

Disability Network Directory – Montgomery County, Maryland

Housing Providers

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This is a project of the Montgomery County Commission on People with Disabilities.

To submit an update, add or remove a listing, or request an alternative format, please contact: MCCPWD@montgomerycountymd.gov.

Moderately Priced Dwelling Units (MPDUs) Montgomery County Department of Housing and Community Affairs

311 (In County)

240-777-0311 (Outside of County)

www.montgomerycountymd.gov/dhca

MPDUs are affordably priced homes – both new and resale – offered to first-time homebuyers who have a moderate level of household income.

MPDU Program Guide:

http://montgomerycountymd.gov/DHCA/housing/singlefamily/mpdu/index.html

Maryland Department of Housing and Community Development (MDHCD)

301-429-7852 (V)

1-800-638-7781 (Toll Free)

Email: singlefamilyhousing.dhcd@maryland.gov https://mmp.maryland.gov/Pages/default.aspx

Maryland Mortgage Program: Low-interest 30- year fixed rate loans. Income eligibility limits. Loans must be done through an approved MMP lender; there are more than 100 lenders. Lender information:

https://mmp.maryland.gov/FindLenders

Down Payment Assistance & Partner Match Programs: May be used for down payments, closings costs, and prepaid/escrow expenses. Available in zero interest deferred loans, forgivable loans, or cash grants. Applicants eligible for the Maryland Mortgage Program mortgage may receive an additional loan for down payment costs.

https://mmp.maryland.gov/Pages/Downpayment.aspx

HomeAbility: A special product designed to assist Maryland homebuyers with disabilities to finance their home purchase. This is a Conventional Loan product and provides up to 95% LTV in a first lien and up to 25% (with a maximum of \$45,000) in a second lien to assist with down payment and closing costs. The combined LTV may not exceed 105%.

https://mmp.maryland.gov/Pages/HomeAbility/default.aspx

Montgomery County Dept. of Health and Human Services - Housing Stabilization Services (HSS)

www.montgomerycountymd.gov/HHS-Program/SNHS/SNHSEMEvictionPrevent-p745.html

HSS provides case management and limited financial grants to support residents at-risk of homelessness. Services include assessment of need, emergency financial assistance, and case management to help households keep their current housing, obtain new housing, prevent utility shut-off, and restore disconnected utility services. Eviction prevention grants are available to households that meet income guidelines, have received a court judgement for an eviction or "put-out" notice, and have not received an eviction prevention grant in the preceding 12 months. Request a phone interview by calling 311 (if calling from outside Montgomery County, call 240-777-0311). You may also come in person to the offices below:

Germantown Office

12900 Middlebrook Road, 2nd floor, Germantown, MD 20874

Rockville Office

1301 Piccard Drive, 2nd floor, Rockville, MD 20850 Silver Spring Office

8818 Georgia Avenue, Silver Spring, MD 20910

Housing Initiative Program (HIP) - Montgomery County Dept. of Health and Human Services

240-907-2688 (24-hour Homeless Information Line)

240-777-4448 (Shelter Services)

Email: <u>HIP@montgomerycountymd.gov</u> <u>https://www.montgomerycountymd.gov/homelessness/c</u> ontact-us.html

Program designed to reduce the incidence of homelessness in Montgomery County by providing permanent supportive housing for those individuals and families that live in emergency or transitional shelters which include hotels/motels, are exiting an institution and/or sleeping in a place not designed for regular sleeping accommodation, including cars, parks, bus/train stations, camping grounds etc. All HIP participants are referred from the Montgomery County Coordinated Entry System (CES) and are assessed for Permanent supportive Housing.

