


WORKSESSION

MEMORANDUM

May 1, 2009

TO: County Council

FROM: Linda McMillan, Senior Legislative Analyst 

SUBJECT: **Worksession: FY10 Operating Budget
NDA - Housing Opportunities Commission**

PHED Committee Recommendation

The PHED Committee held a worksession on the transfer to the Housing Opportunities Commission on April 21st. **The Committee recommends (3-0) that the County not require HOC to pay rent for the Detrick Avenue headquarters building as the debt that was the basis for the rent has been retired. This will provide HOC with \$118,425 in additional resources while not changing the appropriation to the NDA. These resources should be used to mitigate some of the reductions identified by the County Executive in his budget recommendation.** The PHED Committee recommendation is shown as a change in resources in the Council's tracking system.

Background

For FY10, the County Executive recommends that \$6,136,340 in county tax-supported funding be provided to the Housing Opportunities Commission in support of HOC activities. This is a decrease of \$4,300 from the FY09 Approved. These funds are appropriated to the HOC Non-Departmental Account (NDA) and then transferred to HOC by the Director of Finance.

Program Summary	Expenditures
FY10 Recommended	\$6,136,340
FY09 Approved	\$6,140,640
FY08 Approved	\$5,731,290
FY07 Approved	\$5,486,710
Percentage change FY09-10	0%

In addition to these funds, HOC also receives county funding through the Capital Improvements Program, the Housing Initiative Funds, and an abatement of taxes through the Payment In Lieu of Taxes (PILOT) program. Narrative from the FY10 Recommended Operating Budget is attached at ©1-2. December 4, 2008 memo from Executive Director Alston is attached at © 3-7.

The following table provides information on the county grant as it is allocated to major programs.

	FY07	FY08	FY09	FY10	FY10	Change
	Approved	Approved	Approved	HOC Revised Request	CE Rec	FY09 to CE Rec
Resident Services	\$ 3,704,869	\$ 3,939,449	\$ 4,248,799	\$ 4,418,099	\$ 4,291,099	\$ 42,300
Parent Resource Centers	\$ 73,160	\$ 73,160	\$ 73,160	\$ 73,160	\$ 48,160	\$ (25,000)
Real Estate Development	\$ 179,896	\$ 179,896	\$ 179,896	\$ 179,896	\$ 170,796	\$ (9,100)
Public Relations	\$ 257,801	\$ 257,801	\$ 257,801	\$ 257,801	\$ 245,301	\$ (12,500)
Housing Resource Services	\$ 243,064	\$ 243,064	\$ 243,064	\$ 243,064	\$ 243,064	\$ -
Rental License Fees	\$ 340,280	\$ 340,280	\$ 340,280	\$ 340,280	\$ 340,280	\$ -
Public/Affordable Income Housing Electricity	\$ 530,000	\$ 530,000	\$ 530,000	\$ 530,000	\$ 530,000	\$ -
Home Ownership Association Fees	\$ 157,640	\$ 157,640	\$ 157,640	\$ 157,640	\$ 157,640	\$ -
Holy Cross Center @ Elizabeth House	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ -
Customer Service Centers			\$ 100,000	\$ 100,000	\$ 100,000	\$ -
TOTAL	\$ 5,486,710	\$ 5,731,290	\$ 6,140,640	\$ 6,309,940	\$ 6,136,340	\$ (4,300)

The County Executive's recommended changes to the Resident Services Category are the net of an increase of \$169,300 for the annualization costs for HOC employees (based on the compensation adjustment policies in place for the County Government) and decreases of \$50,000 for Youth Services, \$27,000 for Tenant Services Contracts, and \$50,000 for Resident Counselor Services.

FY10 Budget Issues

As an outside agency, HOC provides its budget request to both the County Executive and the County Council. On December 4, 2008, HOC forwarded a letter to Council President Andrews requesting an additional \$247,970 for the annualization of personnel costs that are funded through the NDA and waiver of the lease payment of \$118,425 for the Detrick Avenue offices.

