. Does your state's zoning enabling legislation require that a local jurisdiction's zoning ordinance have a) sufficient land use and density categories (multifamily housing, duplexes, small lot homes and other similar elements); and, b) sufficient land zoned or mapped in these categories, that can permit the building of affordable housing that addresses the needs identified in the comprehensive plan?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
4. Does your state have an agency or office that includes a specific mission to determine whether local governments have policies or procedures that are raising costs or otherwise discouraging affordable housing?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
5. Does your state have a legal or administrative requirement that local governments undertake periodic self-evaluation of regulations and processes to assess their impact upon housing affordability address these barriers to affordability?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
6. Does your state have a technical assistance or education program for local jurisdictions that includes assisting them in identifying regulatory barriers and in recommending strategies to local governments for their removal?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
7. Does your state have specific enabling legislation for local impact fees? If no skip to question #9.	<input type="checkbox"/> No	<input type="checkbox"/> Yes
8. If yes to the question #7, does the state statute provide criteria that sets standards for the allowable type of capital investments that have a direct relationship between the fee and the development (nexus) and a method for fee calculation?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
9. Does your state provide significant financial assistance to local governments for housing, community development and/or transportation that includes funding prioritization or linking funding on the basis of local regulatory barrier removal activities?	<input type="checkbox"/> No	<input type="checkbox"/> Yes

<p>10. Does your state have a mandatory state-wide building code that a) does not permit local technical amendments and b) uses a recent version (i.e. published within the last five years or, if no recent version has been published, the last version published) of one of the nationally recognized model building codes (i.e. the International Code Council (ICC), the Building Officials and Code Administrators International (BOCA), the Southern Building Code Congress International (SBCI), the International Conference of Building Officials (ICBO), the National Fire Protection Association (NFPA)) without significant technical amendment or modification?</p> <p>Alternatively, if the state has made significant technical amendment to the model code, can the state supply supporting data that the amendments do not negatively impact affordability?</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>11. Has your jurisdiction adopted specific building code language regarding housing rehabilitation that encourages such rehabilitation through graded regulatory requirements applicable as different levels of work are performed in existing buildings? Such code language increases regulatory requirements (the additional improvements required as a matter of regulatory policy) in proportion to the extent of rehabilitation that an owner/developer chooses to do on a voluntary basis. For further information see HUD publication: "Smart Codes in Your Community: A Guide to Building Rehabilitation Codes" (www.huduser.org/publications/detech/smartcodes.html)</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>12. Within the past five years has your state made any changes to its own processes or requirements to streamline or consolidate the state's own approval processes involving permits for water or wastewater, environmental review, or other State-administered permits or programs involving housing development? If yes, briefly list these changes.</p> <p><i>(If you have attachments that are electronic files please scroll to bottom of this page and attach. For information that is not in an electronic format use the eFax method. See the General Section Instructions for eFaxing.)</i></p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>13. Within the past five years, has your state (i.e., Governor, legislature, planning department) directly or in partnership with major private or public stakeholders, convened or funded comprehensive studies, commissions, or panels to review state or local rules, regulations, development standards, and processes to assess their impact on the supply of affordable housing?</p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>14. Within the past five years, has the state initiated major regulatory reforms either as a result of the above study or as a result of information identified in the barrier component of the states' "Consolidated Plan submitted to HUD?" If yes, briefly list these major regulatory reforms.</p> <p><i>(If you have attachments that are electronic files please scroll to bottom of this page and attach. For information that is not in an electronic format use the eFax method. See the General Section Instructions for eFaxing.)</i></p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>15. Has the state undertaken any other actions regarding local jurisdiction's regulation of housing development including permitting, land use, building or subdivision regulations, or other related administrative procedures? If yes, briefly list these actions.</p> <p><i>(If you have attachments that are electronic files please scroll to bottom of this page and attach. For information that is not in an electronic format use the eFax method. See the General Section Instructions for eFaxing.)</i></p>	<input type="checkbox"/> No	<input type="checkbox"/> Yes
<p>Total Points:</p>		

Additional Information:

Form HUD-27300 (4/04) Attachment

EXHIBIT 8 (K)
ATTACHMENT

For further information on Montgomery County's development policies, rules, and regulations in regards to affordable housing as described in this checklist, please contact:

[REDACTED], Director
Office of Planning Implementation
Office of the County Executive
[REDACTED]
[REDACTED]

Additional source documentation may be found on the internet at the following addresses:

A. Housing Montgomery - A Menu of Options for a Dramatic Increase in the Supply of Housing for Our Workforce:

http://www.mc-mncppc.org/info/link_pages/housing_montgomery.shtm

B. Affordable Housing in Montgomery County:

http://www.mc-mncppc.org/research/analysis/housing/affordable/housing_toc.shtm#gov

C. Green Tape Process for Affordable Housing:

http://www.mc-mncppc.org/development/forms/green_tape.shtm

D. Montgomery County Building Codes:

<http://permittingservices.montgomerycountymd.gov/dpstmpl.asp?url=/permitting/bc/nfbldc.asp>

