

# COG HOUSING DIRECTORS ADVISORY COMMITTEE

*Montgomery County's Recovery Workgroups:  
Efforts to Prevent Multifamily Foreclosures and to  
Prevent Evictions*

Department Of Housing & Community Affairs  
July 15, 2020

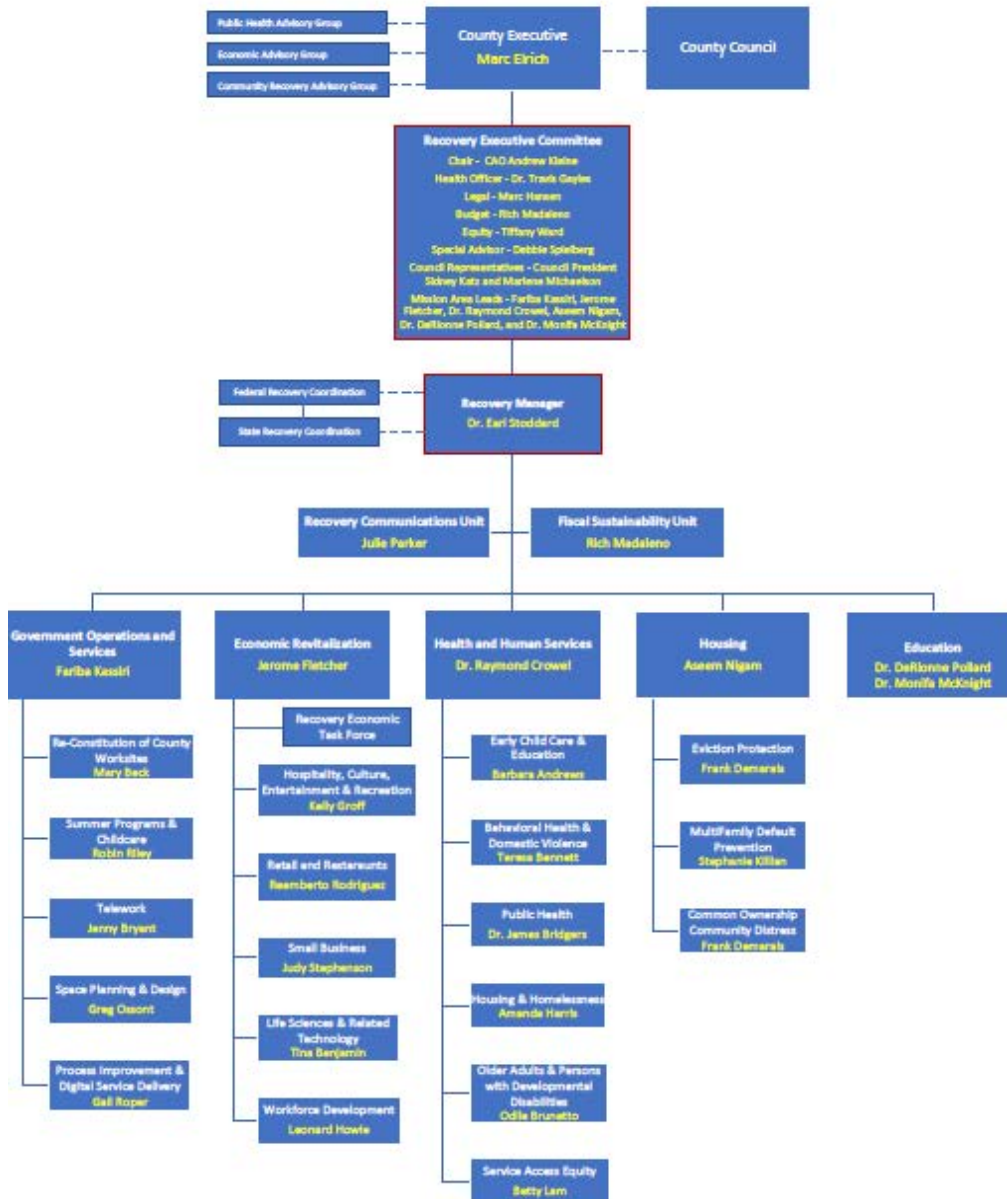
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Aseem Nigam  
DHCA Director