1. Waiver of Detrick Avenue Rent

Last year the PHED Committee discussed that HOC has been making a \$118,425 lease payment to the County since 1987 for the Detrick Avenue building as well as covering the cost of maintenance, utilities, and other operating expenses. HOC told the Committee that the original agreement of 20 years ago was based on the need to cover debt costs previously incurred by the County and that the obligation had been met. The Committee indicated that it hoped that if the Executive branch could confirm that the debt had been repaid that this payment could be eliminated. The Executive has not waived this fee for FY10. If HOC does not have to make this payment, it will increase the resources they have to use for other purposes and reduce County Government revenues.

The PHED Committee recommends (3-0) that the County not require HOC to pay rent for the Detrick Avenue headquarters building as the debt that was the basis for the rent has been retired. This will provide HOC with \$118,425 in additional resources while not changing the appropriation to the NDA. These additional resources should be used to mitigate some of the reductions identified by the County Executive in his budget recommendation.

2. Reductions Identified in the County Executive Budget

The following items are identified in the Executive's recommended budgets as ways to reduce costs to meet the FY10 recommended NDA appropriation. **As previously noted, the PHED Committee is not making recommendations on these specific items but instead expects the \$118,425 in additional resources from not paying rent will mitigate the need for these cuts.**

a. Reduce Parent Resource Centers (\$25,000)

The Housing Opportunities Commission operates four Parent Resource Centers. They are located the Children's Resource Center and Millian Memorial United Methodist Church in Rockville, Emory Grove Family Resource Center in Gaithersburg, the Gwendolyn Coffield Community Recreation Center in Silver Spring. The Centers are drop-in centers that provide an opportunity for parents and children (birth to age 5) to learn together through supported playtime. Parents are assisted with problem solving and learn about child development and ways to enhance their parenting skills. There is an annual fee that ranges from \$5 to \$75 depending on income (see © 8-11 for information from the HOC website). During last year's budget session it was noted that HOC had received \$25,000 in funding from the Collaboration Council to open the Parent Resource Center at the Coffield Center in Silver Spring. Previous information provided to the Committee as a part of the FY08 budget review showed that at the three sites in place at the time served about 120 families and almost 200 children. A majority of the families had household incomes of less than \$50,000; however, this program serves families with a wide range of household incomes with some having incomes above \$100,000.

HOC notes that reducing the PRC budget by \$25,000 will necessitate the closure of one existing site. The loss of one site will result in the termination of 1.5 parent educator positions and services to approximately 75 children in 50 families.

b. Reduce Youth Services

(\$50,000)

HOC estimates that that this reduction will result in the loss of a Youth Counselor position which will severely limit a variety of youth activities at our Public Housing Multi-family complexes. A minimum of approximately 50 extremely low-income children who live at the properties in the County will be adversely affected. The Counselor positions are responsible for coordinating and implementing after-school and homework assistance programs, providing direct counseling for high-risk youth, providing coordination with various service providers, serving as liaison with school personnel and child welfare staff as well as providing trips/excursions and numerous summer programs and special activities such as the coin club. Without the leadership of the Youth Counselors, the Family Resource Centers will be underutilized and the likelihood of vandalism and property damage increases. Youth will not be assisted with school supplies, scholarship information, or applications for financial aid packages for college bound youth, etc. Referrals for services for disabled children or those requiring specialized, behavioral, and/or intensive treatment will be eliminated.

