



Housing Opportunities Commission of Montgomery County

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# REPORT OF THE PRESIDENT

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**Chelsea Andrews,**  
President

November 15, 2023

# HOC AT-A-GLANCE: October 2023

## October's highlights:

- HOC Receives three Prestigious Awards
- HOC Hosts Public Development Roundtable
- Legislative Update
- Highlights from our Resident Services Division
- Updates from our Housing Resource Division
- Real Estate Development activities
- Mortgage Finance Division updates



# HOC RECEIVES THREE PRESTIGIOUS AWARDS

- Award of Merit from NAHRO *(pictured right)*
- The Laureate wins “Best Suburban Maryland Mid-Rise Apartment Community” from Delta Associates *(pictured right)*
- GFOA Certificate of Achievement for Excellence in Financial Reporting *(pictured right)*



## Best Suburban Maryland Mid-Rise Apartment Community



### The Laureate Derwood, MD

- HOC
- EYA
- The Bozzuto Group
- Bozzuto Property Management
- KTGy
- Land Design
- RD Jones & Associates
- Bozzuto Construction Company





# HOC HOSTS PUBLIC DEVELOPMENT ROUNDTABLE

- **Nov 2:** Center for Public Enterprise and HOC hosted a roundtable on publicly-owned housing development
- **In attendance:** Senior housing officials from New York City, Chicago, Atlanta, Boston, Rhode Island, California, Chattanooga, Raleigh and Syracuse, as well as HUD and Congressional staff and academic researchers from NYU and Georgetown
- Laureate tour and panel discussions by HOC senior leaders and other local jurisdictions



# LEGISLATIVE UPDATE:

## State Delegation Releases Local and Bi-county Legislation

- Montgomery County Delegation to the General Assembly released the local and bi-county legislation they expect to take up this coming session. The only bill that impacts HOC directly is MC 3-24 – Montgomery County – Housing Opportunities Commission – Alterations
- Sponsored by Del. Palakovich Carr and co-sponsored by Delegates Moon and Stewart, this bill would remove two requirements from HOC’s state authorizing legislation:
  - Allows us to post annual financial statements online vs. in the newspaper
  - No longer required to hold public hearings for new “assisted” housing developments, other than those required by federal law or local zoning rules for new developments
- The Council voted yesterday to support MC 3-24 and included a request for a statewide housing production matching fund in their State Priorities Letter

# LEGISLATIVE UPDATE:

## Federal Shutdown Averted for Now

- Yesterday, the House passed legislation to keep the federal government open ahead of the Friday, November 17 deadline to avoid a shutdown. The Senate & President Biden are expected to agree
- The new CR creates two staggered deadlines to pass appropriations bills: January 19th and February 2nd. HUD funding is tied to the earlier deadline, along with military funding and several other departments
- Staff continues to monitor the progress of the THUD Appropriations Bill as it moves forward. The Senate has passed a bill with essentially level funding, but the House has not completed their version

# RESIDENT SERVICES UPDATE:

## Service Coordination and Programming

### Workshops

- **October 17:** Facilitated the Fundamentals of Housing workshop
- **October 18:** Facilitated Resource Sharing workshop

### Resident Well Being

- **Activities for Youth:**
  - **After-School Programs:** SON continued to facilitate the Safe Zones program at Cider Mill including Friday and Saturday night programs and youth soccer by the 480 Club



# RESIDENT SERVICES UPDATE:

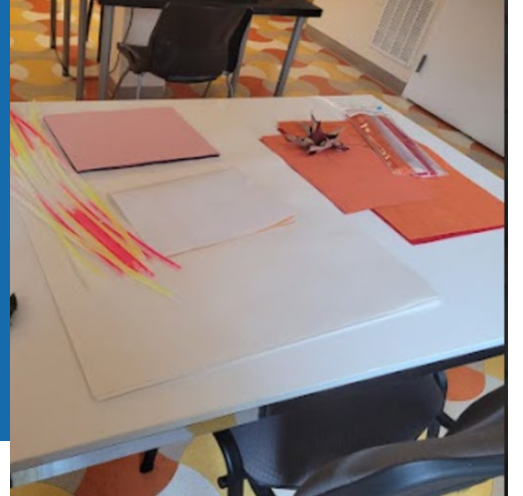
Service Coordination and Programming (cont.)

