



Housing Opportunities Commission (HOC) Housing Programs & Services

January 12, 2021

Introduction – WE ARE HOUSERS!

- Provides affordable housing opportunities through owning, operating, and developing housing in Montgomery County
- Administer federal, state, county, and private affordable housing programs
- Mission – Provide affordable housing and supportive services that enhance the lives of low to moderate income households
- Our Customers – Single Adults, Families w/Children, and Older Adults (62+)
- Greatest Challenge – Meeting the housing need (units); Cost of managing existing units

Introduction – Housing Programs

- Housing Choice Voucher Program (HCV)
 - > Federal rent subsidy program
 - > Income Eligibility Limits (Ex. Family of 4 - \$79,600)
 - > Rent payments are 30-40% of their adjusted income.
 - > HOC pays the landlord remaining portion of the rent.
- Project Based Rental Assistance Voucher Program (PBRA)
- Project Based Voucher (PBV)
 - > Federal rent subsidy program
 - > Same federal guidelines as HCV

**33% or 2,459 Vouchers
are utilized by Seniors**

**Six (6) Properties
Designated for Older
Adults (62+) → 900 Units**

Introduction – Other Housing Programs

- Opportunity Housing – a non technical term used by HOC for its broad range of non-federally subsidized housing types owned by HOC. Includes the following:
 - > Mixed Income Properties – market rate and affordable units in the same development (market rate rents subsidize the lower rents on affordable units)
 - > Tax Credit Partnerships - Approx. 467 scattered site units funded through these partnerships
 - > Scattered Sites – Approx. 1600 scattered site units (most often they are townhouses purchased through the MPDU program operated by the County)
 - > Rent Supplement Program – County funded program in five (5) privately owned rental properties providing \$250 - \$350 per month of rental subsidy. Approx. 200 households served per year.

Overview – Housing Path Wait List

- In 2015, HOC launched Housing Path, an online wait list portal for affordable rental housing programs. Housing Path matches applicants to affordable housing programs based on household size , income, age, and other factors. To apply, go to www.HOCHousingPath.com.
- HOC selects applicants from the waitlist in order of the date/time application was submitted. Waitlist is always open for new applicants.
- Preferences given to applicants who live or work in Montgomery County.
- For any additional questions email help@hocmc.org

Introduction – Enrichment Programs

- **HOC Academy** – Provides adult education, training, and employment/workforce development opportunities; offers tuition assistance for adult learners; offers youth STEM enrichment
- **Fatherhood Initiative Program** – Supporting families by supporting fathers and helping them to reach their fullest potential.
- **Family Self Sufficiency Program (FSS)** - a 5-year voluntary program to assist families with goals towards economic self-sufficiency.
- **Financial Literacy Coaching** – Offers one-on-one coaching, budget and credit counseling, and financial literacy workshops on various topics
- **Youth Enrichment After School and Summer Programs & Adult Programs**



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