Maryland Developmental Disabilities Administration/ Dept. of Housing and Community Development Rent Subsidy Program (DDA/DHCD RSP)

Email: dda.housinginitiative@maryland.gov A tenant-based rent subsidy program. This program allows eligible DDA/DHCD RSP participants to search for a unit that meets their needs in the community of their choice. Units chosen by participants can rent for no more than the maximum Fair Market Rent (FMR) for the area in which the unit is located (as determined by the U.S. Department of Housing and Urban Development (HUD)). Program participants will pay 30% of their total household income for rent and utilities. The DDA/DHCD RSP will pay the difference between the rent the program participant pays and the total rent for the unit. DDA will: provide funding for the DDA/DHCD RSP; verify that applicants are receiving services funded by DDA or are on the DDA Waitlist in the Crisis Resolution category; oversee DDA/DHCD RSP program operations; and assist housing support service (HSS) providers, landlords and program participants with any issue that could affect the program participant's continued tenancy. Referrals to Housing Support Provider agencies are made by the person's Coordinator of Community Services. Only Housing Support Service specialists can place someone on the waitlist for this program.

Maryland Affordable Apartment Search

https://resources.hud.gov/

Database maintained by the US Department of Housing and Urban Development of apartments that receive funding from HUD to offer subsidies to low-income tenants.

Arc Montgomery County

7362 Calhoun Place Rockville, MD 20855 301-984-5777 x 1230 (V)

Email: communityliving@thearcmoco.org

https://thearcmontgomerycounty.org/what-we-do/for-adults/community-living-services.html

Full residential services focused on individualized support can be provided to adults with disabilities at one of 35 single-family homes, townhomes or condos owned or operated by The Arc Montgomery County. Regardless of the setting, every individual enjoys a private bedroom. Support services may include personal care, medication administration, use of community services, meal preparation, recreation, financial management and health care coordination. A continuum of services can be provided from early adulthood through senior years, and annual team meetings with staff, relatives, friends and other service providers is an avenue for setting goals and evaluating outcomes. During weekdays, all participants must be involved in education, work, volunteer service or senior living activities in the community. Evening and weekend

Arc Montgomery County Continued

activities are based on individuals' interests and typically include fitness and exercise, dining out, shopping, volunteer work, music and art activities, movies, and parties or holiday celebrations. Individuals must apply to the Maryland Developmental Disabilities Administration for eligibility and funding approval.

Community Services for Autistic Adults and Children (CSAAC)

Sam Asiamah, Director, Residential Support Services 8615 East Village Avenue Montgomery Village, MD 20886 240-912-2220 (V)

Email: sasiamah@csaac.org

https://csaac.org/our-services/residential-supports
Offer a residential program for children and adults with
Autism. Homes are staffed round the clock by
counselors who teach independent living skills such as
housekeeping, personal hygiene, shopping, money
management, communication, telephone use, and
leisure activities. Staff have specialized training in order
to provide residential supports to individuals with
Autism.

Community Support Services (CSS) Residential Services

9075 Comprint Court Gaithersburg, MD 20877 301-926-2300 (V)

Email: css@css-md.org https://www.css-md.org/

Provides Community Living and Supported Living to individuals, 18 years and older, approved for Residential Services by DDA. For adults participating in community living, two individuals live in a townhouse or condominium located in upper Montgomery County. Residences are owned and operated by CSS. CSS provides the trained support staff and supervision as specified in each person-centered plan. CSS currently operates 60 homes, and individuals have choices of the housemate they prefer and the residence best suited for them. Individuals, participating in Supported Living, receive support to live in their own home, outside the family home. The individual may live alone or with a housemate and is responsible for room and board expenses and the management of the home. CSS provides staff support as requested to pursue personcentered goals to increase independence and community membership.

Cornerstone Montgomery

2 Taft Court, Suite 200 Rockville, MD 20850 301-715-3673 (V)

www.cornerstonemontgomery.org/services/residential-rehabilitation/

Nonprofit organization that empowers people living with mental health and co-occurring mental health and substance use disorders to live, work and integrate successfully within the community.

Residential Rehabilitation Programs designed to help individuals learn to live as independently as possible. Ranging from 24-hour onsite supervision to drop-in services. Residential staff provide assistance with transportation, cooking, medication monitoring, activities of daily living and provide opportunities for increasing socialization.

Residential Crisis Service Program provides services in a community-based setting as an alternative to inpatient hospitalization. Clients continue to live their lives including going to work, meeting with their outpatient providers, attending day programs, and spending time with family and friends; all while receiving medication adjustments, counseling, and 24-hour support.