Low-income children tend to be left unsupervised while parents work. As the youth and children engage in fewer constructive activities, they often participate in destructive behavior, vandalism, dangerous or inappropriate activities within the community. HOC prides itself on the very low incidence of property damage, vandalism or our youngsters being engaged in inappropriate behavior. This successful outcome is believed to be directly attributable to our ability to have Youth Counselors at our properties to work with our youth population.

c. Reduce Tenant Services Contracts

(\$27,000)

HOC indicates that this category pays costs related to services provided by outside vendors, i.e. Girl and Boy Scouts, Saturday Karate, arts programs through the Black Rock Center, Youth Expo, Tobytown Community Center activities, anti-gang initiatives, etc. A total of \$27,000 will be reduced. Some programs will be eliminated entirely (Black Rock, Youth Expo). In other cases, the number of on-site programs will be reduced. For example, there are currently Girl Scout troops at seven HOC properties serving 142 girls in any given month and these funds are used to pay for uniforms and other expenses. A minimum of 15-20% of the enrollment may be severely impacted.

d. Resident Counselor Services

(\$50,000)

HOC indicates that this reduction will result in the elimination of an existing part-time Resident Counselor position or the conversion of an existing full time Resident Counselor position to part time. The impact of this will be a reduction in services to clients including case management, compliance and lease enforcement, community service enforcement, utility assistance, security deposit loan applications, translation services, holiday and school supply assistance, and other client-related assistance. These reductions would have an effect on lease enforcement and evictions as well.

e. Reduce Professional Services for Legislative & Public Affair (\$12,500)

HOC indicates that Legislative and Public Affairs (LPA) has had \$12,500 allocated in its budget for general public relations and event planning support as needed. The funding was initially added to LPA's budget several years ago when staff reductions created a concern that additional assistance might be needed on an intermittent basis. Legislative and Public Affairs is prepared to operate without this funding. **HOC has agreed to this reduction.**

f. Reduce Temporary Staff for Housing Resources (\$ 9,100)

This reduction may result in a compromise to program integrity. Specifically, long-term vacant positions as a result of unforeseen prolonged illness or absences may not always be covered by temporary assignments. Program Specialists, who already have large caseloads and now have to complete Earned Income Verification (EIV) reviews, may have increased caseloads that will take longer to process. The level of customer service may decline as fewer staff are available to serve our customers, and may complicate scheduling for increased hours of operation.

Update on Housing Vouchers

HOC has a shortfall of Federal funding for housing vouchers both in terms of the numbers of clients that need assistance in Montgomery County and the assumptions regarding fair market rents in the Washington area.

The table on the following page provides updated information on the use of Housing Choice Vouchers. HOC opened the waiting list for a window of December 8 through 20, 2008. The waiting list is now closed. HOC notified persons by postcard in March if their name was included on the waiting list. Names are then selected by random when vouchers become available. The household's eligibility for the program is then confirmed. Previously, HOC has shared that about 400 new vouchers become available each year through attrition from the program. However, in 2008 they began a new initiative to house new households and so the number of new vouchers is almost double that of 2007. Information on the Housing Choice Voucher Program including the current income limits is at © 12-15.

Housing Voucher Information					
	2004	2005	2006	2007	2008
Average number of vouchers (used as basis for HUD funding)	5,340	5,186	5,351	5,457	5,468
New vouchers issued	0	273	320	422	811*
Vouchers currently under contract	na	5,192	5,540	5340	5449
Number of Families who Moved	na	1,096	838	1309	1102
Reasons for moving:					
sale or renovation of property	na	40%	28%	28%	20%
medical reasons	na	14%	10%	10%	8%
financial burden	na	9%	14%	9%	11%
change in family composition	na	9%	6%	7%	8%
repair or safety issue	na	7%	16%	16%	12%
end of lease	na	3%	0%	4%	2%
taking voucher to different jurisdiction	na	2%	3%	2%	4%
wants to move/various reasons (school, job, space, locations)	na	14%	22%	24%	36%
unknown	na	2%	1%	na	n/a
Current Average subsidy payment	\$ 936	\$ 919	\$ 883	\$965	\$996
(Based on funding HOC expects average subsidy payment to run between \$883 and \$929 for 2007)					
* HOC began a lease up initiative in 2008 to house new applicants. As a result, this number is higher than previous years.					

