



Housing Opportunities Commission of Montgomery County

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# REPORT OF THE EXECUTIVE DIRECTOR

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**Chelsea Andrews**  
Executive Director

February 1, 2023

# HOC AT-A-GLANCE: January 2023

## January's highlights:

- HOC in the News (*featured right, HOC Executive Director at The Leggett for WBJ Executive Profile*)
- Legislative Updates
- Highlights from our Resident Services Division
- Updates from our Housing Resource Division
- Information Technology Division updates
- Real Estate Development activities



# HOC IN-THE-NEWS:



How RI might learn from a Maryland public housing program

BEACON A project of the Maine People's Alliance

DEMOCRACY REPRODUCTIVE FREEDOM HOUSING CLIMATE CHANGE IMMIGRATION

## Maine's housing affordability crisis needs a public option, says lawmaker

DAN NEUMANN | JANUARY 23, 2023

10 OF 13 # THUMBNAILS

**New affordable housing leadership**

Housing affordability is increasingly an economic development concern, as companies may not move to or expand somewhere their employees can't afford to live. And the Housing Opportunities Commission, Montgomery County's quasi-independent housing authority, steers a lot of housing assistance programs and property, is one of the region's housing-related institutions. That makes its new boss, Chelsea Anderson, someone to keep an eye on. With recent experience running the San Francisco Bay area, she told the Washington Post, "Why RI is looking to Montgomery County, Maryland in housing crisis" is interested in bridging efforts to take the lead.

U.S.A. GONGORA SA | 1/23/23, 8:42 AM

The Providence Journal

POLITICS

## Political Scene: How a Maryland public housing program could influence Rhode Island

Antonia Noori Farzan  
The Providence Journal

Published 5:02 a.m. ET Jan. 23, 2023 | Updated 6:57 a.m. ET Jan. 23, 2023

"The Laureate," a 268-unit apartment building currently under construction in Montgomery County, Maryland, will feature quartz countertops, a courtyard pool, a fitness studio, a children's playground, and bike storage rooms — just to name a few amenities. It's not what most people think of when they hear the words "public housing" — but the project is publicly-financed, and will be publicly-owned once it's completed. One quarter of the units will be reserved for affordable housing, and the rest will rent at market rates. And it's an example of a novel approach to ramping up housing production that some

WHAT TO WATCH IN 2023

# LEGISLATIVE UPDATE:

Housing bills that could directly impact HOC's development opportunities:

- **HB 60:** Housing Innovation Pilot Program and Housing Innovation Fund – Establishment (Housing Innovation Pilot Program Act Of 2023)
  - **Sponsor:** Delegate Stewart
- **HB 150/SB 166:** Housing and Community Development - Adaptive Reuse
  - **Sponsor:** Delegate Stewart; Senators Waldstreicher and Hettleman



# RESIDENT SERVICES UPDATE:

## Service Coordination and Programming

### Cider Mill:

- Continued to facilitate the Street Outreach Network (“SON”) program at Cider Mill
- Assisted Property Management staff to address rent delinquencies
- Facilitated a health and wellness workshop for residents at Cider Mill on January 26