E. Montgomery County General Plan:

http://www.mc-mncppc.org/community/general_plans/general_plans.shtm

F. Montgomery County Zoning Ordinance:

http://www.mc-mncppc.org/info/zoning_ordinance.shtm

G. Montgomery County Code:

http://www.amlegal.com/montgomery_county_md/

Back-Up Documentation by Question on Form HUD-27300:

Question #	Back-Up Source from List Above	Question #	Back-Up Source from List Above
1	A, B, E	9	D
2	A, B, E	10	F
3	E, F, G	11	A, B, C
5	G	15	C, D
6	G	16	C, D
7	C, G	18	F
8	D		



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

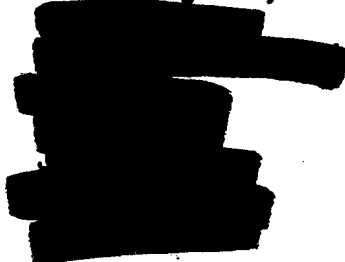

MCPB 7/24/03
Item #1

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Charles R. Loehr, Director 

FROM: Housing Montgomery Team

SUBJECT: Housing Montgomery: Mid-Summer "Lite" Status Report

STAFF RECOMMENDATION: DISCUSSION

I. OVERVIEW

This Status Report identifies those tasks assigned to the Park & Planning Department in the County Council's *Action Plan for Affordable Housing*. In addition, it highlights departmental progress to increase the amount of housing for County families and our workforce. Some future actions and directions are also suggested to maintain the momentum of this important endeavor.

The County Council, County Executive, and Planning Board have continued to identify affordable housing as a key priority for the County. As such, Executive, Legislative and Park & Planning Department staff have been working together to implement the Action Plan.

This Status Report has been prepared as a follow-up to: (a) the County Council's Housing Roundtable held in October 2002, (b) support of the County Executive, (c) completion of the Planning Board's Housing Montgomery initiative and "menu of options," (d) subsequent Council member recommendations, and (e) the Council's Planning, Housing, and Economic Development Committee (PHED) *Action Plan for Affordable Housing*, approved in June, 2003.

II. COUNTY COUNCIL ACTION PLAN INITIATIVES

The current status of the Action Plan is summarized in a memorandum prepared by Councilmember Silverman dated June 17, 2003. **(Attachment #1)** The summary accurately reflects the initiatives tasked to the Department.

The Department remains fully committed to the provision of affordable housing through the Master Planning program, regulatory planning efforts, and the rewrite of the Zoning Ordinance. These efforts are part of the continuing approach to building desirable communities in Montgomery County. A Work Program chart is included as **Attachment #2** that depicts tasks and timelines needed to deliver the multi-faceted housing program.

Attachment #3 summarizes several ongoing efforts throughout the Work Program that preview our potential direction and future recommendations.

Most importantly, staff will return to the Planning Board in early fall to discuss more fully the Work Program and resource allocation. At that time, the next round of completed tasks will be presented, along with a more deliberate discussion of the regulatory and master planning work programs. This effort will help the Department with preparation of the upcoming Bi-Annual Report and the FY05 Operating Budget so that this priority effort can continue to be supported adequately.

III. MID-SUMMER HOUSING HIGHLIGHTS

A. County Owned Surplus Sites Study

Staff from the Department of Housing and Community Affairs (DHCA) and Park & Planning worked together to identify seven publicly owned properties that have potential for development with affordable and/or special needs housing. The County owns four of these sites, the other three are owned by the Board of Education. In addition, staff from DHCA, Housing and Human Services (HHS), and Park & Planning is working to identify specific housing needs for which these properties might be used.

Community-Based Planning staff provided review assistance on the publicly owned sites nominated by the Executive staff. After the Planning Board and County Council discussed these sites, Community-Based Planning staff provided additional information regarding Master Plan and zoning issues. **(Attachment #4)**

DHCA is developing mechanisms to make these properties available for development, including a request for transfer of the Board of Education property to the County. **Attachment #5** highlights the disposition processes and the next steps, as envisioned by the Executive staff.

Simultaneously, the Community-Based Planning staff is identifying additional publicly owned sites that may be suitable for affordable housing as part of on-going master plan efforts. These sites include opportunities for joint development near Metro stations and affordable housing opportunities for underused areas.

To support this effort, the Strategic Planning Division completed a survey of how other jurisdictions identify and dispose of publicly owned lands suitable for affordable housing (**Attachment #6**). Of particular interest is the centralized method used by San Francisco to find sites for affordable housing. Executive and Park & Planning staff recommends that this concept, and others, be examined further to determine if it will help us meet our affordable housing needs.

B. Proposed Park House Policy Revisions

Park staff has developed a Work Program, signaling short- and long-term deliverables, which will be presented to the Planning Board in September. An outline of the proposed Work Program and timetable has already been completed and is included as **Attachment #7**.