Erosun Inc.

Joslyn Cobbins, Assistance Program Director 10811 Red Run Blvd, Suite 202-204 Owings Mills, MD 21117 410-296-4641 Ext 014 (Office) 667-273-5483 (Direct - Joslyn Cobbins)

Email: jcobbins@erosun.org

www.erosun.org

Provide residential services, supported living, day habilitation, community development services, employment services, personal support services, and respite care, with transportation included for all services, for individuals with intellectual and developmental disabilities. Additional services include nursing services, behavioral supports and assistive technology. Operate homes and provide services in Baltimore City, Baltimore County, Harford County, Montgomery County and Washington County.

 Residential Services (Community Living – Group Homes): Provide 24/7 care where individuals can thrive. Focus is on fostering independence, building life skills, ensuring safety, and creating a true sense of belonging in a family-like environment.

Full Citizenship of Maryland

4910 Decatur Street #103 Hyattsville, MD 20781 301-209-0696 (V)

Email: fullciti@verizon.net

Provide individualized residential services, community living supports and assistance to individuals with developmental disabilities 21 years of age and older. Funded through the Maryland Developmental Disabilities Administration (DDA).

Habitat for Humanity Metro Maryland (HFHMM)

8380 Colesville Road, Suite 600 Silver Spring, MD 20910 301-990-0014 (V)

https://habitatmm.org/home-purchase

Works in partnership with families, volunteers, donors and communities to build homes and provide an affordable mortgage to low and moderate-income families with the dream of homeownership.

Home Purchase Program: Ensures that qualified buyers pay an affordable mortgage. HFHMM will evaluate all applications based upon three main criteria: need, ability to pay and willingness to partner. You must have lived or worked within Montgomery or Prince George's County for at least one year; you must contribute up to 500 hours of sweat equity based upon family size; proof of Citizenship or Permanent US Residency; habitat homebuyers must have an annual household income between 30% to 60%, and in some cases up to 80% of the AMI (Area Median Income) as determined by HUD.

Home Repair and Weatherization: Provide low-cost home repairs and weatherization services to address health and safety issues, energy efficiency improvements and/or code violations to qualified Montgomery County and Prince George's County homeowners. Not an emergency program.

Veteran Repairs Program: A construction-based resource aimed at identifying and addressing health and safety related repairs to the homes of qualified families in Montgomery and Prince George's Counties. Funding for the Veteran Repair Program comes, in part, from the Home Depot Foundation, and allows HFHMM to serve the critical repair needs of Active Duty and Veteran households in the community.

Repair and Accessibility Modification Program (RAMP): A construction-based resource aimed at identifying and addressing critical health, safety and accessibility related needs in the homes of families where at least one household member struggles with one or more Activities of Daily Living (ADL's). The goal of this program is to provide owner-occupied homes with a safe, healthy, and accessible environment in a comprehensive way using the expertise of an Occupational Therapist (OT), and optional consultation with a Registered Nurse (RN) to determine best-fit accessible solutions for housing challenges.

Habitat for Humanity Metro Maryland Continued Home Accessibility Rehabilitation Program (HARP):

A free program through the Department of Housing and Community Affairs, administered by Habitat for Humanity Metro Maryland. The goal of this program is to provide owner occupied homes with accessibility modifications. Eligible items include grab bar installation, stair lift installation, tub cut or walk-in shower conversion, indoor/outdoor railing installation, and ramp installation. Qualifications: be a current resident of Montgomery County; own and occupy the home where services are requested; at least one home occupant over the age of 65 and/or has a physical disability; have current homeowners' insurance; be income qualified. There is no repayment for participants.

Head Injury Rehabilitation and Referral Services, Inc.