COVID-19 Recovery Information Coordination Flow Chart

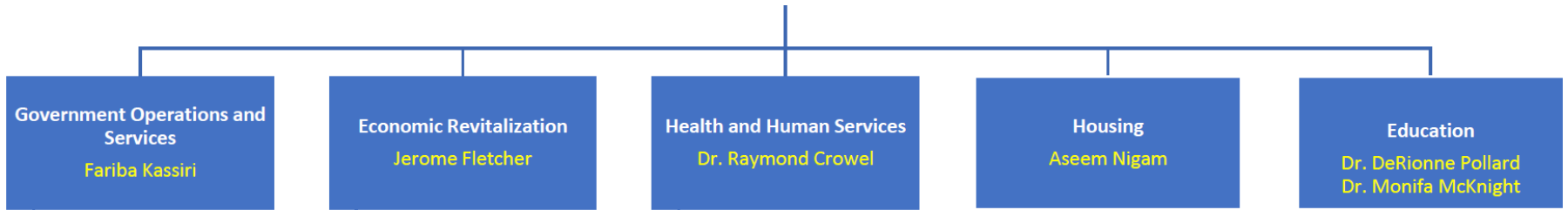


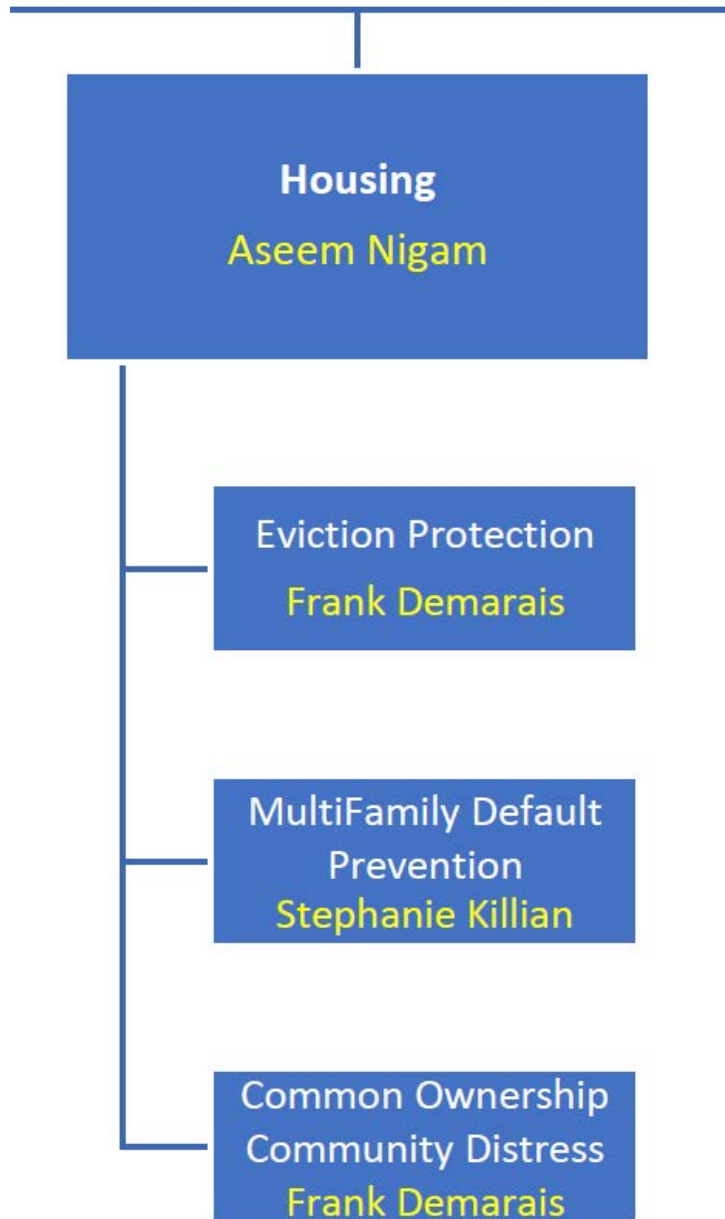
# Recovery Coordination Chart



# Five Recovery Mission Areas

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# Recovery Workgroups



# Eviction Prevention

## Mission

Provide estimates of rental evictions based on delinquency distributions and estimates of landlord actions over 3, 6 and 12-month horizons. Identify and recommend actions and policy options available to mitigate both evictions and events of homelessness.

### Most Recent Deliverable

- Recommend new funding for rental assistance/housing stabilization; CARES Act funding for initial tranche of funding to mitigate evictions through year end for 5,000 households, prepare for additional needs for up to 8,000 households.
- Implement broad support program for highest risk tenants to access assistance, work with landlords on repayments, navigate eviction filings.

# Common Ownership Community Distress

## Mission

Identify Common Ownership Community financial distress issues related to the COVID-19 emergency and the impact on the potential for COCs' ability to operate. Assess and recommend options for supporting COCs with short-, intermediate- and longer-term actions and policy changes such support for financial capacity of homeowners; cashflow issues affecting community management; and options to assist communities in recovering delinquent fees.

## Most Recent Deliverable

- Support Distressed COC taskforce recommendation for \$2 million of grant availability from Montgomery County to avoid association defaults
- Document COC delinquency status and trends to target support
- Obtain legislative authority to require Reserve Studies, and to allow on-line Association meetings.

# Multifamily Housing Default Prevention

## Mission

To work in cooperation with property owners, lenders, regulatory authorities, and interest groups to establish indicators that can identify properties facing financial because of problems related to the COVID-19 emergency, and to recommend actions that Montgomery County can take to reduce and, if possible, prevent defaults and foreclosures of multifamily rental properties in the county.

## Most Recent Deliverables

- Established relief options for DHCA borrowers: defer payments, audits, fees, monitoring.
- Work to develop with other Workgroups rental assistance programs
- Serve as forum for review of rental assistance programs
- Identify new federal, state, and local policies, or revisions to existing policies, needed to assist owners of financially distressed properties; and actions the County can take to influence these policies