### Workshops:

- Facilitated the Fundamentals of Housing workshops on January 18 and 19

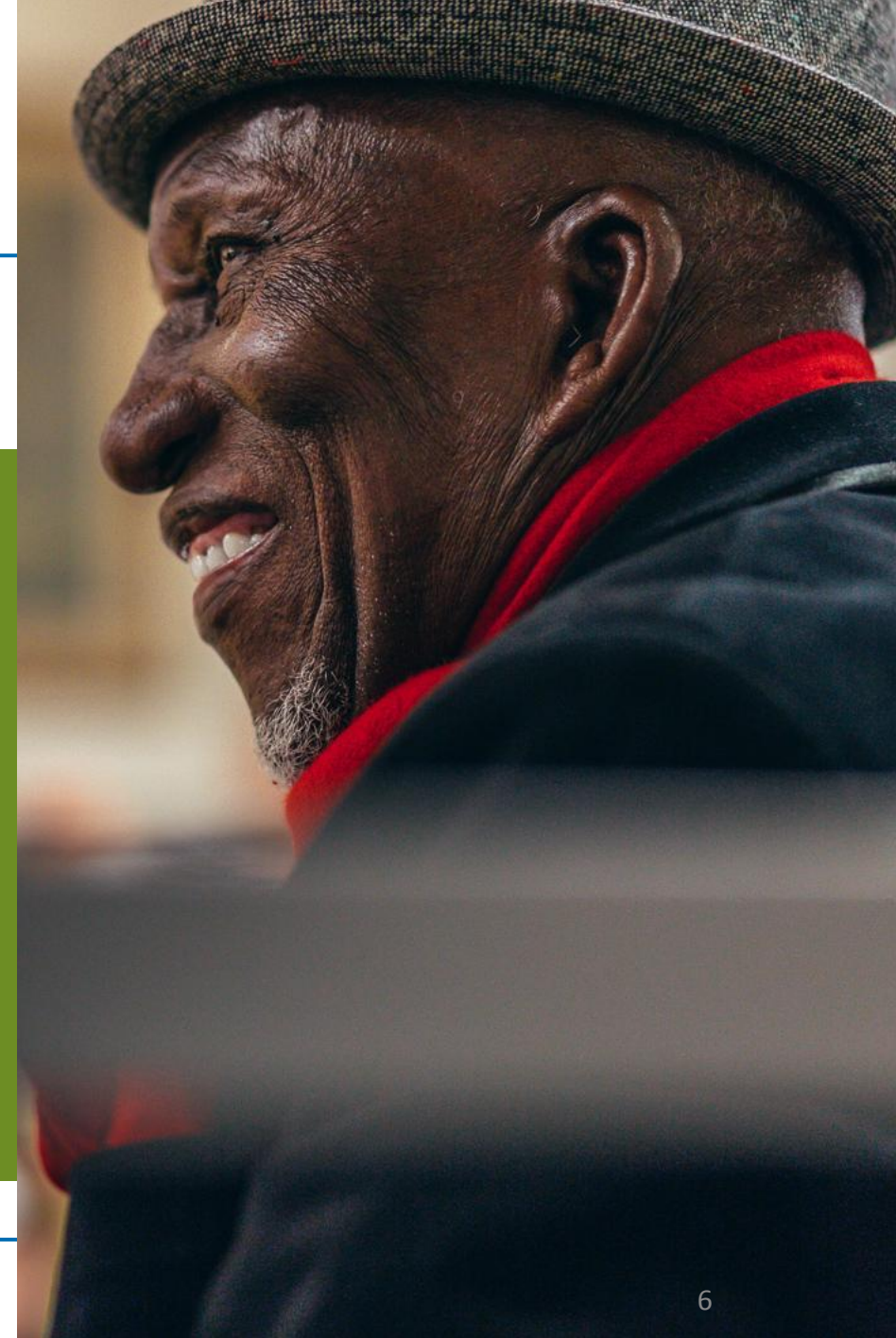


# RESIDENT SERVICES UPDATE:

## Service Coordination and Programming (cont.)

### Resident Well Being:

- **January 5:** Facilitated a “Muffins & Mingle” social gathering for residents at Magruders
- Facilitated Arts for the Aging movement and music classes for customers at Arcola Towers on **January 10 and 17** and Waverly House on **January 12**
- **January 12:** Facilitated community bingo for customers at Forest Oak Towers
- **January 19:** Facilitated a senior fitness class for customers at Forest Oak Towers
- **January 19:** Facilitated the Arts for the Aging dancing duos class for residents at Forest Oak Towers



# RESIDENT SERVICES UPDATE:

## Arts for the Aging at Arcola Tower

- **January 10 and 17:** Facilitated Arts for the Aging movement and music classes for customers at Arcola Towers



