



U.S. Department of Housing and Urban Development

Philadelphia Office
The Wanamaker Building
100 Penn Square East
Philadelphia, Pennsylvania 19107-3380

FEB 27 2013

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Montgomery County
Housing & Community Development

Ms. Kathy L. Phifer
Director
Department of Housing and Community Development
One Montgomery Plaza
425 Swede Street, Suite 411
Norristown, PA 19401

Dear Ms. Phifer:

SUBJECT: Office of Fair Housing and Equal Opportunity (FHEO) Review
2011 Consolidated Annual Performance and Evaluation Report (CAPER)
Montgomery County, PA

The Office of Fair Housing and Equal Opportunity (FHEO) completed its review of the 2011 Consolidated Annual Performance and Evaluation Report (CAPER) for Montgomery County in accordance with the affirmatively furthering fair housing requirements found at 24 C.F.R. 91.520 and the civil rights related requirements found at 24 C.F.R. 570.601 and 570.904. A review of our files indicates that there are no known civil rights findings/concerns regarding Montgomery County.

The County should be commended for including a section in their CAPER that provides information on affirmatively furthering fair housing and highlighting the actions taken during the program year to *address* the identified impediments to fair housing choice. The County should continue to include this information in their future CAPER reports so we can recognize the benefits of your affirmatively furthering fair housing efforts.

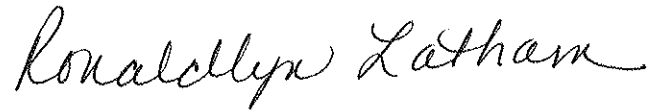
The County submitted a copy of their 2012 draft Analysis of Impediments to our office for review and file.

Additionally, the County should be commended for partnering with the local Fair Housing Initiative Program (FHIP) organization to assist them in reviewing the zoning ordinances of their 62 municipalities and identifying impediments that impose undue requirements or limitation on group homes. By partnering with the FHIP organization education and outreach on fair housing has been provided to a wide range of housing providers including the Montgomery County Housing Authority. Some 507 fair housing guides and 1,046 housing brochures have been distributed to agencies in Montgomery County.

Please be advised that our office is required to review your CAPER to ensure compliance with your certification to affirmatively further fair housing. Any comments we provide are offered as technical guidance aimed at ensuring all residents have access to decent, safe, affordable, and accessible housing free from discrimination.

Should you have any questions or require technical assistance, please feel free to contact Mary Jean Carabello, Equal Opportunity Specialist, of my staff on (215) 861-7621 or maryjean.carabello@hud.gov.

Sincerely,

A handwritten signature in black ink that reads "Ronaldlyn Latham". The signature is written in a cursive, flowing style.

Ronaldlyn Latham
Chief, Program Compliance Branch
Office of Fair Housing and Equal Opportunity

cc:

Nadab Bynum, Director
Office of Community Planning and Development

Sharon Maclean, CPD Representative
Office of Community Planning and Development