Background – Establishment and Purpose of HOC

HOC builds, finances, owns, and manages properties that provide affordable housing for individuals with limited incomes in the County. HOC also finances, builds, and manages income-integrated properties. The County provides funding for HOC to acquire Moderately Priced Dwelling Units (MPDUs) for rental to lower-income families; maintain community standards and relationships between homeowners' associations and public housing residents; provide counseling and support services to low-income individuals and families in assisted housing; and provide information on available housing programs.

In 1966, the Council established the Housing Authority of Montgomery County (HAMC), which was funded as a bureau of the County's Department of Economic and Community Development. As interest grew in expanding the public sector's ability to provide housing services to a wide range of income groups, the County began to explore innovative approaches to provide capital for development. To accomplish this goal, the County worked to create a new housing entity that could provide increased flexibility. In 1974, parallel state and County legislation was enacted to establish HOC.

HOC has received an annual grant from the County for more than 30 years. Originally, the grant provided tenant services for residents in HAMC's public housing programs. The tenant services were designed to assist residents in achieving self-sufficiency; help integrate assisted housing residents in the broader community; and protect the County's investment in affordable housing. Over time, the use of this grant has expanded to include funding for the Housing Information Center, the Scattered-Site Public Housing Program, and the development of affordable housing.

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Housing Opportunities Commission

MISSION STATEMENT

The mission of the Housing Opportunities Commission is to make housing available to eligible families of low and moderate income and to provide necessary support services to encourage resident self-sufficiency.

To achieve this mission, the County provides funding for the Commission to manage the following public service programs:

- Affordable Housing Development: acquires Moderately Priced Dwelling Units (MPDUs) for rental to lower-income families;
- Public Housing Management: maintains community norms and relationships between Homeowner Associations (HOA's) and public housing residents;
- Services to Residents in Assisted Housing: provides counseling and support services to low-income individuals and families in assisted housing;
- Housing Resource Service: provides customer service, Housing Choice Voucher Program client services, and information on affordable housing programs including home buying; and
- Community Relations: responds to community concerns through the Good Neighbor Program which conducts community surveys and meets with Homeowners Associations and other community groups to discuss affordable housing issues.

BUDGET OVERVIEW

Complete information regarding the budget of the Housing Opportunities Commission (HOC) is available by contacting the Public Affairs Office of the Commission at 240.773.9000. Copies of the budget are available at Montgomery County libraries.

The FY10 Recommended appropriation in the Non-Departmental Account for services to be provided by the Housing Opportunities Commission is \$6,136,340. The Department of Finance reflects the amount as a transfer in the County's financial statements. This amount represents a decrease of \$4,300 from the FY09 approved budget of \$6,140,640.

In addition, this department's Capital Improvements Program (CIP) requires Current Revenue funding.

PROGRAM CONTACTS

Contact Terri Fowler of the Housing Opportunities Commission at 240.773.9107 or Jennifer Bryant of the Office of Management and Budget at 240.777.2761 for more information regarding this agency's operating budget.

Housing Opportunities Commission

The Housing Opportunities Commission is a public corporation established by Maryland law to act as a builder, developer, financier, owner, and manager of housing for people of low- and moderate- (eligible) income. The Commission also provides eligible families and individuals with affordable housing and supportive services.

FY10 Recommended Changes	Expenditures	WYs
FY09 Approved	6,140,640	0.0
Increase Cost: Annualization of FY09 Personnel Costs, not including cost of living adjustment	169,300	0.0
Reduce: Temporary Staff Budget for Housing Resources	-9,100	0.0
Eliminate: Professional Services Budget for Legislative & Public Affairs	-12,500	0.0
Reduce: Parent Resource Center Budget	-25,000	0.0
Reduce: Tenant Services Contracts	-27,000	0.0
Reduce: Resident Counselor Services	-50,000	0.0
Reduce: Youth Services	-50,000	0.0
FY10 CE Recommended	6,136,340	0.0

Inauguration & Transition

The Montgomery County Charter provides for the quadrennial election of a County Executive and County Council. This NDA provides for a ceremony and smooth transition of the County Executive and County Council every four years.



