



The Housing Opportunities Commission of Montgomery County



The Housing Opportunities Commission of Montgomery County (HOC), established in 1974, in 2024 celebrates 50 years of working tirelessly to develop innovative solutions to solve the confounding puzzle of affordable housing. This year our non-profit affiliate, Housing Opportunities Community Partners, (HOCP), also is commemorating a milestone anniversary: 25 years of providing life-changing supportive programming to young people and their families.

It is HOC's mission to provide people with low and moderate incomes the opportunity to live in safe, affordable, high-quality housing in Montgomery County. We also strengthen families by offering opportunities for personal and economic growth through partnerships and supportive services.



PUBLIC HOUSING AUTHORITY

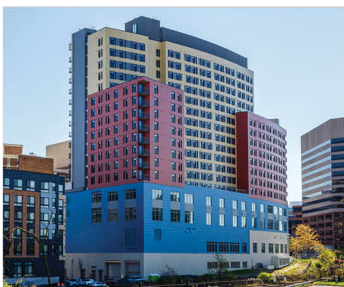
- Administer a range of rental assistance programs
- Provide Resident Services programs, initiatives and training (e.g. financial literacy, credit counseling, Family Self Sufficiency Program, Fatherhood Initiative, etc.)
- Provide Permanent Supportive Housing for veterans, individuals with disabilities and those experiencing homelessness
- Offer youth and adult workforce and business development services through affiliated non-profit Housing Opportunities Community Partners

Housing Path Waitlist

- 35,492 applicants for all programs (29,563 for vouchers)
- Average wait time for a voucher is 6.5 years
- The online application portal is open 24/7/365 and offers critical services, training and supports while individuals await housing

PUBLIC DEVELOPER

- 17 construction and major renovations in design, predevelopment or under construction
- 4,344 total units (2,715 affordable)
- \$954.65M total construction cost



HOUSING FINANCE AGENCY

- Issue governmental, private activity, 501(c)3, and taxable bonds (Rated A2 by Moody's)
- Provide multifamily financing: \$560M through 2023
- Provide single family financing: \$30 - 40M of low-cost mortgages and \$2.5M in closing cost assistance for moderate-income families annually

OWNER & OPERATOR

9,492 units owned or managed

- Managed by HOC: 1,581
- Contract Managed: 7,911

7,701 total Housing Choice Vouchers

- Current utilization is 98% as of March 2024
- 34% are elderly (62+) and 32% are disabled
- Average household income is \$22,032
- Average household size is 2.3

Special Purpose Vouchers

- 144 Mainstream Disabled Vouchers
- 118 Emergency Housing Vouchers
- 860 Project-based Vouchers

HOC is the county's largest provider of high-quality, amenity-rich, affordable housing for low- and moderate-income households. We also serve the additional functions as the county's designated Public Housing Authority and Housing Finance Agency. HOC touches more than 20,000 families through our wide variety of housing programs.



HOC HOUSING PROGRAMS & RESIDENT SERVICES

RENT SUPPLEMENT PROGRAM

This county-funded program located in various privately owned rental properties, assists Montgomery County residents with housing subsidies to help them maintain housing. The program is administered by the individual properties and monitored by HOC for program compliance.

PERMANENT SUPPORTIVE HOUSING PROGRAMS

HOC receives grant funding from the federal government to provide supportive services and transitional housing to homeless individuals and families. HOC does not provide shelters for people in crisis, however, there are programs available in Montgomery County and the State of Maryland that offer assistance such as the Rental Allowance Program, the Housing Initiative Program, and others. HOC can only accept referrals from service providers.

HOC'S FAMILY SELF SUFFICIENCY PROGRAM

The Family Self Sufficiency (FSS) Program helps residents build wealth by providing them with direct financial assistance, savings accounts, employment assistance, financial and homeownership education, career training and assistance, educational opportunities, and more over the course of five years of case management. Currently, 352 HOC customers are actively working toward their individualized milestones and goals outlined in their FSS contract of participation. Each year, many FSS participants successfully graduate and receive the funds they earned and saved in their escrow account which can be used for home purchase, small business development, or any other aspirations of greater self-sufficiency.

Contact Family Self Sufficiency Program: FSSRSVP@hocmc.org



HOC ACADEMY

HOC Academy (HOCA) connects, in one place, all our services/linkages in adult education, workforce development programs, small business development, counseling resources for adults and several enrichment programs for children of all ages. Thanks to the financial support from HOC's non-profit affiliate, the Housing Opportunities Community Partners (HOCP), HOCA can implement programs that empower our customers to pursue opportunities that help to improve their quality of life and overall self-sufficiency.

Contact Youth STEM Enrichment: Youth@hocmc.org

Contact Adult Education and Workforce Development: AEWD@hocmc.org



FATHERHOOD INITIATIVE PROGRAM

HOC's Fatherhood Initiative Program strengthens families by strengthening fathers. HOC is the first and only public housing authority in the country to receive funding from the US Department of Health and Human Services Fatherhood programs. Since 2016, approximately 1,500 fathers have successfully completed the program, gaining education, training, and access to employment opportunities, significantly developing parenting skills, and building supportive bonds with other fathers.

Contact Fatherhood Initiative: Fathersmatter@hocmc.org



updated as of 5/2024