## After School Clubs

- **Oct. 2:** After School Clubs at Georgian Court Apartments, Stewartown Homes, Tanglewood Apartments and Town Center Place-Olney (*pictured right*)

## Piano Pals

- **Every Saturday in Oct:** Piano Pals featuring free piano lessons for youth at Tanglewood





# RESIDENT SERVICES UPDATE:

## Service Coordination and Programming (cont.)

### Resident Well Being

- **Activities for Youth and Families:**
  - **Oct. 11:** Meet & Greet at Georgian Court with President Chelsea Andrews and HOC executive team
  - **Oct. 12:** Fire Prevention & Preparedness Workshop at Washington Square
  - **Oct. 18:** Fall Harvest Bingo Night at Magruder's Discovery
  - **Oct. 25:** Meet & Greet at the Waverly House with President Chelsea Andrews and HOC executive team



# RESIDENT SERVICES UPDATE:

## Service Coordination and Programming (cont.)

### Resident Well Being

- **Activities for Youth and Families:**
  - **Oct. 25:** Word Games and Bingo at Fenton Silver Spring (*pictured right*)
  - **Oct. 27:** “All Things Fall” Event at Seneca Ridge
  - **Throughout the month of October:** Chromebook distribution events at Bauer Park, Residences on The Lane, Tobytown, Stewartown and Paddington Square



# RESIDENT SERVICES UPDATE:

## Tobytown Resource Fair

- The Ombudsman Office partnered with Resident Services, HOC Academy, County Council Member Andrew Friedson and local Montgomery County agencies to assist residents at Tobytown





# RESIDENT SERVICES UPDATE:

## Service Coordination and Programming (cont.)

### Resident Well Being

- **Activities for Seniors:**
  - **Oct. 6 and 20:** Best of Movement theater and arts series at Arcola Towers
  - **Oct. 9:** Launch of five-week computer class at Residences on the Lane
  - **Oct. 12:** “Dance the Blues Away” interactive music and movement Fair Oaks Towers
  - **Oct. 17:** “Dancing Our Stories” dance and movement session at Waverly House
  - **Oct. 18:** “Moving with the World” arts session at Residences on The Lane
  - **Oct. 26:** Transportation Information Session at Waverly House



# RESIDENT SERVICES UPDATE:

## Service Coordination and Programming (cont.)

### Resident Well Being

- **Activities for Seniors (cont.):**
  - **Oct. 3:** On-site weekly Health Sessions with University of Maryland nursing students at Arcola Towers, Residences on The Lane, and Forest Oak Towers
  - **Oct. 5:** Medicare Open Enrollment Information session at Arcola Towers



## RESIDENT SERVICES UPDATE:

### Service Coordination and Programming (cont.)

- **Provided food and other resource support to 284 HOC customers** through partnerships with: Manna Food Center, Emmanuel Brinklow Seventh Day Adventist Church, Montgomery County Senior Nutrition Lunch Program, Capital Area Food Bank's Senior Brown Bag and My Groceries To Go Programs
- Continued to facilitate the Senior Nutrition Program, which provides meals and opportunities for seniors to socialize



# RESIDENT SERVICES UPDATE:

## Fatherhood Initiative and HOC Academy

### Youth Education/Enrichment

- **Oct. 27:** Fatherhood Initiative and the HOC Academy hosted an E-sport event with Patriots Technology and Training Center, Inc.





# RESIDENT SERVICES UPDATE:

## HOC Academy (cont.)

### Adult Education and Workforce Development (AEWD):

- **Oct. 25:** HOC Academy and Paradigm Multidisciplinary Real Estate Services hosted a Paradigm Career Opportunity information session
- **Oct. (and ongoing):** HOC Academy is sponsoring a 10-week small business course designed to teach students how to properly start and operate a new business from conception to operation
- AEWD completed 14 referrals to Henry Wrecker's Service Clerk/Dispatcher position, which is a Section 3 employment opportunity

