



Housing Initiative Program (HIP) FAQs

Who is eligible to receive services?

Participants must be Montgomery County residents, homeless or residing in shelter placement, and the combined adjusted monthly income of all household members must not exceed 30% of the area medium income and the household assets must not exceed \$10,000. Participants must be included in at least one of the following special populations:

- A sensory, cognitive or mobile impairment
- A developmental disability or chronic mental disorder
- Co-occurring disability
- Chronic substance abuse
- An Elderly person in need of independent of supportive housing
- Homeless

How do clients get referred?

All HIP participants are referred from the Montgomery County Coordinated Entry System (CES) and are assessed for Permanent supportive Housing.

What does this subsidy cover?

HIP covers application fees and the security deposit (up to 2 months rental amount) as well as supportive and financial services. Participants are required to pay 30% of their income directly to the Landlord and HIP will pay the remaining 70% of the rent required.

Does the subsidy cover utilities?

No, however the program does provide a utility allowance to eligible participants to assist with utility costs.

How long does this subsidy last?

The HIP program is a permanent supportive housing program. Participation is ongoing as long as the participants qualify and remain eligible.

What happens after the 12 months?

The HIP program requires Participants to complete an annual renewal their first year they are in the program and bi-annual renewals thereafter.

What services are provided to participants?

Participants receive monthly supportive services based on their level of need from their case management team. Case managers meet with participants in their unit and in the community to assist with community resources and skills building to remain stably housed.



How will I be paid?

Checks will be made out to the landlord and sent via mail, direct deposit if signed up for ACH payments with the County.

What should my tenant do if they have questions about the program?

Your tenant should contact their Case Manager with any questions or concerns regarding the program and for any supports needed.

Who should I contact if I have questions about rental payments?

The HIP Case Manager is available to provide you with any assistance or information regarding HIP payments. Additionally, if you are ever unsure who the Case Manager is, you may reach out to HIP@montgomerycountymd.gov for assistance.

How can I partner with HIP ongoing?

Please reach out to the HIP program email at HIP@montgomerycountymd.gov to let them know you are interested in continued partnership with the program. Someone will contact you to discuss partnering with the program and any other special programs or incentives available to Landlords who partner with the Services to End and Prevent Homelessness.

Where can I get more information about my rights and responsibilities as a landlord?

Landlords can access the Office of Landlord and Tenant Affairs (OLTA) or use the Maryland Courts website for more information about rights and responsibilities as a landlord. Links for both websites are included below:

<https://montgomerycountymd.gov/DHCA/housing/landlordtenant/index.html> (OLTA)

<https://www.mdcourts.gov/legalhelp/housing> (Maryland Courts)