Revisions to current park policy directives are warranted, regarding the expanded use of park housing for low and moderate-income housing. In addition, an inventory of park housing is recommended to explore site opportunities for the provision of both affordable and special needs housing.

C. Accessory Apartment Zoning Text Amendment

The DHCA has taken the lead role in drafting a zoning text amendment to allow accessory apartments as permitted use, rather than as special exception use in residential zones. **(Attachment #8, does not exist!)**

Park & Planning staff recognizes the need for refinement and has reviewed the current special exception process with DHCA to determine opportunities

to optimize production of accessory apartments and address community compatibility concerns.

A chart from DHCA, as annotated by Park & Planning staff, identifies the key administrative elements of the current and proposed special exception approval process for accessory apartments is included as **Attachment #9**.

A worksession with the PHED Committee is scheduled for July 21.

D. Housing Progress and Delivery Report

In order to better monitor the success of the County and the private sector in implementing our housing objectives, the Action Plan recognizes the need to expand the countywide housing database.

Our ability to report more comprehensively on the supply of housing will be significantly enhanced by tracking housing throughout adopted master plans, regulatory approvals, and documented completions of both market and non-market rate units. This information will be reported by planning area, housing type, and ownership pattern. **Attachment #10** illustrates a sample format.

The Research and the Development Review divisions have made significant progress on evaluating the database and the technical requirements needed to provide more comprehensive data for the proposed *Housing Progress and Delivery Report* that will accompany future Bi-Annual Reports.

Staff will closely coordinate with all other agencies that are currently maintaining much of the data needed for this report. A core group of persons in state and county agencies use and disseminate this housing data; staff will rely on this "data tracking workgroup" to monitor and encourage progress.

E. Special Needs Housing Report

Subsequent to the completion of the 2001 *Housing Policy Report*, the County Council requested an assessment of special needs housing. Earlier this year, a working group was formed including representatives from HHS, DHCA, the Housing Opportunity Commission (HOC), and the Research Division.

The final report will be completed in the fall of 2003 and presented to the Planning Board and County Council. It will be composed of three elements:

- ***Inventory Report:*** To identify the existing and future special needs housing.
- ***Geographical Information Systems (GIS) Layer:*** Park & Planning is assisting HHS in the conversion of the list of special needs housing properties into a GIS layer.
- ***Housing Option Priorities:*** The working group will identify a "short list" of housing options priorities (projects) to jump-start the development of special needs housing.

F. Workforce Housing Information Packet and Proposed Public Information Campaign

The Action Plan calls for the development of an Information Packet; the Packet will be completed in early fall.

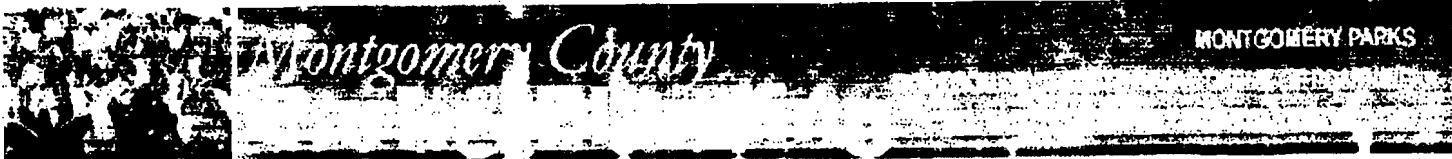
The purpose of the Information Packet is to build an informed citizenry, including civic and business constituencies, so that Montgomery County becomes a community in which neighbors see sound development as adding value to their neighborhood.

The Information Packet will target affordable housing issues of most concern—including information that portrays and personalizes workforce housing need and issues of concern to neighborhoods (property values, safety, traffic, public services, schools, environment, concentration, and park usage). Expanded understanding by the public of current and future housing affordability need will lead to greater acceptability.

To date, the Strategic Planning Division has completed one element of the Information Packet—a PowerPoint slide show that personalizes and explains the workforce housing problem. The PowerPoint is generic and can be used by Departmental staff as well as other government and private sector groups (**Attachment #11**). This PowerPoint is part of a new effort to develop a library of PowerPoint housing slides that can be used by all departmental staff as well as other county staff.

In addition, a nationwide survey of successful affordable housing information "campaigns" shows that many jurisdictions are using well-orchestrated public information campaigns to broaden awareness with civic groups, employers, and the general population (**Attachment #12**).

The purpose of these housing campaigns is to educate, expand acceptability of affordable housing, and encourage employer involvement in finding solutions. The Strategic Planning Division will report back to the



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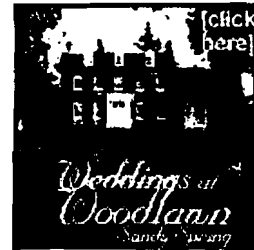
Affordable Housing in Montgomery County

Status and Inventory September 2000

The complete Affordable Housing in Montgomery County document is represented by the index below. For the sake of expedient downloading, each chapter is a single file which can be accessed via PDF Reader.

