



Housing Opportunities Commission of Montgomery County

REPORT OF THE PRESIDENT

Chelsea Andrews
President

June 5, 2024

HOC AT-A-GLANCE: May 2024

MAY HIGHLIGHTS

- HOC Five-Year Strategic Plan Released
- HOC Launches Nonprofit Preservation Fund
- HOC Wins National Ivory Prize
- Compliance Update
- Highlights from Resident Services Division
- Updates from Housing Resource Division
- Real Estate Development Activities



SPOTLIGHT ON HOC FIVE-YEAR STRATEGIC PLAN

Five-Year Strategic Plan 2024-2029






- Created illustrated versions of the Plan and Executive Summary in English and Spanish
- Produced introductory video in English and Spanish
- Designed traditional and social media campaign to extend our reach
- Developed a dedicated Five-Year Strategic Plan webpage
- Staff & stakeholder communications



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STRATEGIC PLAN RESOURCES

EXECUTIVE SUMMARY  View Download	CONDENSED REPORT  View Download	FULL BOARD APPROVED REPORT  View Download
VIDEO 	PRESS RELEASE 	

A large graphic for the HOC Five-Year Strategic Plan 2024-2029. It features a central image of a modern apartment building. Overlaid on this are several circular and triangular photo cutouts showing community members: a group of people in a meeting, a child with face paint, and a woman in a blue shirt. The HOC logo and the text 'HOC FIVE-YEAR STRATEGIC PLAN 2024-2029' are prominently displayed.

NEW



HOC FIVE-YEAR STRATEGIC PLAN 2024-2029

In the next five years, we will **expand** affordable housing, **enhance** the lives of those we touch and **excel** as a world-class organization.

[▶ LEARN MORE](#)

MAJOR ANNOUNCEMENTS: NPF and Ivory Prize

2024 Ivory Prize Win

- HOC awarded prestigious 2024 Ivory Prize in Finance category for HPF
- HOC to receive share of \$300,000 in prize money

Nonprofit Preservation Fund (NPF)

- NPF launched in conjunction with Montgomery County Department of Housing and Community Affairs (DHCA)
- Launched NPF to preserve naturally occurring affordable housing
- \$50 million funding in FY 2025 to provide low-interest, interim loans to nonprofit developers and HOC



The Nonprofit Preservation Fund (NPF)

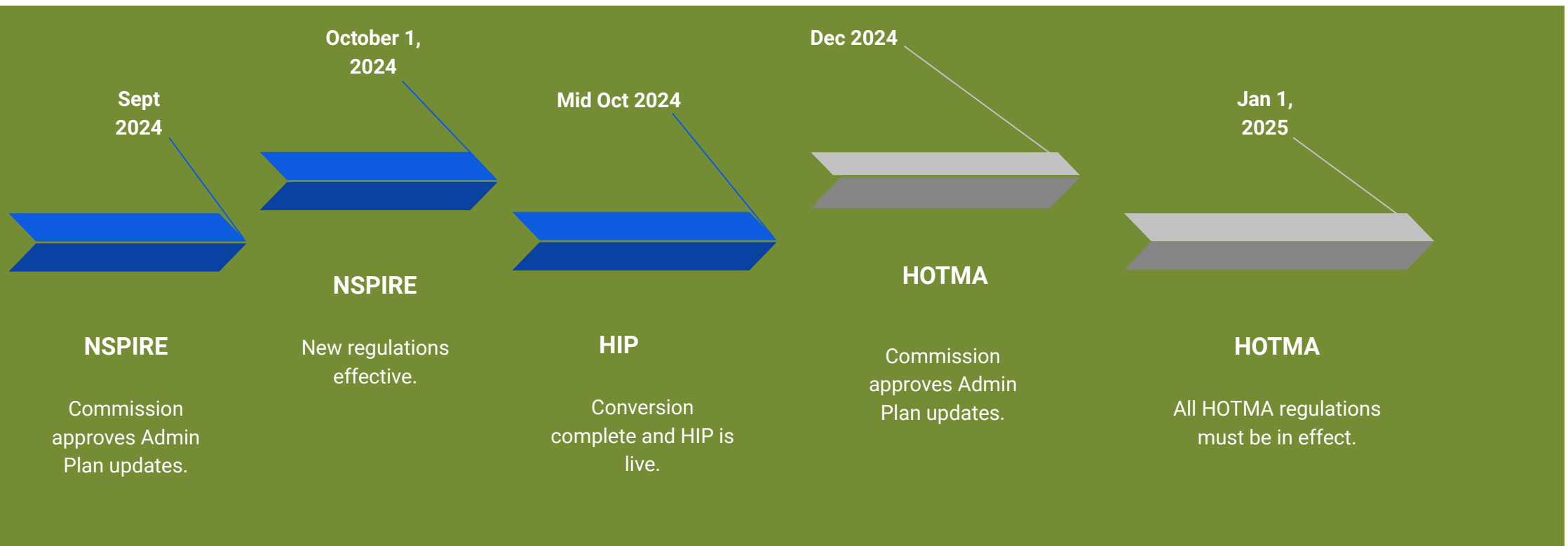
COMPLIANCE UPDATE:

