



Housing Opportunities Commission of Montgomery County

REPORT OF THE PRESIDENT

Chelsea Andrews
President

May 8, 2024

HOC AT-A-GLANCE: April 2024

April highlights:

- Fair Housing Month
- Bring Your Child to Work Day
- HOC in the News
- Legislative Updates
- Highlights from our Resident Services Division
- Updates from our Housing Resource Division
- Real Estate Development Updates



HOC IN THE SPOTLIGHT

Fair Housing Month

- Reaffirmed HOC's commitment to Fair Housing Act requirements and principles

Inspire Celebration

- Commemoration of HOC's 50th anniversary and HOCP's 25th will be held Nov. 21, 2024 at the Silver Spring Civic Building



BYCTWD:

Bring Your Child To Work Day (BYCTWD)

- Children of HOC team members accompanied parents April 25 for BYCTWD
- Fun activities engaged elementary, middle and high school-age participants



HOC IN THE NEWS:

Dezeen

- Dezeen online magazine reported how HOC and HPF are succeeding as a “novel public-development strategy to help combat (the) housing crisis”
- Article is an installment in Dezeen real estate publication’s “Social Housing Revival” series



LEGISLATIVE UPDATE:

New Statewide Housing Matters

- President Andrews and VP, Gov. Affairs, Ken Silverman represented HOC April 25 in Annapolis as Gov. Wes Moore signed into law two bills that encourage affordable housing production
- New statewide HPF created by HB7, which will provide up to \$5 million in loans annually for local housing
- HB424, which repeals requirements that added unnecessary burdens on HOC's ability to build new affordable housing



RESIDENT SERVICES UPDATE:

Service Coordination and Programming

Workshops

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

Resident Well Being

- **Activities for Youth**
 - **After-School / Out-of-School Programs:** SON facilitated the Safe Zones program at Cider Mill with **30** participants



RESIDENT SERVICES UPDATE:

Service Coordination and Programming (cont.)

Resident Well Being

- **Activities for Youth:**
 - **HOC Academy/Youth Enrichment Series (YES):** After school clubs at Georgian Court, Tanglewood, Town Center Place and Washington Square include Robotics & Science with Mad Science and nutrition, health and arts with Carpe Diem Arts
 - **Stewartown Tutoring Tuesdays:** Academic support for youth



RESIDENT SERVICES UPDATE:

Service Coordination and Programming (cont.)

Resident Well Being

- **Activities for Youth:**
 - **Shady Grove Apartments & The Willows:** STEM activities hosted by Community Services Foundation Inc.
 - **April 6, 13, 20, & 27:** Tacy Foundation provided free piano lessons to Tanglewood Apartments youth



RESIDENT SERVICES UPDATE:

Service Coordination and Programming (cont.)

Resident Well Being

- **Activities for Families:**
 - **April 8:** Magruder residents engaged in bingo and received free GROWS Gift
 - **April 10:** Ice Cream social provided for residents at Tanglewood apartments
 - **April 17:** Chelsea Towers residents received free gift from the GROWS project



RESIDENT SERVICES UPDATE:

Service Coordination and Programming (cont.)

Resident Well Being

- **Activities for Families:**
 - **April 18:** Virtual bingo night held for residents at Cider Mill
 - **April 19:** Spring Garden residents received assistance on applying to the Recreation Assistance program



RESIDENT SERVICES UPDATE:

Service Coordination and Programming (cont.)

Resident Well Being

- **Activities for Families:**
 - **April 24:** Tanglewood residents participated in financial consultation sessions
 - **April 26:** Ice cream social held for Magruder's Discovery residents
 - **April 29:** Diamond Square residents participated in bingo



RESIDENT SERVICES UPDATE:

Service Coordination and Programming (cont.)

Resident Well Being

- **Activities for Seniors:**
 - **April 2, 9, 16, 24, and 30:** Chess competitions held at Waverly House
 - **April 4:** Waverly House residents participated in arts and crafts event
 - **April 8:** Residents at Forest Oak Towers came together for solar eclipse event



RESIDENT SERVICES UPDATE:

Service Coordination and Programming (cont.)

Resident Well Being

- **Activities for Seniors:**
 - **April 9:** Arcola Towers residents participated in association meeting
 - **April 9 and 24:** Chromebook distribution at Willow Manor
 - **April 11:** Waverly House residents engaged in the art of physical movement with Arts for the Aging



RESIDENT SERVICES UPDATE:

Service Coordination and Programming (cont.)

Resident Well Being

- **Activities for Seniors:**
 - **April 11 and 18:** Bingo held for Forest Oak Towers residents
 - **April 17:** Arcola Towers residents participated in Farewell Get Together for social work intern
 - **April 17 and 24:** Technology skills workshop held for Forest Oak Towers residents



RESIDENT SERVICES UPDATE:

Service Coordination and Programming (cont.)

