

Thank you for standing by and welcome to the Dept. of Housing & Community Development (HCD) Information and Resources Virtual Meeting

During today's event, attendees will be in listen-only mode.
Today's session will be recorded.

There will be a Q&A session at the end of today's presentation. To submit a question, please enter it in the Q&A panel.

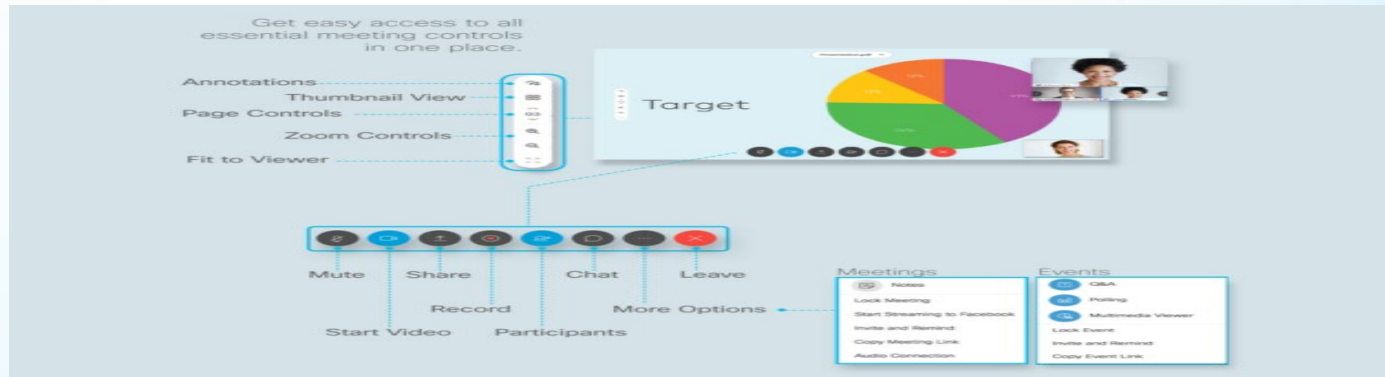
Location of Q&A Panel:

If you are in the split screen mode (the default), the Q&A panel is already open and is located at the lower right side of your screen. Type your question into the dialog box and click the Send button.

If you are in the full screen view click the "More options" button on the floating toolbar, then select "?Q&A" to open the Q&A panel on the lower right of your screen. Type your question into the dialog box and click the Send button.

To display meeting controls:

Move your mouse pointer to the bottom of your Event window, the floating toolbar will display. Click a button to toggle on or off that feature.





**Dept. of Housing & Community Development (HCD)
Information and Resources
Virtual Meeting
April 1, 2021
2:00 PM to 3:30 PM**

<https://rockvillemd.webex.com/rockvillemd/onstage/g.php?MTID=ea991dc1f1ce5f03f96b3b9e2e7a0c359>

Audio Conference:

+1-408-418-9388

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Access code: 132 859 4376

Event number: 132 859 4376 Event password: tBAckkP3X36

Agenda

- COVID Vaccine Sites/ Testing Sites
- Rent and Utility Assistance Programs
- Emergency Food Resources
- Smoking Ban Regulation
- Moderate Price Dwelling Units (MPDU)
- Rent Requirements and Changes
- Court Re-opening
- Community Development Block Grant (CDBG)
 - Program Activities
 - Single Family Rehabilitation
 - Application Process (housing providers)

COVID

COVID-19 Vaccination Sites

(Appointments Only)

- Adventist HealthCare Shady Grove - 240-826-INFO (4636)
- Walgreens - 1-800-WALGREENS
- Giant Food Bethesda -301-530-3271
- CVS Bethesda - 800-746-7287

Preregistration

<https://onestop.md.gov/preregistration>

Testing Locations:

- **CVS** – 360 Hungerford Dr, Rockville, MD 20850, (301) 279-9144
- **Patient First Rockville** – 726 Rockville Pike, Rockville, MD 20852, (provides 0411)
- **Adventist HealthCare Urgent Care Rockville** – 750 Rockville Pike, Rockville, MD 20852, (301) 424-0658
- **Minute Clinic** - 2215 Darnestown Rd, Gaithersburg, MD 20878, (301) 948-8010

Testing Assistance

- Need assistant navigating there is a testing helpline (240) 777-1755
- The Helpline is open 8 a.m. to 6 p.m., seven days a week.
- If the phone lines are busy, please leave a message. All calls will be returned in the order received.