10400 Detrick Avenue
Kensington, Maryland 20895-2484
(240) 773-9000

December 4, 2008

The Honorable Phil Andrews
President, Montgomery County Council
100 Maryland Avenue
Sixth Floor
Rockville, Maryland 20850

Dear Mr. Andrews:

On behalf of the Housing Opportunities Commission of Montgomery County, I am submitting a request for funding from the County's FY'10 Operating Budget at the submission target of \$6,388,610 as indicated in the Operating Budget Guidance Memorandum. HOC will also be requesting an adjustment for the incremental Other Post Employment Benefits (OPEB) costs associated with the work years funded by the County once the FY'10 projection for HOC's portion of this cost is provided. OMB is expecting this request.

HOC is Montgomery County's primary owner, operator and developer of affordable housing. As the housing needs of the County's low and moderate income families continue to grow, and continue to be unmet, HOC has never been more central to the County's ability to meet the needs of these citizens.

As you are aware, HOC relies heavily on County funding for its Resident Services, Public Affairs and Housing Resource Service Divisions. We continue to use County dollars to leverage additional funds from Federal, State, and local sources. These dollars allow HOC to increase the range and level of services to residents. Historically, the County allocation has leveraged more than triple the amount through Federal, State, and miscellaneous grants.

Partnerships with the County Department of Health & Human Services (HHS) and a variety of non-profit organizations will continue. We partner with HHS in the Housing First Initiative. Also, we will maintain our ongoing efforts to provide services to special populations such as very low income families and individuals, and disabled adults and families with disabled members.



In light of the current economic situation that the County is facing, HOC is not submitting any new competition lists requests for FY'10. However, we would like to again request that the annual rent payment for Detrick Avenue be waived in accordance with the County Council's direction during their budget discussions last spring.

- **Waiver of Detrick Avenue Annual Rent Payment (\$118,425)**

HOC's contractual relationship with the County regarding our lease of the space at 10400 Detrick Avenue developed in two phases. Beginning in 1982, HOC and the County signed a Memorandum of Understanding (MOU) covering occupancy of the building. In April of 1987, a lease was signed which replaced the MOU that had been in effect up until that point.

The MOU clearly indicates that the calculation of the annual lease payment was based on retiring two types of debt related to the building:

- The first debt was reimbursement to the County of bond debt service due to the State of Maryland.
- The second debt was repayment of a capital investment related to the cost of renovating the building, which was funded by the County, prior to our occupying the building in 1982.

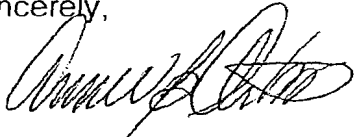
Since 1987, HOC has been paying \$118,425.20 annually, as required by the provisions of the lease. It should also be noted that the lease places all obligation for repairing, maintaining, and operating the building on HOC - except for very limited and specific responsibilities still assigned to the County.

During the FY'09 budget process, HOC requested that the County waive the annual rent payment for Detrick Avenue because the original debts, upon which the lease payments were calculated, had been retired. The Planning, Housing and Economic Development (PHED) Committee agreed that if the original obligation had been met, then the County should forgive the lease payment for the building. The PHED Committee recommended that the item be included in the FY'09 reconciliation list. When the County Council made their final budget decisions for FY'09, the lease payment was not waived. However, it was the direction of the Council that this item be addressed during the next budget cycle and that the lease payments be eliminated. For these reasons, HOC is asking the County to waive future lease payments for the Detrick Avenue building.

We have attached the back-up materials, as submitted to the Office of Management and Budget through the Financial Management Software System.