# RESIDENT SERVICES UPDATE:

## Paddington Square Youth Game Night

- **January 19:** Facilitated a youth game night at Paddington Square





# RESIDENT SERVICES UPDATE:

## Service Coordination and Programming (cont.)

### Relocation and Re-Certification Assistance:

- Assisted customers on an ongoing basis with relocations and other needs for RAD and renovation projects at Stewartown Homes, Shady Grove Apartments, Town Centre Place, Sandy Spring and Georgian Court
- Provided continued outreach and assistance to customers who have failed to submit all required documents for re-certification by the stated deadline

### Rental Assistance:

- Provided face-to-face and electronic outreach and assistance to customers with applications for rental assistance programs

# RESIDENT SERVICES UPDATE:

## HOC Academy

### Youth Education/Enrichment:

- **Mad Science:** Youth participated in an exploration of the magical world of chemistry
- **Peace Mode Fit:** Participants learned about the functions of the diaphragm, along with breathing techniques as a coping mechanism
- **Fractional Me:** Youth learned about mathematical fractions and explored the areas of engineering and prosthetics.
- **First Generation College Bound (“FGCB”):** Participants continued to work with their coach during the month of January



# RESIDENT SERVICES UPDATE:

## HOC Academy (cont.)

### Adult Education and Workforce Development:

- The Small Business Development Program presented a webinar entitled “Pros/Cons of Freelancing”
- The Tuition Assistance Program (“TAP”) had the following highlights for January:
  - Four (4) TAP participants have completed at least two benchmarks towards their overall educational/employment goals
  - One (1) TAP participant reported receiving her American Phlebotomy Association Certification in January
  - Seventeen (17) additional HOC customers completed the TAP briefing to receive tuition assistance for winter/spring academic semesters
- During the month of January, recruitment took place for the first 2023 cohort of The Small Business Strategy Course (“SBSC”)

# 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 12 HOC customers and two (2) individuals from the HousingPath waitlist
- Facilitated financial literacy workshops in addition to coaching



# RESIDENT SERVICES UPDATE:

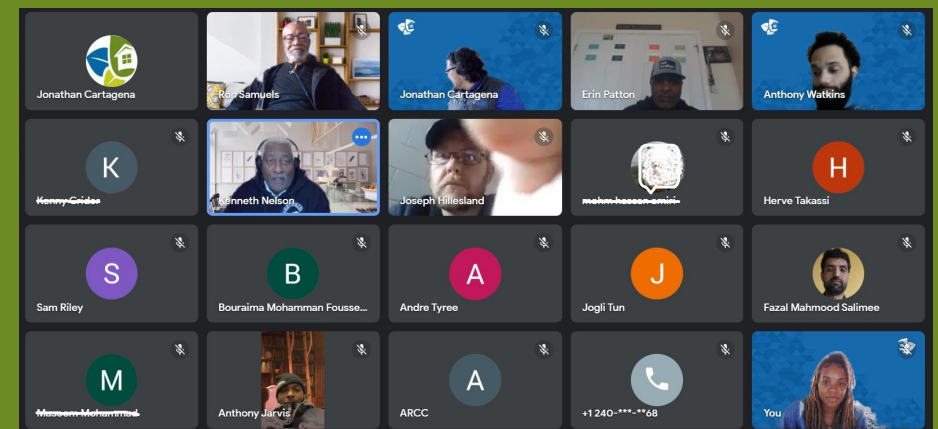
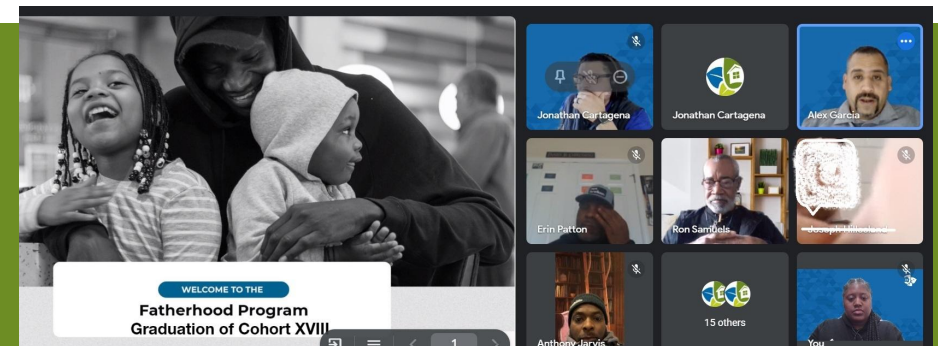
## Supportive Housing