[PDF Reader](#)

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Assisted Housing⁶

Assisted housing is housing for low- and moderate-income households produced with government funding in the form of loans, grants, direct ownership, or a combination of these. The majority of assisted housing units are provided by the County government for households with low or very low incomes. When substantial federal funding was available, assisted housing tended to be primarily federally funded. Today, in response to scarce federal funds, Montgomery County combines a variety of funding sources and approaches to implement its assisted housing program. In the County, the primary owner and provider of assisted housing is the Housing Opportunities Commission (HOC). DHCA is an essential contributor, facilitating or providing funding, expediting use of County-owned land, and otherwise enabling the provision of affordable housing. A number of nonprofit organizations have also developed low-income housing, as have the cities of Rockville, Gaithersburg, and Takoma Park. MPDUs owned by HOC and the affordable component of special ceiling allocation housing also qualify as assisted housing and may be funded under a number of programs.

Assisted Housing Programs

1) Family Assisted Housing

"Family assisted housing" is an umbrella term for low and moderate income housing designed for families. Many of these units were built or purchased through federal government programs, including various forms of Section 8 funding, the federal Low Income Housing Tax Credit program, the federal low rent public housing program, and Section 221(d)3 and Section 236 insured mortgages with below market rate financing. Some of these programs were discontinued some years ago, but housing built through them remains an important part of the affordable housing stock. A more recent addition to the list of federal housing programs is the HOME program, a block grant program. Currently, Section 8 programs, funding through the HOME program, and federal low income tax credits are the principal sources of federal funds for affordable family housing. Money from both Section 8 and HOME is quite limited. Tax credits are very competitive.

⁶This section simplifies the extremely complex financing arrangements that typically produce affordable housing units. It is intended to provide an understanding of the supply and distribution of affordable units for the general reader with basic descriptions of frequently used programs. Readers desiring more in-depth information about financing alternatives should contact HOC or DHCA staff.

As federal funding has become increasingly scarce, Montgomery County has developed a variety of local approaches to increase the stock of affordable housing for families. These include funding by the County Rent Supplement Incentive Program and the Montgomery Housing

Table 7

**Distribution of Subsidized Affordable Housing by Planning Area
Excluding Privately Owned MPDUs
Montgomery County, 1999**

	Total Units in Complex (Assisted & Market)	Opportunity Housing Units (A)	Family Assisted Units (B)	Family Rev. Bond Units (C)	Elderly/ Disabled Units (D)
Aspen Hill	3,437	27	979	41	415
Bethesda-Chevy Chase	1,554	89	669	43	156
Cloverly	310	5	206	0	100
Colesville/White Oak	990	0	163	142	96
Damascus	207	2	127	24	0
Fairland	2,361	287	442	147	0
Four Corners	695	82	157	96	279
Gaithersburg and Vicinity	3,150	531	846	262	203
Germantown	3,210	322	472	348	0
Kensington-Wheaton	1,150	16	404	0	612
North Bethesda	1,606	52	159	211	249
Olney	335	17	185	20	8
Potomac	673	6	278	0	173
Rockville	1,290	0	485	0	594
Rural	23	0	23	0	0
Travilah	86	13	73	0	0
Silver Spring/Takoma Park	3,194	322	772	219	696
Upper Rock Creek	144	0	144	0	0
Total	24,415	1,771	6,584	1,553	3,581

Note: This chart includes MPDUs owned by HOC and nonprofits that are permanently price controlled. It does not include low cost market rate housing.

Source: *Montgomery County Planning Department, Research and Technology Center
Department of Housing and Community Development, HOC, September 2000.*

Initiative Fund. HOC and the County frequently assemble complicated packages of programs and approaches to acquire or construct housing. The resulting projects may include federal and state funds as well as locally generated monies. Some projects are developed as part of a public/private partnership, and many use a mixed income approach so that rents from market rate units help subsidize low income units. The federal low-income housing tax credit continues to be an important funding resource for both public and private development. (Although it does not need tax credits itself, the government can sell its credits to help finance its projects.)

Income ceilings for family assisted housing units vary depending on the program. "Very low income" public housing and Section 8 projects limit resident household income to approximately 50 percent of the area median. In March 2000, the local HUD office set the current maximum income for this category at \$43,500 for a family of four. Income for low-income Section 8 housing is limited to about 60 percent of the area median and was set in March at \$54,200 for a family of four. Other lower income programs, such as Section 236 and some types of public housing, typically target a household income of between 60 and 80 percent of median income, currently between \$54,200 and \$66,240 for the family of four. The limits for almost all programs permit adjustments for household size.