We appreciate your consideration of our request. Should you have any questions or need additional information, please contact Terri Fowler, Budget Officer at (240) 773-9107.

Sincerely,



Annie B. Aston
Acting Executive Director

cc: Isiah Leggett, County Executive
Joseph F. Beach, Director, Office of Management & Budget
Linda McMillan, Senior Legislative Analyst
Jennifer Bryant, Office of Management and Budget

Attachment

FY09-FY10 MARC CROSSWALK

NDA - Housing Opportunities Commission
General Fund

ALL DIVISIONS

RefNo.	Title	Dept Submission							Rev.Chg.
		PC	OE	CO	Total \$	WY	FT	PT	
Original Appropriation									
A1	FY09 Original Appropriation	0	6,140,640	0	6,140,640	0.0	0	0	0
	Subtotal:	0	6,140,640	0	6,140,640	0.0	0	0	0
Maintenance Level Crosswalk									
M1	Increase Cost: Annualization of FY09 Personnel Costs	0	247,970	0	247,970	0.0	0	0	0
M2	Increase Cost: FY10 Compensation (BPREP Accumulator 113)	0	0	0	0	0.0	0	0	0
M3	Increase Cost: Annualization of FY09 Operating Expenses	0	0	0	0	0.0	0	0	0
M4	Decrease Cost: Elimination of One-Time Items Approved in FY09	0	0	0	0	0.0	0	0	0
M5	Increase Cost: Annualization of FY09 Lapsed Positions	0	0	0	0	0.0	0	0	0
M6	Decrease Cost: Retirement Incentive Program (RIP) Savings	0	0	0	0	0.0	0	0	0
	Subtotal:	0	247,970	0	247,970	0.0	0	0	0
	Maintenance Level Total:	0	6,388,610	0	6,388,610	0.0	0	0	0
	MARC Total:	0	6,388,610	0	6,388,610	0.0	0	0	0
	CE MARC:				6,388,610				
	VARIANCE:				0				

DESCRIPTION/JUSTIFICATION OF CHANGES

NDA - Housing Opportunities Commission
General Fund

ALL DIVISIONS

Title: Increase Cost: Annualization of FY09 Personnel Costs			Ref ID: M1
Most Important Results Area:			
Dept Priority: 0	Personnel Costs: 0	FT Positions: 0	
IT Review:	Operating Expenses: 247,970	PT Positions: 0	
	Capital Outlay: 0	Workyears: 0.0	
	Total Expenditure: 247,970	Revenues: 0	

Department Submission

Department Headline Performance Measure:

Program Performance Measure Changes:

Problem Definition and Proposed Solution:

The FY'10 MARC includes a placeholder for a compensation adjustment for the upcoming year based on the current contract with Municipal County Government Employees Organization (MCGEO). FY'09 is the final year of the contract and HOC is currently in union negotiations for the new contract. HOC requests OMB continue to use this amount for a compensation adjustment placeholder as the new contract will not be finalized until the spring of 2009.

Evidence to Support Proposed Solution:

Review Item Partners / Collaboration:

Expenditure Breakout:



Search HOC Site

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Kensington, MD 20895
(240) 773-9000 (Phone)
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(301) 949-5326 (TTY)

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Home > Parent Resource Centers

Parent Resource Centers

*Parents are their children's first
and most important teachers.*

Parent Resource Centers support families and enhance the healthy development of children while encouraging parents as the primary teachers of their children.

At the centers, parents and their children, between the ages of 0 and 5 years, come together to play in an early childhood/parenting classroom equipped with preschool toys, books, games, and art activities. As a parenting program, the Parent Resource Centers are different from nursery schools, day care centers, and indoor playgrounds. Parent educators supervise the centers, plan the activities, provide child development information, and offer parenting support. Instead of working directly with the children, they provide the tools for parents to teach their children through play-oriented, educational parent-child activities. Parents and children are welcome to come and play together whenever they wish during the centers' daytime operating hours.