11 Taft Court, Suite 100 Rockville, MD 20850 301-309-2228 (V) Email: tbi@hirrs.org

Email: tbi@hirrs.org www.headinjuryrehab.org

Operates residences in which individuals live full-time. All housing units are located in Montgomery County and include spacious single-family houses and centrally located apartments. Each home serves three individuals and each person has their own room. A vehicle is dedicated to each home for individual transportation to and from day activities and planned weekend activities. Clients are supported and supervised as needed during the afternoon, evenings. overnight and early morning to assist individuals in completing tasks, learning skills or preparing for the next day's activities. Staff are certified with the Maryland Board of Nursing as CMTs and are trained in First Aid and CPR. Additionally, staff receive annual training related to caring for individuals with disabilities and brain injury.

Housing Unlimited, Inc.

12125 Veirs Mill Road, Unit 201 Silver Spring, MD 20906 301-592-9314 (V)

Email: information@housingunlimited.org

www.housingunlimited.org

Provide shared, independent housing for adults in mental health recovery. In general, tenants in Housing Unlimited homes pay a rent contribution calculated at 38% of their net monthly income. The tenant's rent contribution, plus a shallow rent subsidy from Montgomery County, covers utilities including gas, electric, heat, water, waste collection, and local telephone.

Inwood House

10921 Inwood Avenue Silver Spring, MD 20902 301-649-6595 (V)

Email: info@inwoodhouse.org

www.inwoodhouse.org

Affordable and accessible apartment rentals in a community designed specifically for adults who have a disability or adults age 62+. All 150 apartments contain accessibility features for persons with mobility impairments, 56 one-bedroom apartments and 11 twobedroom apartments have shower stalls specially designed for persons with mobility issues. Property has many amenities for residents including telephone entry system; 24 Hour front desk staff; emergency call system in each apartment; optional weekday lunch program through Montgomery County; active tenants association; Community Resource Advocate staff; active recreational and social calendar; plentiful handicap parking spaces; walkway for dog walking; back patio with grills and tables; raised garden beds; rose garden; and free weekly transportation to Giant Foods in Wheaton. Rent subsidy available through Section 8 contract maintained by U.S. Dept. of Housing and Urban Development (HUD). Must meet income requirements.

Jubilee Association of Maryland

10408 Montgomery Avenue Kensington, MD 20895 301-949-8626 (V)

Email: info@jubileemd.org

www.jubileemd.org

Provide community residential services to adults who have developmental disabilities. Group homes, alternative living arrangements, training and support services are available to people who live in non-group home settings. Housing Support Services navigates the complex process of securing affordable and accessible housing in Montgomery County, Maryland, for adults with intellectual and developmental disabilities. Secure housing vouchers, including through the Developmental Disabilities Administration (DDA) Rent Subsidy program. Also support people in finding apartments and homes where they want to live, and where they are in control as the leaseholder.

LaTonya's House

9701 Apollo Drive, Suite 100 Upper Marlboro, Maryland 20774 240-324-6430 (V)

Email: info@ucsupportsmd.org

www.ucsupportsmd.org/ourresidences

The agency provides residential living services to individuals with disabilities who are least 18 years of age. Residential program offers daily living and life skills support and training, recreation and social activities (including customized community participation plans), housekeeping, food preparation, high engagement with the Family Support Association, and optional academic/learning supports and enrichment activities. Eligibility requirements: adults with developmental disabilities who have funding through Maryland's Developmental Disabilities Administration or demonstrated private funding.

Main Street

50 Monroe Place Rockville, MD 20850 301-810-3199 (V)

Email: info@mainstreetconnect.org

www.mainstreetconnect.org

Main Street Apartments is an affordable, inclusive and nurturing environment that serves all members of the community – including those with varying special needs and disabilities. The ground floor of the Main Street building has a 10,000-square-foot community center that includes a fitness center, teaching kitchen, multimedia room and a classroom. Together with professional partners. Main Street offers a robust calendar of daily, weekly and monthly classes, programs, events and community engagement opportunities. Main Street's community center and programming are open to residents and to nonresidents who join as members. In addition, Soulfull Cafe, a coffee shop and partnership between Dawson's Market and Main Street, is located at the front of the Main Street building and open to the public. Soulfull Cafe provides an opportunity for employment to people with and without disabilities.