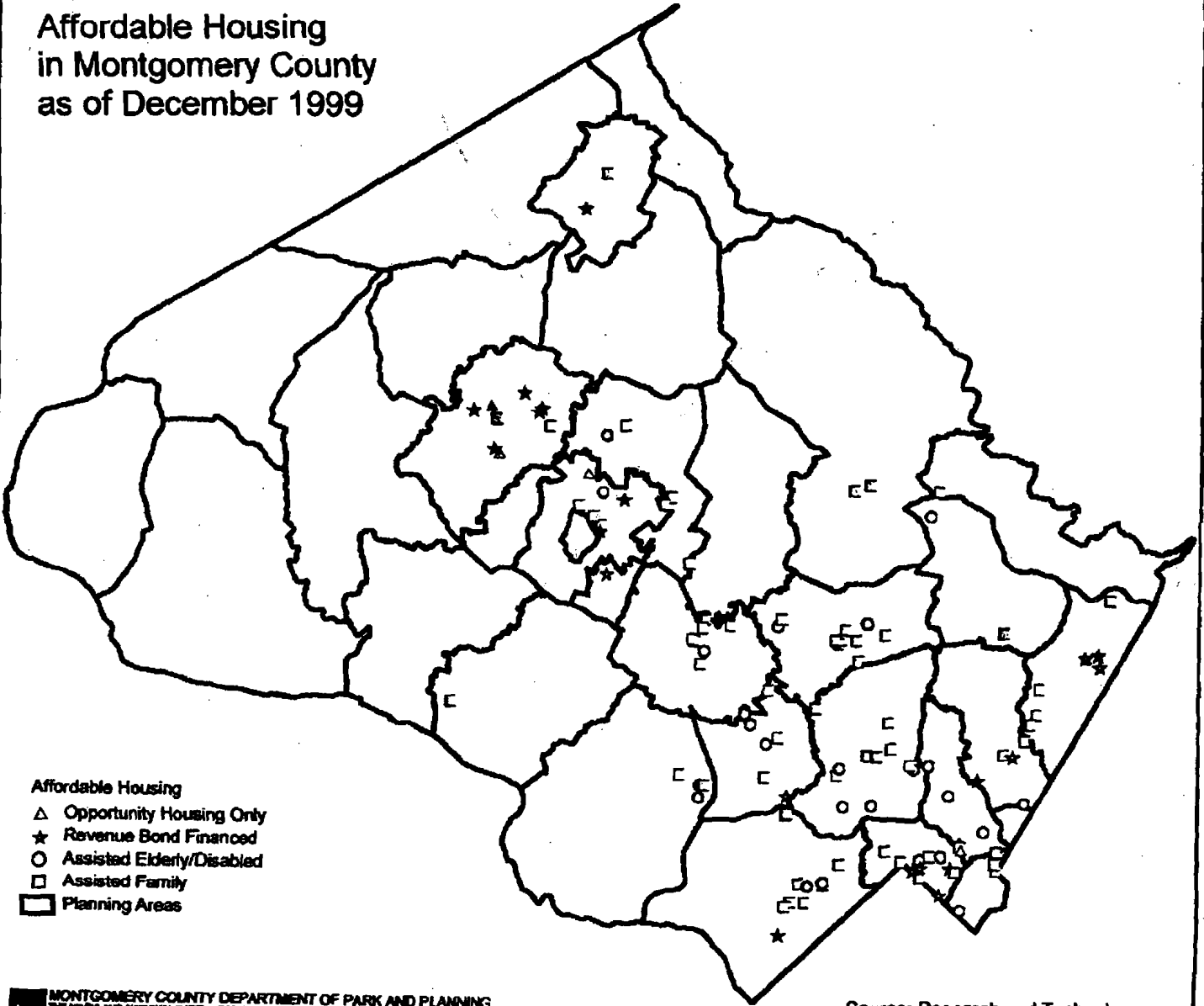
Tables 6 and 7 present the distribution of Montgomery County's affordable housing by policy area and by planning area. The tables show that there were almost 6,600 family assisted family units in the County in December 1999. These include scattered site units, most of which are MPDUs owned and managed by HOC. The current total represents an increase of 840 units since the first Inventory of Affordable Housing in 1994.

The tables and Map 2 show that assisted family housing is distributed throughout the developed areas of the County, particularly in the I-270 Corridor and the Urban Ring. In these areas, only a few of the smaller transit station policy areas and Clarksburg do not offer family assisted units. The transit station areas without assisted units generally comprise nonresidential uses only. Aspen Hill Planning Area has the largest supply of family assisted housing, almost 980 units. Aspen Hill also has a comparatively large total number of housing units so that its percentage of family assisted housing is not unusually high. Other planning areas with a large supply of family assisted housing are Gaithersburg and Vicinity, Bethesda-Chevy Chase, and Silver Spring/Takoma Park, (Table 7).

