Housing Opportunities Commission
OF MONTGOMERY COUNTY

HOC
FACT SHEET

HOW HOC SERVES MONTGOMERY COUNTY

Established in 1974 with a mission to provide affordable housing and supportive services that enhance the lives of low- and moderate-income individuals and families, the Housing Opportunities Commission of Montgomery County (HOC) is the County's largest provider of high-quality, amenity-rich, affordable housing. HOC is unique in the United States in that it combines multiple, yet related, capabilities and authorities under one roof.

PUBLIC HOUSING AUTHORITY (PHA)

As a PHA, HOC provides **rental assistance and permanent supportive housing** through multiple programs including Housing Choice Voucher (HCV), Project-Based Voucher (PBV), Rent Supplement Program and the McKinney Permanent Supportive Housing Program.

- 8,300+ Households Receiving Rental Assistance
- 7,800+ HCV and PBV Program Recipients

HOC operates the **Housing Path Wait List**, an online portal available 24/7/365 offering critical services, training and supports while individuals await housing.

- 39,779 applicants for all programs
- 28,805 applicants for vouchers
- Average wait time for a voucher is 6.5 years

HOC also offers a range of **Resident Services** including youth, adult and senior programming for educational advancement, financial literacy, workforce preparedness, etc., all provided via support from HOC's **nonprofit affiliate Housing Opportunities Community Partners.**

OWNER & OPERATOR

As an owner and operator, HOC's portfolio comprises **more than 9,400 rental homes** throughout the County including:

- 6,111 multifamily
- 1,710 senior
- 1,595 scattered sites

HOUSING FINANCE AGENCY (HFA)

As an HFA, HOC **issues bonds** that help fund the **Multifamily Lending** and the **Single Family Mortgage Purchase programs**.

- More than $6 billion in securities since the 1970s
- $30-40 million in low-cost, single-family home mortgages
- Loans issued for 120 new first-time homebuyers
- $2.5 million in closing cost assistance annually for moderate-income families

PUBLIC DEVELOPER

As a public developer, HOC **redevelops, newly constructs and renovates affordable properties** throughout the County. Our efforts are fueled by the **Housing Production Fund** and the **Nonprofit Preservation Fund**. HOC's development pipeline (new construction and renovation) as of March 2025 includes:

- 16 communities
- Nearly 3,600 Units
- Approximately 2,000 units designated as affordable
- $1.4 billion in construction value

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HOC'S FIVE-YEAR STRATEGIC PLAN

Central to our goal of providing more affordable housing and supportive services is exploring innovation in all that we do, expanding our reach, and impacting the lives we touch. HOC's Five-Year Strategic Plan outlines how we plan to achieve these goals.

VISION:

Everyone in Montgomery County has access to the safe, affordable, high-quality housing and attendant services that they need to reach their fullest potential.

MISSION:

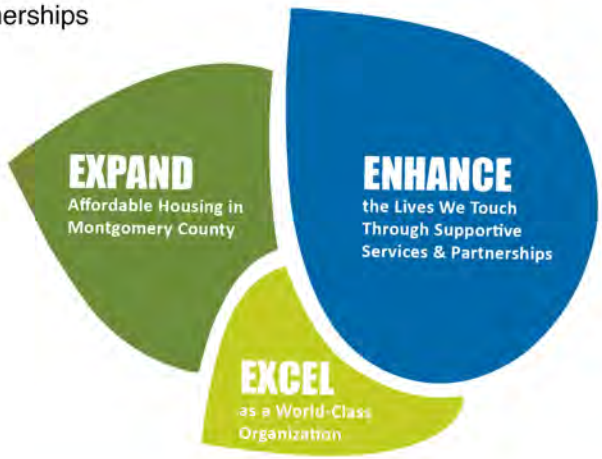
HOC exists to provide people with low and moderate incomes the opportunity to live in safe, affordable, high-quality housing in Montgomery County. We strengthen families by offering opportunities for personal and economic growth through partnerships and supportive services.

CORE VALUES:

- People-First With Dignity and Respect: **Our Staff**
- People-First With Dignity and Respect: **Our Customers**
- Innovative and Entrepreneurial
- Equity in Everything We Do
- Power of Partnerships
- Community-Enhanced Housing
- Stewardship

STRATEGIC PLAN GOALS:

I. Expand Affordable Housing in Montgomery County
II. Enhance the Lives We Touch Through Supportive Services and Partnerships
III. Excel as a World-Class Organization



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