2024 NEW HUD Initiatives

- U.S. Department of Housing and Urban Development (HUD) introducing multiple systems changes:
- Housing Information Portal (HIP) to replace the PIH Information Center (PIC) system in October 2024
- Physical Inspections of Real Estate (NIPIRE) set to replace the Housing Quality Standards (HQS)
- Housing Opportunity Through Modernization Act (HOTMA) makes amendments to the United States Housing Act of 1937, including policy changes to eligibility, income and assets, recertification timing requirements, etc.
- All policy recommendations to be presented to the Commission for review and approval

COMPLIANCE UPDATE (cont):

NEW HUD Regulatory Implementation Timeline



RESIDENT SERVICES UPDATE:

Service Coordination and Community Engagement

Celebrating and Uplifting Mothers

- **May 8:** Bingo and Lego bouquets event held for Towne Center Place and Sandy Spring residents
- **May 10:** “Pizza for Mom” event for Forest Oak Towers residents
- **May 13:** Magruder's Discovery and Chelsea Towers hosted Mother’s Day luncheon
- **May 14:** “Breakfast with Mom” event held for Chelsea Towers, Washington Square, and Camp Hill Square residents



RESIDENT SERVICES UPDATE:

Service Coordination and Community Engagement (cont.)

Leveraging Partnerships

- The Montgomery County Department of Recreation co-hosted registration sessions at Cider Mill Apartments for summer “Food, Fun & Fitness” program
- Street Outreach Network (SON) continued work with Cider Mill Apartments youth
- Arts for the Aging events at Residences on the Lane and Bauer Park **May 6**, and at Forest Oak Towers on **May 16**, helped residents “Feel the Beat”



RESIDENT SERVICES UPDATE:

Service Coordination and Community Engagement (cont.)

Promoting Health & Wellness

- **May 3:** Forest Oak Towers hosted a health clinic with student nurses
- **May 9:** Mental Health Awareness Month event held at Stewartown Homes
- **May 16:** Hearing aid distribution event held for Forest Oak Towers residents
- **May 22 & 29:** Waverly House residents attended Bone Builders activity sessions
- **May 23:** Magical Movements activity events motivated Waverly House residents



RESIDENT SERVICES UPDATE:

Service Coordination and Community Engagement (cont.)

Encouraging Social Connection

- **May 9, 15, 16, & 28:** Bingo activities were held at Forest Oak Towers, Bauer Park, Waverly House, and Diamond Square Apartments
- **May 2, 14, & 23:** “Breakfast with the Counselor” events were held for residents at Tanglewood, Paddington Square and The Lindley



RESIDENT SERVICES UPDATE:

Service Coordination and Community Engagement (cont.)