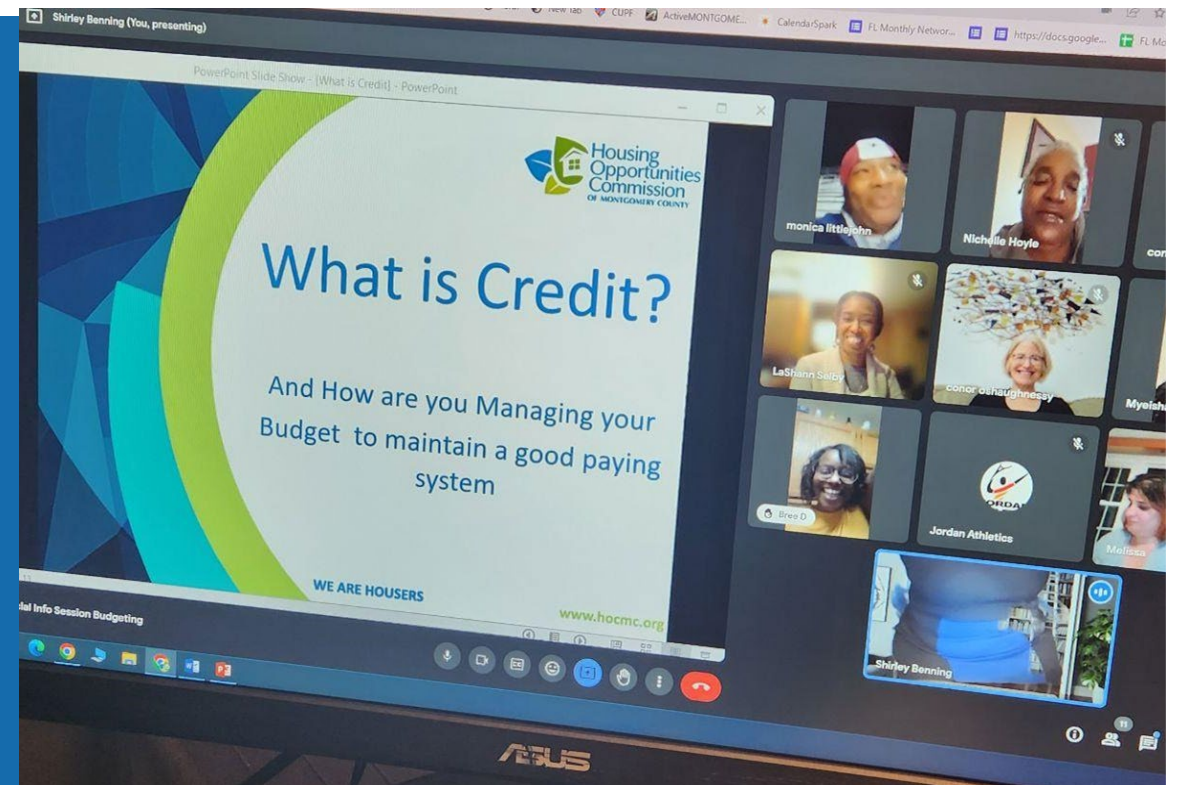


# RESIDENT SERVICES UPDATE:

## Financial Literacy

Financial Literacy Coach continued to work with HOC's customers and individuals on the Housing Path waitlist:

- Provided one-on-one financial literacy coaching to **38** HOC customers and **12** individuals from the Housing Path waitlist
- Facilitated financial literacy workshops: **17** HOC customers and **5** individuals from the waitlist attended the workshops



# RESIDENT SERVICES UPDATE:

## Supportive Services

- Program **served 277 participants** by conducting home visits with program participants, providing case management services, and paying rent and utilities
- Continued to help Emergency Voucher recipients secure housing by providing housing location services, as well as financial assistance for application fees, security deposits, moving expenses and household items
- Program staff continued to implement the Rent Supplement Program (“RSP”), which provides a shallow rental subsidy (up to \$600 monthly) to county residents, including a large number of seniors on fixed incomes

# RESIDENT SERVICES UPDATE:

## Fatherhood Initiative

- **Nov. 3:** Program graduated 25 fathers from the October cohort
- **Thirty-eight (38)** fathers were enrolled for October
- The Fatherhood Initiative Program hosted Open Basketball Gym Night as a recruitment strategy for the upcoming Grant Year 4





# RESIDENT SERVICES UPDATE:

## Resident Advisory Board (RAB)

- **Oct. 4:** Nine newly elected members of the HOC RAB were officially sworn in preceding the October Commission meeting





# HOUSING RESOURCES UPDATE:

## Housing Choice Voucher (“HCV”) Program

- Currently, 127 families with issued vouchers are searching for suitable units to rent; and 141 contracts are pending execution. Two hundred (200) families were selected from the HCV waitlist last month
- During October, the Division received one request for a voucher extension beyond the initial 90-day period