Resident Well Being

- **Activities for Seniors:**
 - **April 23:** Spring party held for Willow Manor residents
 - **April 23:** Tacy Foundation musical event held for Waverly House residents
 - **April 25:** Waverly House residents participated in shopping bag bingo event



RESIDENT SERVICES UPDATE:

Service Coordination and Programming (cont.)

Resident Well Being

- **Health and Wellness Activities:**
 - **April 3, 10, 17, and 24:** Bone Builders exercise sessions held for Waverly House residents
 - **April 4, 11, 18, and 25:** Arcola Towers residents participated in “Ask A Nurse” and other health related workshops
 - **April 5:** Wellness workshop held for Forest Oak Towers residents



RESIDENT SERVICES UPDATE:

Service Coordination and Programming (cont.)

Resident Well Being

- **Health and Wellness Activities:**
 - **April 10:** University of Maryland-Baltimore Campus students visited Residences on the Lane
 - **April 11 and 25:** Arcola Towers residents participated in Arts for the Aging event
 - **April 12:** Forest Oak Towers residents socialized in a community gathering
 - **April 24:** Residences on the Lane participants made flowers and learned music movement for the Arts for Aging event



RESIDENT SERVICES UPDATE:

Service Coordination and Programming (cont.)

Food Assistance:

- Provided food and other resources to hundreds of residents at multiple events in conjunction with Manna Food Center, Emmanuel Brinklow Seventh Day Adventist Church, Capital Area Food Bank's Senior Brown Bag, Nourish Bethesda and My Groceries To Go programs
- Facilitated the Senior Nutrition Program, which provides meals and nutrition education for seniors in a congregate setting



RESIDENT SERVICES UPDATE:

HOC Academy (HOCA)

Youth Education/Enrichment:

- **Middle/High School Initiatives**
 - **April 10:** HOCA hosted pop-up event led by the 4HZ Kngdm Foundation, Inc.
- **Elementary Initiatives**
 - Youth Enrichment Series after school clubs were active at Georgian Court, Tanglewood Apartments, Towne Center Place Olney and Washington Square



RESIDENT SERVICES UPDATE:

Financial Literacy

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

- Provided one-on-one financial literacy coaching to HOC customers and individuals from the Housing Path Wait List
- Facilitated financial literacy workshops for HOC customers and those on the Wait List



RESIDENT SERVICES UPDATE:

Supportive Services

- Supportive Services Program served **342** participants in April
- Rent Supplement Program served **284** residents in April



RESIDENT SERVICES UPDATE:

Fatherhood Initiative

- **April 19:** The program graduated **12** fathers from the April Cohort
- Cohort 31 enrolled 16 fathers



HOUSING RESOURCES UPDATE:

Housing Choice Voucher (HCV) Program

- Utilization rate has maintained to **98%**. Currently, **58** families with issued vouchers are searching for suitable units to rent; and **157** contracts are pending execution. **One hundred-fifty (150)** families were selected from the HCV waitlist last month.
- During April, the Division did not receive any new requests for a voucher extension beyond the initial 90-day period.
- Referrals to the Human Rights Commission and the Commission on Civil Rights for possible discrimination were not warranted this month.



HOUSING RESOURCES UPDATE:

RENTCafé Used to Support Online Annual Recertifications

- HOC introduced use of RENTCafé to assist with annual recertifications.
- Customers with recertifications effective April 1, 2024, required to submit electronic annual recertifications.
- Overall, **425** of **724** customers submitted their paperwork electronically.
- Sixty-nine (69) customers were recommended for program termination effective April 1, 2024. 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 **47** families with the recertification requirement and overturned the termination. Termination proceedings will continue for **22** families for the following reasons:
 - 16 – Failed to respond to counselor outreach
 - 2 – Hospitalized
 - 2 – Vacated Unit
 - 1 – Nursing Home
 - 1 – Deceased

HOUSING RESOURCES UPDATE:

Emergency Housing Vouchers (EHVs)

- HOC has reached our cumulative total and may not re-issue any EHV vouchers
- **Eleven** families have exited the program



HOUSING RESOURCES UPDATE:

Family Self Sufficiency (FSS)

- Current enrollment includes **355** participants
- **One** participant graduated; income increase was \$22,817 as participant maintained employment in medical field



REAL ESTATE DEVELOPMENT UPDATE:

HPF: An Ivory Prize Top 10 Finalist

- HPF was announced as a “Top 10” finalist for the 2024 Ivory Prize for Housing Affordability
- Winners will be announced May 16
- Prize of \$300,000 will be distributed between three winners (\$100,000 each) in award categories of:
 1. Construction and Design
 2. Public Policy and Regulatory Reform
 3. Finance

**TOP
10** | **Ivory Prize
Top 10
Finalist**



PRESIDENT'S REPORT

THE END