Rent and Utility Assistance Programs

Rockville residents experiencing financial hardship due to COVID-19 related loss of income are eligible to apply for the following Montgomery County Department of Health and Human Services (DHHS) Programs:

1. **COVID-19 Rent Relief:** provides immediate assistance with rent arrearages and up to 3 months' housing subsidy (\$12,000 max total) for residents at or below 50% AMI and paying more than 40% of income in rent; **The online application portal is scheduled to open the week of April 5th. Landlords will be able to both upload documents to their tenants case file and initiate an email invite to their tenants to apply.** https://montgomerycountymd.gov/HHS/RightNav/COVID19_RentReliefProgram.html
2. **Housing Stabilization Emergency Services:** provides assistance with rent and utility arrearages for residents at or below 60% AMI; additional funds available for families with children in the home, though must have legal residency; **Accepting applications immediately with court-ordered notice of eviction hearing (Red/White Sheriff's Office notice acceptable) or utility shut-off notice.**
3. **Emergency Assistance Relief Payment (EARP):** provides immediate financial relief for residents at or below 200% FPL, who have a household member diagnosed with COVID, *regardless of whether they have received Federal or State COVID-19 aid* (i.e. Economic Stimulus; MD Unemployment Insurance; CDBG); **Current WAITLIST – call 311 to add your name**
4. **Office of Home Energy Programs – MEAP:** provides immediate assistance with utility arrearages and ongoing utility subsidies for income-eligible persons with legal residency; Apply online at www.mydhrbenefits.dhr.state.md.us (automatically reroutes to mymdthink.maryland.gov)
5. **Homeless Diversion:** provides flexible financial assistance to residents seeking emergency shelter and ineligible for Federal or State aid to maintain housing. **Call 311.**

Rent and Utility Assistance Programs

City of Rockville residents whose rent and utility arrearages cannot be met with the sole assistance of the first four Montgomery County DHHS programs listed above may be eligible to apply for City assistance with the HCD Community Services Division.

Rockville Emergency Assistance Program (REAP): provides emergency assistance for rent and utility arrearages for residents with documented financial crisis; **written referral from Montgomery County DHHS-Services to End and Prevent Homelessness (SEPH) required – call 311.**

Rent and Utility Assistance Programs

City of Rockville residents whose rent and utility arrearages cannot be met with the sole assistance of the first three of the Montgomery County DHHS programs listed above may also contact the following Community Partner Agencies:

1. **Catholic Charities:** provides emergency assistance for rent and utility arrearages for residents with documented financial crisis; **applicants must apply in-person during restricted hours - call 301-942-1790 for more information.**
2. **St. Raphael Catholic Church – Society of St. Vincent Du Paul:** provides emergency financial assistance for rent and utility arrearages for residents with documented financial crisis in zip codes 20850 and 20854; for more information visit www.straphaels.org
3. **The Salvation Army:** provides gas and electric utility emergency assistance to Montgomery County residents with documented financial crisis; residents can apply directly at <https://salvationarmynca.org/gethelp/#toggle-id-5>

Rent and Utility Assistance Programs

Residents who are unable to secure funds privately and/or via the means of available public assistance and lose their housing can access emergency shelter and case management services through the Montgomery County DHHS Services to End and Prevent Homelessness (SEPH) Continuum of Care.

Homeless families can walk-in to any of the regional centers listed below:

- Germantown Office, 12900 Middlebrook Road, Germantown
- Rockville Office, 1301 Piccard Drive, Rockville
- Silver Spring Office, 8818 Georgia Avenue, Silver Spring

Homeless individuals can walk-in to the Crisis Center at:

- Rockville Office, 1301 Piccard Drive, Rockville

Emergency Food Resources

Supplemental Nutrition Assistance Program (SNAP):

1. A state benefit to assist income-eligible residents with food expenses based on family size.
2. First-time applicants and applicants who were deemed over-income prior to COVID-19, but whose income has decreased since should reapply at www.mydhrbenefits.dhr.state.md.us or call **1-800-332-6347**.
3. Residents who are experiencing issues with their SNAP benefit redeterminations can contact Montgomery County DHHS Benefits Support Team at 240-777-1003 or oess.moco@montgomerycountymd.gov .

Emergency Food Resources

Donated food items are available for Countywide for City of Rockville residents facing food insecurity during COVID-19.

- 1. Montgomery Food Council:** identify food resources at locations across the County via the Food Assistance Resource Map at <https://mocofoodcouncil.org/food-assistance-resource-map/>
- 2. Montgomery County Public Schools:** The number of grab-and-go sites for food distribution to students and their families has been reduced to 24 as of March 15th.
Visit <https://www.montgomeryschoolsmd.org/reopening/meals/> for schedule and location information.