The Centers Provide:

- a place to play and learn with your child
- an opportunity to share ideas about parenting
- help with problem-solving your parenting concerns
- resources that support families
- a happy first school experience where children are valued and respected

We Hope you Will:

- learn about child development
- enhance parenting skills
- welcome and support others
- share your expertise about child development, parenting, and family life
- become involved in the center program
- let us know how we can improve the program and better meet your family's needs
- have fun with your child and enjoy the center!



How to Become a Member

Parent Resource Center Locations/Hours and Openings/Closings



The Parent Resource Centers are a program of the Housing Opportunities Commission of Montgomery County.

Parent Resource Centers "Nurturing Families"

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E-Mail Webmaster with questions or comments.





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Home > PRC Member

Parent Resource Centers

Becoming a Member

The Parent Resource Centers are open to all families on a membership basis. Registration is ongoing throughout the school year, but families are encouraged to sign up early to get the maximum benefit from their membership. The membership fee entitles a family to unlimited visits at all the centers.



If fees are a hardship for your family, please let us know. Payment plans and a limited number of scholarships are available. Speak with the parent educator at your center or call Eugene Spencer at (240) 773-9327 for more information.

For family child care providers: The family of each child who attends with a family child care provider must join and pay the membership fees.

April - June 2009 Family Fee Schedule Montgomery County Residents

Income Range	Annual Fee
\$0 - 30,000	\$ 5.00
\$30,001 - 50,000	\$15.00
\$50,001 - 75,000	\$25.00
\$75,001 - 100,000	\$45.00
Over \$ 100,000	\$70.00
Non-County Residents	\$75.00

Fees are for the entire year and are payable at the time of registration.

Fees for HOC families who are participating in the program will be paid by HOC.

Fees for Millian Memorial Families who are participating in the program will be paid by HOC.

Family incomes may be subject to verification.

If there is a particular financial hardship placed on a family by the fee, due to some special need, please contact Eugene Spencer at (240) 773-9327 or by e-mail at spencere@hocmc.org. Each case will be handled individually and when possible, a family may receive some partial scholarship.

Note: Financial Assistance only available to Montgomery County Families.





Search HOC Site

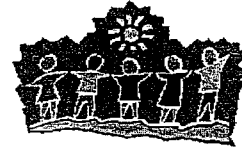
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Home > Parent Resource Centers > Locations and Hours

Parent Resource Centers



Locations and Hours

Opening Day: September 2, 2008
Closing Day: June 12, 2009

Location	Hours
Children's Resource Center, Room D-4 332 West Edmonston Drive Rockville, MD 20850 (301) 279-8497	Tuesdays, Wednesdays, Thursdays, and Fridays 10:00 a.m. - 2:30 p.m.
Millian Memorial United Methodist Church 13016 Parkland Drive Rockville, MD 20853 (301) 933-3646	Tuesdays, Wednesdays, and Thursdays 10:00 a.m. - 2:30 p.m.
Emory Grove Family Resource Center 8107 Morningview Drive Gaithersburg, MD 20877 (301) 990-6438	Tuesdays, Wednesdays, and Thursdays 10:00 a.m. - 2:30 p.m.
Gwendolyn R. Coffield Community Center 2450 Lyttonsville Road Silver Spring, MD 20910 (202) 359-9918	Mondays, Tuesdays, Thursdays, and Fridays 10:00 a.m. - 2:30 p.m.

Openings & Closings

Center programs will open and close according to posted schedules. The Resource Centers follow the **Montgomery County Public Schools** closings for snow or other inclement weather, including heat. If in doubt, call the center.

In cases of Montgomery County Schools opening late, the Parent Educator will make every effort to arrive at the Center as soon as possible, and as close to the posted opening time as feasible.