The most significant changes in the family assisted housing supply between the last Inventory's 1993 data and the 1999 data occurred in Bethesda-Chevy Chase, Gaithersburg, Colesville/White Oak, and Rockville. Both Gaithersburg and Colesville/White Oak lost units, about 400 and 150 units respectively. Bethesda-Chevy Chase and Rockville, on the other hand, gained almost 600 and over 200 units respectively. Bethesda Commons and The Metropolitan account for much of the Bethesda increase. Units lost from the affordable housing supply will be discussed at greater length in a later section. However, most were lost or, at best, became moderate priced housing, when owners of complexes funded through earlier federal programs

Map 2

Affordable Housing
in Montgomery County
as of December 1999



- Affordable Housing
- △ Opportunity Housing Only
 - ★ Revenue Bond Financed
 - Assisted Elderly/Disabled
 - Assisted Family
 - ▭ Planning Areas

decided to buy out of those programs and cease providing of affordable units. DHCA and HOC are actively working to avoid further loss of units.

2) Assisted Housing for Elderly and Disabled Residents

This category includes age restricted housing, often with some special facilities or programs for older residents, and housing for people of any age with disabilities. In some cases, units are set aside for older persons in complexes that also contain assisted family housing. Units for the elderly in mixed age projects have been counted as units for the elderly in the tables but are coded on the scatter map according to the nature of the majority of the units in the project. Several senior complexes also contain senior centers or senior nutrition programs. Some offer "assisted living" arrangements that provide residents with the services, such as assistance with bathing, dressing, and mobility, that they need to continue to live relatively independently. Typically, there is an additional fee for such services.

Montgomery County has 3,581 assisted units for the elderly. The supply remains essentially unchanged since 1993. However, four new facilities are in the planning stages and would add a total of 532 units. Most units would be low-income. All of these projects expect to use low-income housing tax credits. Three of the facilities are either approved for special exception or do not need a special exception. These are Andrew Kim House in Olney (76 units), the Oaks at Gaithersburg (76 units), and planned senior housing at Traville (230 units). The fourth project, Hampshire Village (150 units) is currently in the approval process.

Generally, affordable senior housing is located in established sections of the County. Such locations offer the greatest demand for age restricted housing and are usually near other desirable facilities, such as shopping, medical facilities, and public transportation. The Silver Spring/Takoma Park, Kensington-Wheaton, and Rockville Planning Areas contain the most assisted housing for the elderly. Together, these areas offer more than half of the County's supply. Senior citizens are also eligible for Section 8 vouchers which provide the financial assistance to allow them to live in market-rate rental housing.

Elderly assisted housing is acquired and operated through a variety of programs, including some of the same programs that produce assisted family housing. Federally sponsored programs include public housing, Section 8, low income housing tax credits, Section 202, and Section 236 senior residences. Some of these programs are no longer funded but housing built through them remains a valuable resource.

HOC and the County frequently combine a variety of federal, state, and local programs to develop elderly housing projects. As with assisted family housing, a mixed-income approach is increasingly common. In addition to properties owned by the County and HOC, there are a number of privately owned/publicly financed projects. The Montgomery County Revenue Authority and the City of Rockville also own below market priced elderly housing. Inwood House in Wheaton is specifically designated for people with disabilities.

3) Bond Financed Housing

Another important segment of the affordable housing supply is generated by the requirements for housing financed with tax exempt bonds. HOC has the authority to issue these bonds for the construction of new rental apartment complexes or the purchase of existing buildings. The 1986 tax reform laws put a cap on the dollar amount of bonds HOC can issue each year to lend to other developers, severely curtailing HOC's ability to facilitate affordable housing through this resource. Bonds for HOC's own multi-family projects have not been limited, except in the cases where HOC acts as general partner of a low income housing tax credit development.

In return for the favorable financing offered by HOC's tax exempt bonds, developers are required to provide a percentage of the units to low and moderate income households for a number of years. HOC negotiates an individual agreement with each developer. The base requirement is that 20 percent of the units must be affordable to households with incomes up to 50 percent of the median income or 40 percent at 60 percent of area median income. The agreement may also specify that another 30 percent of the housing must be set aside for households at "opportunity" or moderate income levels. The remaining units are typically market rate.

A typical arrangement for revenue bond financed projects would be 20 percent of the units designated for households at 50 percent of median income. Occasionally, agreements require reserving more than 20 percent of the units for low income households.

A number of bond financed projects were sold during the recession. These sales resulted in renegotiation of the terms of the bonds with the new owners. In many cases, the financial realities of the recession led to reductions in the affordable housing provided. In more recent years, units have been lost as owners have retired their loans as early as possible, often before the end of the loan period, in order to maximize profits in the current vigorous market.

Tables 6 and 7 show a 1999 total of 1,553 low and very low income units that have been financed with low cost bonds. This total does not include projects still in the pipeline or scattered site units. Both new construction and the acquisition and rehabilitation of older buildings are included.

Affordable units required by subsidized bond financing are currently available in 12 of the 22 policy areas. Some of the units are in current growth areas, such as Germantown and Gaithersburg, that also have comparatively high numbers of MPDUs and Special Ceiling Allocation housing. Many others are in older, developed areas, such as Bethesda and Silver Spring, that have little land remaining to participate in the incentive programs.