- Program **served 230 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
- Staff have increased program participation to 279 this month

# RESIDENT SERVICES UPDATE:

## Fatherhood Initiative

- **January 27:** Program graduated 32 fathers from the January cohort
- For the month of January, 35 fathers were enrolled for the cohort that will begin in February 2023



# HOUSING RESOURCES UPDATE:

## Housing Choice Voucher (“HCV”) Program

- Currently, 130 families with issued vouchers are searching for suitable units to rent; and 162 contracts are pending execution. Two Hundred seventy five (275) families were selected from the HCV waitlist last month
- The Division received nine (9) requests for a voucher extension beyond the initial 90-day period



# HOUSING RESOURCES UPDATE:

## RENTCafé Used to Support Online Annual Recertifications

- Customers with recertifications effective January 2023 are required to submit electronic annual recertifications
- Overall, 361 of 599 customers submitted their paperwork electronically
- Sixty-five (65) customers were recommended for program termination effective January 1, 2023. Resident Services and Housing Resources Divisions are working collectively to assess client needs and to determine why recertifications were not being completed
- Resident Services Counselors assisted sixty (60) families with the recertification requirement and overturned the termination. Termination proceedings will continue for five (5) families who failed to respond to counselor outreach
- Housing Resources Division will continue to work collaboratively with Resident Services to assist customers facing termination