# HOUSING RESOURCES UPDATE:

## RENTCafé Used to Support Online Annual Recertifications

- Customers with recertifications effective October 2023, required to submit electronic annual recertifications
- Overall, 424 of 683 customers submitted their paperwork electronically
- Forty-five (45) customers were recommended for program termination effective October 2023. The Resident Services Division worked in collaboration with the Housing Resources Division to assess client needs and to determine why recertifications were not being completed

# HOUSING RESOURCES UPDATE:

## RENTCafé Used to Support Online Annual Recertifications (cont.)

Resident Services Counselors **assisted 33 families with the recertification requirement and overturned the termination.** Termination proceedings will continue for 12 families for the following reasons:

- 2 – Deceased
- 3 – Voluntary Withdrawal
- 7 – Failed to respond to Counselor outreach

Housing Resources Division will continue to work collaboratively with Resident Services to assist customers facing termination



# HOUSING RESOURCES UPDATE:

## Emergency Housing Vouchers (“EHVs”)

- HOC has an allocation of **118** Emergency Housing Vouchers
- Currently **112** families have successfully leased units
- **6** families with issued vouchers are in process, including **4** port-ins who are searching for suitable units to rent and one lease-in-place





# HOUSING RESOURCES UPDATE:

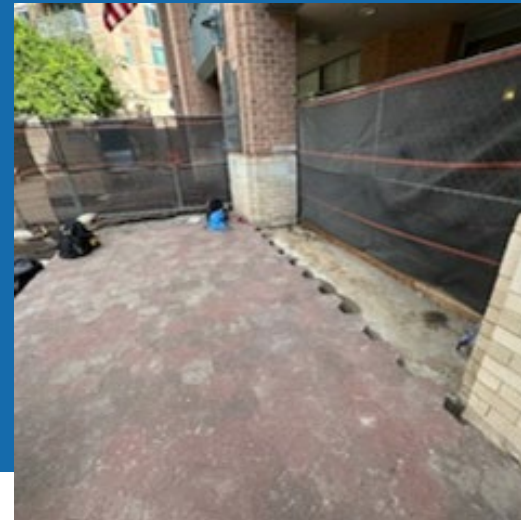
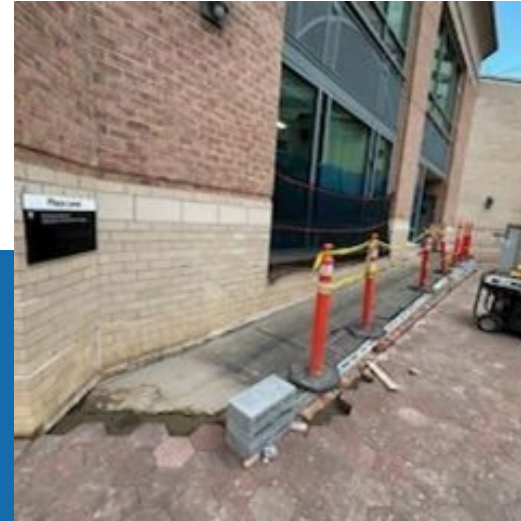
## Family Self Sufficiency (“FSS”)

- FSS Team resumed recruitment efforts to increase participation size from **354** to the maximum baseline of 441
- FSS Case Managers continue to work with customers on their long- and short-term self-sufficiency goals



# REAL ESTATE DEVELOPMENT UPDATE

- Metropolitan Apartments in Bethesda is undergoing significant renovations to the market units
- Construction Specialists, Inc. has been retained to complete waterproofing for the plaza repair then working to install new brick pavers



# MORTGAGE FINANCE UPDATE:

## HOC MP 2023C Bond Issuance

### HOC Headquarters (Fenwick & Second) – HOC MP 2023C Bond Issuance

- Mortgage Finance staff, supported by the Finance and Real Estate teams, successfully completed the issuance of the 2023 Series C Multiple Purpose Bonds (\$74,996,695) under a Supplemental Indenture of the 2002 Multiple Purpose Trust Indenture
- Long-term, fixed-rate Governmental bonds, with a yield to maturity of 5.47% and annual debt service of \$4,665,505, backed by the General Obligation of HOC
- Proceeds from the issuance will be used to reimburse predevelopment costs, and fund construction and equipping of HOC's new headquarters to be located in Silver Spring, MD
- Completion of the headquarters is expected by December 2025



# PRESIDENT'S REPORT

THE END