Addressing Food Insecurity

- Resident Services continues to address food scarcity via food distributions at senior sites, multi-family sites and HOC-owned scattered site homes through partnerships with Emmanuel Brinklow, Manna Food, Senior Brown Bag, Meals on Wheels, and Nourishing Bethesda
- Facilitated the Senior Nutrition Program, which provides meals and nutrition education for seniors in a congregate setting



RESIDENT SERVICES UPDATE:

Service Coordination and Community Engagement (cont.)

Keeping Customers Housed

- The Housing Stabilization Services unit helped several customers apply for assistance with rent, utilities, security deposits and moving and storage
- The McKinney Permanent Supportive Housing Program continued to provide housing assistance and case management services to participants, serving **339** participants in May
- The Rent Supplement Program served **287** participants



RESIDENT SERVICES UPDATE:

HOC Academy

Developing Young Musicians

- May 4: Piano Pals recital held at Tanglewood

Bolstering Youth Educational Outcomes

- Carpe Diem Arts, Mad Science, and Community Foundation hosted after school clubs at Georgian Court, Washington Square, Town Centre Place/Sandy Spring, Tanglewood, The Willows, and Shady Grove Apartments.
- Stewartown Homes youth continue to participate in the Tutoring/Life Skills program.



RESIDENT SERVICES UPDATE:

HOC Academy (cont.)

Supporting Educational & Career Advancement

- **May 8, 29, & 30:** Adult Education and Workforce Development (AEWD) program hosted three workshops including College Planning and Funding Webinar, Paying for Education & Training Webinar, and Resume Writing and Searching for Jobs
- **May 30:** Career Opportunity information session hosted by Fovndry held for prospective candidates
- AEWD Tuition Assistance Program recipient will be receiving Associate of Arts in General Studies and STEM from Montgomery College



RESIDENT SERVICES UPDATE:

HOC Academy (cont.)

Encouraging Fathers & Families

- **May 17:** Six fathers graduated from the Fatherhood Initiative program – six fathers newly enrolled
- HOC continues to participate in the Fatherhood Testing Identified Elements for Success (TIES) research project. Since the March 2024 implementation of the study, **17** fathers have been selected to participate. The TIES study will conclude in 2025.



RESIDENT SERVICES UPDATE:

HOC Academy (cont.)

Subscribe to the HOC Newsletter

- To learn about and register for HOC opportunities and events (e.g., monthly workshops, youth programs and more), subscribe to our newsletter by visiting hocmc.org.



HOUSING RESOURCES UPDATE:

Housing Choice Voucher (HCV) Program

- Currently, **53** families with issued vouchers are searching for suitable homes to rent; **159** contracts are pending execution. **One-hundred fifty (150)** families were selected from the HCV Wait List last month.
- The Division in May received two requests for voucher extensions beyond the initial 90-day period.



HOUSING RESOURCES UPDATE:

RENTCafé Used to Support Online Annual Recertifications

- In May **376 out of 667** customers submitted paperwork electronically.
- Of those, **79** customers were recommended for program termination effective May 1, 2024. Resident Services Division worked in collaboration with the Housing Resources Division to assess client needs and to determine why recertifications were not being completed.
- Resident Services Counselors assisted **59** families with the recertification requirement and overturned the termination. Termination proceedings will continue for **20** families for the following reasons:
 - 16 – Failed to respond to counselor outreach
 - 3 – Deceased
 - 1 – Voluntary Withdrawal

HOUSING RESOURCES UPDATE:

Family Self Sufficiency (FSS)

- The FSS team continued recruitment efforts this month to reach the program baseline of **441**. Currently, **342** participants are enrolled in the program.
- **Eleven** graduates exited the program. The average income increase for the graduates was \$41,847.
- HOC intends to partner with D.C.-based nonprofit A Wider Circle to reintegrate unemployed FSS participants back into the workforce.



REAL ESTATE DEVELOPMENT UPDATE:

The Metropolitan - Green Roof Project

- Selection of SK&A as Structural engineers to complete repair plan for top of County parking garage
- HOC awarded contract for construction of Green Roof Project to Contracting Specialist, Inc. Project now substantially complete.



PRESIDENT'S REPORT

THE END