Improving Child & Adult Disability Services in Montgomery County (YouTube Video):

www.youtube.com/watch?v=WhLbuo2mMlg

As the demand for services for children and adults with emotional and behavioral disorders increases in Montgomery County, service providers like Mission Autism Clinics and Main Street Connect are stepping up to get residents the help they need and the dignity they deserve.

Makom (formerly Jewish Foundation for Group Homes)

1500 East Jefferson Street Rockville, MD 20852 240-283-6000 (V)

www.makomlife.org

Non-sectarian organization dedicated to enhancing the independence, dignity, choice, and community inclusion of individuals with disabilities age 18 and older. The agency provides training to enhance independent living skills, personal assistance with daily living, and long-term support. Offer multiple options in our residential program including homes in Montgomery County, Maryland, and Fairfax, Virginia, alternative living arrangements and drop-in support; and independent living skill-building through their MOST™ (Meaningful Opportunities for Successful Transitions) Program. Social, emotional and educational supports for siblings.

MyPad

www.makomlife.org/mypad

An opportunity for individuals with developmental disabilities and/or chronic mental illness to live on their own. Offer below-market rent to eligible applicants. Individuals in this program must receive 2 to 8 hours of support each week. Supports may include increasing independent living skills, communication skills, opportunities for socialization, and organizational skills. Private pay is the only funding option accepted. Individuals who qualify for DDA funding are unable to participate in this program and are encouraged to explore other options at Makom.

MDHousingSearch.org

www.mdhousingsearch.org

Free housing service that helps people find a room, house or apartment that best suits their needs. Search by rent amount, accessibility features, housing vouchers and more. Also has information about moving costs, assisted living facilities, help for people who are homeless and financial assistance to help pay rent. Maintained by the Maryland Department of Housing and Community Development.

MedSource Community Services, Inc.

Shelley Tavenner, Administrative Director 101 Summit Avenue, Suite 200 Hagerstown, MD 21740 301-371-3775 x 202 (V)

Email: stavenner@mdsourceservices.org

www.medsourceservices.org

Provide individuals with intellectual disabilities the opportunity to live in community-based residential environments. Operate Alternate Living Units and group homes. Also provide personal support assistance services.

Montgomery County Coalition for the Homeless (MCCH)

2301 Research Boulevard, Suite 200 Rockville, MD 20850 301-217-0314 (V)

Email: mcch@mcch.net

www.mcch.net

Operates ten permanent supportive housing (PSH) programs to connect people who have experienced homelessness to stable, permanent housing along with the services they need to ensure they never experience homelessness again. Each year, MCCH serves nearly 800 men, women, and children, including veterans, living in 400+ households throughout Montgomery County. All PSH clients receive two critical types of support in order to remain in stable housing:

- Rental Assistance: PSH clients pay 30% of their income towards rent, regardless of the source or amount of their income. The balance of their rent is paid through vouchers or MCCH funding.
- Ongoing Supportive Services: Each PSH client receives ongoing support from a dedicated case manager to address the issues that led to their homelessness and connect them to resources they need to remain stably housed.
- Home Builders Care Assessment Center Men's Emergency Shelter serves over 750 men annually with on-site support services from client support managers. Clients have access to case management; employment lab with an employment specialist; support with locating housing; medical, psychiatric and dental care; breakfast, lunch and dinner; bathrooms and showers; laundry facilities; beds in pods of six; and outdoor space.
- Veterans Affairs Safe Havens Emergency
 Housing serves over 55 veterans with severe and
 persistent mental illness or co-occurring substance
 disorders in two shared homes.

Montgomery Housing Partnership

12200 Tech Road, Suite 250 Silver Spring, MD 20904 301-622-2400 (V)

www.mhpartners.org

Preserves and expands access to quality affordable housing in Montgomery County and the surrounding region. MHP has developed and owns more than 2,800 apartments, condos, and townhomes. MHP offers educational programs for residents to develop skills, expand their opportunities, and balance their lives. This includes preschool, afterschool and summer enrichment programs serving more than 400 children.