Smoking Ban Regulation

- Board of Health Regulation 17-210. Apply in the City of Rockville
- Any legislation adopted by the County Council as a Board of Health applies in the City. Chapter 1, Section 1-8(c) (1) of the City Code.
- Bill No. 35-18 which amends Chapter 24, Section 24-9 of the Montgomery County Code. Section 24-9 of the Montgomery County applies in the City. Chapter 1, Section 1-8(b)(13) of the City Code.
- The Montgomery County Board of Health Regulation 17-210, is a County law that prohibits smoking in any common area in a multiple-family residential dwelling.
 - Defined as any indoor area of a multiple-family residential dwelling which is accessible to the occupants of more than one dwelling
 - Including a hall, lobby, or laundry room.
 - This regulation also prohibits smoking within 25 feet of a playground area
 - An owner or person in control of a common area, including any condominium or homeowner's association, is required to post at least one sign prohibiting smoking in each common area and playground area. Indoor areas open to the public also includes 'employee only' areas

City of Rockville Moderately Priced Dwelling Unit (MPDU)

May 4, 2020, Mayor and Council voted to suspend MPDU recertification requirements

- The City Manager has extended the MPDU recertification requirements until June 30, 2021.
- If you are currently residing in a MPDU, a landlord may renew your lease terms for one year without you submitting the required paperwork.

MPDU Income and Rent Limits

Effective July 1, 2020

FY 2021 Income Limits

Household Size	Min.	Max
1	2.5X MPDU Rent (adjusted for bedroom count)	50,900
2		58,200
3		65,500
4		72,800
5+		78,600

FY 2021 Maximum Rents

Bedroom Count	Rents
0	\$1,025
1	\$1,170
1+den	\$1,245
2	\$1,320
2+den	\$1,395
3	\$1,465

Rent Increase Requirements

- Landlords are required to provide tenants a 90-day notice of a rent increase.
 - If the resident is a housing choice voucher, participate according to the housing assistant payment (HAP) contract; the landlord must send the rent increase notice to the housing authority.
- A landlord may increase the rent once every 12 months.
- Effective August 1, 2020, the increase may not exceed the voluntary guidelines, currently 2.6%
 - The rent increase cap of will remain in effect until 90-days after the state of emergency is lifted.

Court Re-opening Schedule

- On March 15, 2021 the District Court entered Phase IV
 - In person for Failure to Pay Rent Cases in Silver Spring
- Must have a Declaration of Compliance with the CARES Act attached.
 - If the Declaration of Compliance with the CARES Act is not attached not then it will not be processed by the clerk.
<https://mdcourts.gov/sites/default/files/court-forms/dccv113.pdf>
 - A Declaration of Compliance with the CARES Act must also be filed in any Failure to Pay Rent complaint filed between March 27, 2020, and May 22, 2020.

Eviction Moratoria

- Center for Disease Control (CDC) – Temporary Halt in Residential Evictions to Prevent the further spread of COVID-19
<https://www.cdc.gov/coronavirus/2019-ncov/more/pdf/CDC-Eviction-Moratorium-03292021.pdf>
 - Extends and modifies the prior Eviction Moratoria until June 30, 2021.
 - The resident must complete and return the declaration to the landlord.
<https://www.cdc.gov/coronavirus/2019-ncov/downloads/declaration-form.pdf>
- **Governor Hogan** issued an emergency **order** that prohibits **Maryland** courts from ordering the **eviction** of any tenant who can demonstrate that their inability to pay rent was the result of COVID-19—for example, because of lost or reduced unemployment, or needing to care for a school-aged child
 - <https://governor.maryland.gov/wp-content/uploads/2020/04/Evictions-Repossessions-Foreclosure-AMENDED-4.3.20.pdf>

Community Development Block Grant (CDBG) Program

The City of Rockville CDBG program funds rehabilitation and preservation activities under two components:

- **Single-family (owner occupied) rehab** — Provides low-to-moderate income homeowners with forgivable, no interest loans, to address health and safety related home repairs.
- **Local social service/housing providers**— Provides agencies with funding to undertake rehab work of their facilities which serve low and moderate income clients. The CDBG funds can only pay for capital repairs and materials; funds **cannot** be used for administrative or programming costs.

Sample Projects

- Replacement of equipment to include:
 - Furnace or boiler
 - Air conditioning
 - Water heater
- Replace roof covering and roof drainage systems
- Replace doors and windows (energy/security)
- Electrical repairs/improvements
- Smoke/Carbon Monoxide alarm installation
- Kitchen and bathroom rehabilitation

CDBG Single-Family Rehab

- Applications for assistance are accepted throughout the year and a waiting list of income eligible applicants is maintained.
- Rehabilitation assistance is offered to qualified applicants on a first come, first served basis, though priority is given to those in need of urgent repairs and accessibility assistance.
 - Applicants are served based on:
 - Urgency of repair
 - Accessibility assistance (handicapped/disabled and over age 62)
 - Date application received
- Service delivery to first-time qualified applicants is typically a minimum of 60 days. This is the result of historic review, environmental review, lead paint inspection (pre-1978), scope development, competitive bidding, contract execution and contractor scheduling.
- Prior funding recipients typically receive service delivery in less time due to known history and documentation of the property.



- Thank you for attending our Virtual Meeting
- Questions

Contact Information

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