4) Opportunity Housing

Exhibit 3(L): Barriers to Affordable Housing

In addition to the regulatory barriers to affordable housing described in Form HUD-27300, there are other barriers to affordable housing, and the Montgomery County Government is taking steps to deal with these barriers. According to the Montgomery County, Maryland, Consolidated Plan for Housing and Community Development for July 1, 2005 through June 30, 2010, two of the County's three top priorities (page 120) are:

- To assist vulnerable populations, including those with low incomes and those in need of supportive services, including persons with disabilities;
- To increase and preserve the supply of affordable housing, including housing for persons with special needs.

The Consolidated Plan goes on to detail steps the County is taking to break down barriers to address these priority needs. These include the following:

The County's The Moderately Priced Dwelling Unit (MPDU) Program (page 126 of the County's 2005-2010 Consolidated Plan). This nationally renowned county housing program requires that developments of 50 units or more contain affordable units. This program has created over 11,000 units of affordable housing! In the last several months, the Montgomery County Coalition for the Homeless (MCCH) purchased 18 MPDU units which will be rented to very low income people with disabilities who are exiting homelessness. The units are scattered throughout two new market rate condominium projects, and the acquisition funding was provided by the County's Department of Housing and Community Affairs.

The County's Closing Cost Assistance Program (page 126 of the County's 2005-2010 Consolidated Plan). This program provides below market rate closing cost loans to first time homebuyers, along with homeownership and housing counseling. Since the program began in September 1997, 1,395 loans have been made totaling over \$7.1 million.

The County's Housing Initiative Fund (HIF), page 125 of the County's 2005-2010 Consolidated Plan). Created in 1988, the HIF is the Montgomery County Government's creative and flexible response to the need for housing choices that fit the County's diverse population. The fund makes loans to for-profit and nonprofit developers to help acquire, rehabilitate, build and preserve affordable housing. Loan proceeds can be used for everything from pre-development funding for project planning to long-term financing. Recognizing that affordable housing developments need to truly serve their residents, the County also uses the HIF to fund service-related programs such as service coordinators,

neighborhood surveys and seminars for small apartment owners. The HIF fund made almost [REDACTED] in loans in FY 05, just under [REDACTED] of which was housing for special needs populations.

Programs Other than Housing Production Programs (pages 125-126 of the County's 2005-2010 Consolidated Plan). The County's Department of Housing and Community Affairs also has offices of housing code enforcement, Commercial Revitalization, and Community Planning and Development, which allows for an inter-disciplinary approach to many housing and consolidated plan related problems. In addition, DHCA's division of Landlord/Tenant Affairs and Common Ownership Communities licenses rental units and provides dispute mediation. Finally, DHCA has works with many other county and quasi-government agencies, including the County's Department of Health and Human Services and the Housing Opportunities Commission (the county's housing authority) on affordable housing initiatives. For example, the county's "welfare to work" initiative has created the opportunity for more than 200 families to move toward self-sufficiency; they have benefited from CDBG sponsored activities that have allowed for employment to replace welfare.

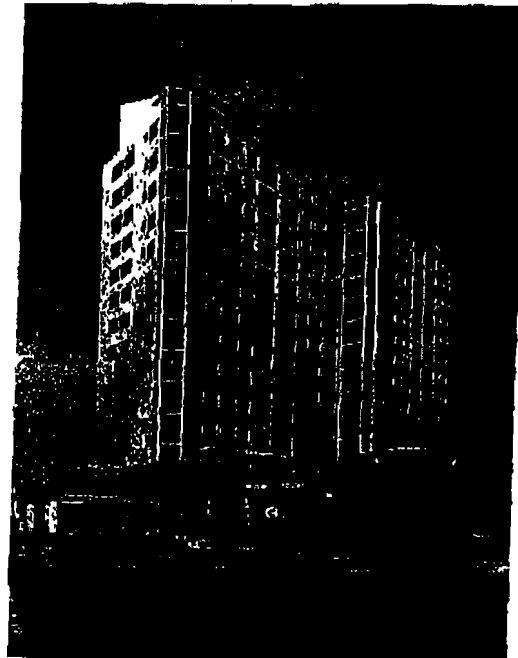
EXHIBIT 3(L)



Montgomery County, Maryland

Consolidated Plan for Housing and Community Development

July 1, 2005 to June 30, 2010



Fostering and Maintaining Affordable Housing

The Moderately Priced Dwelling Unit Program (MPDU), the County's nationally known housing program, continues to ensure that all developments of 50 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 has resulted in the rehabilitation of 35 homes. In addition DHCA is working with the Housing Opportunities Commission to acquire housing that had previously been financed through the federal 236 and 221(d) programs. DHCA's division of Landlord/Tenant Affairs and Common Ownership Communities licenses rental units and provides dispute mediation. It has published a landlord/tenant handbook which spells out rights and responsibilities and sponsored neighborhood clean ups. This is a comprehensive effort which is necessary to preserve our affordable housing supply.