National Children's Center

8757 Georgia Avenue Silver Spring, MD 20910 202-722-2300 (V)

Email: info@nccinc.org

www.nccinc.org

Community-based homes and apartments offer individuals with developmental and physically disabilities individualized services and supports needed to live independently within the community. All services are person-centered and promote full community inclusion. NCC also supports activities of daily living, including planning individual and group vacations, teaching money management, functional academics, meal planning, household chores, public transportation and more. To the fullest extent possible, residents take care of themselves and their living environments.

Rockville Housing Enterprises (RHE) – City of Rockville Community Planning and Development Services

1300 Piccard Drive, Suite 202 Rockville, MD 20850 301-424-6265 (V)

Email: clientservices@rockvillehe.org

www.rockvillehe.org

Providing opportunities for self-sufficiency through the creation and preservation of quality, affordable housing for citizens of the City of Rockville. RHE Housing Choice Voucher Program administers approximately 450 units and enables households to rent housing in the private market with rental assistance. Mainstream Vouchers assist persons with disabilities under age 65. The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines HUD's Housing Choice Voucher rental assistance for homeless Veterans with case management and clinical services provided by the VA.

Sheppard Pratt

www.sheppardpratt.org/care-services/housinghomelessness-services

Offers help for individuals experiencing homelessnes \$01-201-3940 (V) by offering housing for the mentally ill in addition to housing solutions for veterans, women impacted by intimate partner violence, and more. Offer help for those in need through educational and counseling services for those who want to learn more about financing and establishing a home.

Housing Counselor Program

Tarcila Burkhardt, Contact 301-840-3240 (V) 640 East Diamond Avenue Suite B Gaithersburg, MD 20877

www.sheppardpratt.org/care-finder/housing-counselor Program helps Gaithersburg residents secure needed

resources and navigate the complexities related to renting, landlord and tenant matters, housing, and related issues and services. Gaithersburg residents are entitled to the assistance of a housing counselor free of charge. Services by appointment only.

Target Community & Educational Services Alternate Living Unit Program **Montgomery County Office**

Jon Joseph, Community Living Director 438 N. Frederick Avenue, Suite 325 Gaithersburg, MD 20877 240-632-1434 (V)

Email: jjoseph@targetcommunity.org

www.targetcommunity.org

Target's Apartment Program in Rockville, Maryland provides an independent, private living environment for individuals with disabilities. Community Living Managers provide 24/7 on-site supervision and assistance. Most of the clients in this program have jobs and are active in the community but may need assistance with transportation, medical coordination, and daily living skills. Target Homes manages seven Carroll County homes each occupied by three adults with intellectual and developmental disabilities and two live-in graduate student Community Living Managers. This arrangement ensures that Target participants are provided 24/7 assistance and oversight.

Transition House Mental Health Rehabilitation Service and Housing Agency

Evan Taff, Transition House Owner

Email: evan@livingthroughchange.com

www.livingthroughchange.com

Residential placement for the elderly and young adults with mental health needs. Provides ALF placement, wraparound services in the home and provider referral/coordination. Serve metro MD, DC, and VA. Private pay or select individuals if appropriate can be assessed to receive in-house subsidy through Transition House Foundation, Appointments arranged to meet and assess clients within 48 hours.

U.S. Dept. of Housing and Urban Development (HUD) Headquarters

451 7th Street, SW Washington, DC 20410 202-708-1112 (V) 202-708-1455 (TTY)

Baltimore Field Office

Bank of America Building - Tower II 100 South Charles Street, 5th Floor Baltimore, MD 21201 410-962-2520 (V)

Email: MDWebmanager@hud.gov

www.hud.gov

Information on housing assistance and programs, fair housing, the housing rights of people with disabilities and the responsibilities of housing providers and building and design professionals under federal law, and service animals.

Woodley House, Inc.

3000 Connecticut Avenue NW, Suite #108 Washington, DC 20008 202-830-3508 (V)

Email: woodley@woodleyhouse.org

www.woodleyhouse.org

Residential facility that provides housing for persons with mental illness. Housing options include temporary crisis care, transitional and long-term supported independent living. Provide individual comprehensive Mental Health Rehabilitative Services (MHRS) support services to every Woodley House consumer on an ongoing basis. Treatment program provides psychiatric mentoring and comprehensive support services.