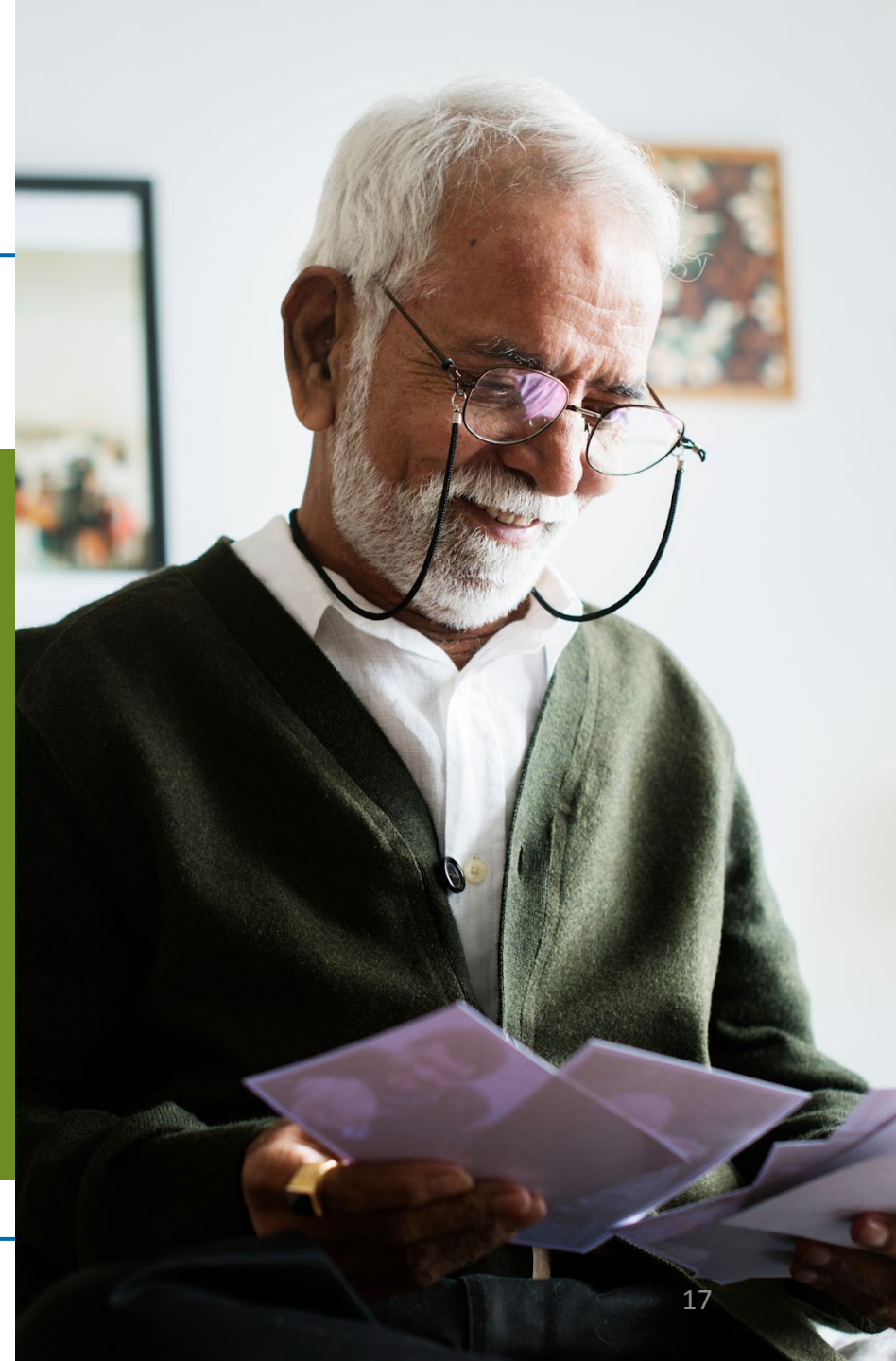


# HOUSING RESOURCES UPDATE:

## Emergency Housing Vouchers (“EHVs”)

HOC has an allocation of 118 Emergency Housing Vouchers

- Ninety four (94) families have successfully leased units
- Eleven (11) families with issued vouchers are searching for suitable units to rent
- Staff are reviewing five (5) certification packets to determine program eligibility
- HOC requested eight (8) additional referrals from HHS for the EHV Program



# HOUSING RESOURCES UPDATE:

## Family Self Sufficiency (“FSS”)

- FSS staff continued recruitment efforts this month. Current enrollment consists of 367 families. Six (6) new families enrolled in the FSS program this month and one FSS participant successfully graduated from the program
- FSS Case Managers participated in two training opportunities with community partners: EveryMind and Consumer Financial Protection Bureau
- FSS has begun preliminary discussions with PNC bank to develop a financial orientation module
- FSS Case Managers continue to work with customers on their long- and short-term self-sufficiency goal



# INFORMATION TECHNOLOGY UPDATE:

## Yardi PHA Client Portal for RENTCafé

- Fifty-nine percent (59%) of 'contacted' customers registered during the prior month (385 registered out of 651 contacted). The overall registration percentage was 81.6% (2,808 registered customers out of 3,441 contacted)
- Written and electronic communications continue to be sent to the members of the first and second cohorts of HCV program participants who have not registered or have registered, but have not started their online annual recertification process for follow up

# REAL ESTATE DEVELOPMENT UPDATE:

## Multifamily Renovation Updates

### Willow Manor at Fair Hill Farm - Substantial Renovation:

- The 101-unit, 62+ senior community known as Willow Manor at Fair Hill Farm was substantially completed on December 2022
- The transformative renovation, which closed in December 2021, includes dramatic improvements to the residential units and numerous community/amenity areas throughout the building
- Similar renovation plan underway at Willow Manor at Cloppers Mill with Willow Manor at Colesville being the final property for renovation as part of this Scattered Site Low Income Housing Tax Credit (“LIHTC”) resyndication



# EXECUTIVE DIRECTOR REPORT

THE END