Removing Barriers to Affordable Housing

The County Executive initiated a program to aid those seeking to purchase housing but who lack the necessary funds for a down payment and closing costs.

This Closing Cost Assistance Program encourages homeownership in all areas of the County by providing flexible below-market interest rate loans for closing costs for first-time homebuyers in the County. Homeownership counseling and education is provided for participants. The program is available to moderate to middle income persons. Since the program began in September 1997, 1,395 loans have been made totaling over \$7.1 million. All of DHCA's housing efforts are geared toward maintaining and creating affordable housing.

Anti-Poverty Strategy - Reducing the Number of Poverty Level Families

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 need and to allocate resources. The public service component of project list, which follows, is evidence of the fact that a majority of our effort 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.

The "welfare to work" initiative has created the opportunity for more than 200 families to move toward self-sufficiency. They have benefited from CDBG sponsored activities that have allowed for employment to replace welfare.

These agencies reach out to the business community to secure its participation and contribution to the projects and programs funded in the County. The Continuum of Care planning process for homeless services and programs also involves many of these same organizations in a collaborative planning process in which the County is a partner in the process. Non-profits involved in affordable housing are an integral part of the process of providing and/or preserving affordable housing.

In terms of strengths the County agencies offer not only housing programs, but housing code enforcement, the Office of Landlord- Tenant Affairs, Commercial Revitalization, and Community Planning and Development, which allows for an inter-disciplinary approach to many housing and consolidated plan related problems. An integral part of the County's consolidated plan effort is the Housing Initiative Fund (HIF). Created in 1988, the HIF is Montgomery County's creative and flexible response to the need for housing choices that fit the County's diverse population. Rather than create a number of locally funded loan pools with separate intricate regulations, the County created one fund that can make loans to for-profit and nonprofit developers to help acquire, rehabilitate, build and preserve affordable housing. Through the HIF the County works closely with other financing sources and developers to help move housing developments from planning to completion, helping with everything from pre development funding for project planning to long-term financing. Recognizing that affordable housing developments need to truly serve their residents, the County uses the HIF to fund service-related programs such as service coordinators, neighborhood surveys and seminars for small apartment owners.

Another strength is the County's MPDU Ordinance has created over 11,000 affordable housing units and is a model for the nation.

The largest gap is created by the fact that the demand for affordable housing units and related social services continues to exceed the supply and resources are dwindling.

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 new 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 in a effort named "Montgomery Neighborhoods Alive". 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.

MONTGOMERY COUNTY COALITION FOR THE HOMELESS, INC.

HUD SECTION 811 APPLICATION

DUNS # 

EXHIBIT 3 (m) SECTION 3 REQUIREMENTS

Exhibit 3(m): Economic Opportunities (Section 3)

The Coalition will ensure that training, employment and other economic opportunities shall, to the greatest extent feasible, be directed toward low and very low income persons. The Coalition hereby certifies that it will strongly encourage its contractors and subcontractors to participate in local apprenticeship programs or training programs registered or certified by the Department of Labor's Office of Apprenticeship, Training, Employer and Labor Services or recognized State Apprenticeship Agency.

The Coalition leads by example in its own hiring decisions. As an agency, MCCH greatly values the life experience of people who are formerly homeless and people living with disabilities. Program graduates and current residents are employed at MCCH at all levels of the organization from office cleaning up to Program Manager. Of MCCH's total 82 employees, currently over 15% (13 of 82) are formerly homeless; many are living with a disability or chronic health problems and have overcome substance abuse. Not only does MCCH and its clients benefit from the life experience, but these employees offer a model of recover and inspiration to other residents.

MCCH encourages residents to make use of the employment and training opportunities available to them in the community, and actively supports trades apprenticeship programs. MCCH ran a program for three years linking men living in the Emergency Shelter program to the building trades program of Montgomery College (the local community college). This successful program developed employment skills and job certifications among a population in transition. At the end of the training, clients were certified in either construction trades or HVAC – both of which provide the opportunity to increase wages significantly. One of the graduates of the building trades program left the emergency shelter when he was hired by a large HVAC contractor in the community. Since moving out of shelter, he has returned to MCCH as a part-time evening employee at the Men's Emergency Shelter – giving back and encouraging others. Though the funding for that program has ended, the relationships developed by the staff of the MES continue and staff has been successful in obtaining Pell Grants for clients to attend the program. Beginning in January 2008, there will be a vocational counselor on site at the Men's Emergency Shelter who will develop job training programs. Additional collaborations with the Community College and Workforce Development at the Men's Emergency Shelter and other locations are in the planning stages.

Some of MCCH's current clients attend Community Vision's food handlers training, which also culminates in a food handlers certification. In addition, clients have attended the work preparation classes that work on resume writing, interviewing and job search. Residents are referred to supportive employment and job training as appropriate to their individual situation. Coalition staff works

Montgomery County Coalition for the Homeless 2007

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Exhibit 3 (m)

closely with Montgomery Works, our local one-stop shop that provides information, assistance and job linkage.