In addition, the Parent Resource Centers will be closed the following days:

November 4	Election Day
November 26 - 28	Thanks Giving
December 24 - January 2	Winter Break
January 19	Martin Luther King Day
February 16	President's Day
April 6 - 13	Spring Break
May 25	Memorial Day
June 12	Closing Day



10400 Detrick Avenue
Kensington, Maryland
20895
240-773-9344

www.hocmc.org



FOR IMMEDIATE RELEASE
Tuesday, February 19, 2008

CONTACT: Susan Krimer Yancy
240-773-9060

HOC TO OPEN NEW PARENT RESOURCE CENTER IN SILVER SPRING MARCH 3

\$25,000 Grant from Montgomery County Collaboration Council for Children, Youth and Families Funds Opening

The Housing Opportunities Commission and its nonprofit organization, Community Partners, Inc., will open a new Parent Resource Center at the Gwendolyn Coffield Recreation Center at 2450 Lyttonsville Road in Silver Spring on March 3. Funding for the Center is being assisted by a \$25,000 grant from the Montgomery County Collaboration Council for Children, Youth and Families. The Montgomery County Department of Recreation provided space for the Center.

The Silver Spring "Parent Resource Extension Center" will target parents and young children, providing support and activities designed to enhance early childhood development and helping to identify children with special needs. Center staff will also provide referrals to assist parents with parenting and family concerns.

The new center in Silver Spring is HOC's fourth Parent Resource Center. Other centers operate in Rockville and Gaithersburg. More information about the Parent Resource Centers is available on the HOC website: www.hocmc.org under the "Important Links" information box.

The Parent Resource Extension Center in Silver Spring will be open between the hours of 10 a.m. and 2:30 p.m., Monday through Friday. Membership fees to the Center are based upon a sliding scale according to household income.

An Open House celebration for the Parent Resource Extension Center will be held on Friday, February 22 from 11 a.m. – 1 p.m. All Media are invited to attend.

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NEWS RELEASE





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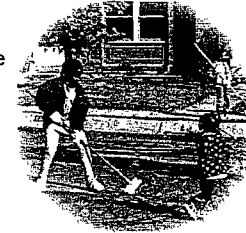
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Housing Choice Voucher Program

The Housing Choice Voucher Program, formerly known as "Section 8", provides assistance for very low-income households (single or family), the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market.



Participants who receive vouchers search for their own housing, which may include single-family homes, townhouses, and apartments, or even the family's present residence. Housing Choice Voucher assistance is portable anywhere in the United States, including Guam, Puerto Rico, Alaska, Hawaii, and the Virgin Islands.

Provided the housing they select meets the requirements of the program, the housing subsidy is paid to the landlord directly by the Housing Opportunities Commission on behalf of the family.



HOC has a new ombudsman email address for the Housing Choice Voucher program, rentasst@hocmc.org. If you would like to contact HOC staff with questions, concerns or comments regarding the Housing Choice Voucher program, please send an email to: rentasst@hocmc.org.

- Who is Eligible?
- Applying to the HCV Waiting List
- HCV Income Limits
- HCV Payment Standards
- Use a HCV Where You Live Today
- Other Housing Resources Programs
- Information for HCV Participants
- Information for Landlords/Owners
- HOC Responsibilities
- Landlord/Owner Responsibilities
- Resident Responsibilities
- Family Self-Sufficiency (FSS) Program
This program helps public housing and HCV families achieve self-sufficiency over a five to seven year period towards ending dependency on all public benefits, such as welfare, food stamps, medical assistance, and child care subsidies.

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E-Mail Webmaster with questions or comments.





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Housing Choice Voucher Program

The HCV waiting list is now **Closed**. All applicants who submitted an application when the waiting list was open (December 8-20, 2008) will receive a post card starting the end of March 2009 that acknowledges receipt of the application.

Applying to the HCV Waiting List

The Housing Opportunities Commission generally opens its Housing Choice Voucher Program (formerly known as the "Section 8 Program") wait list once a year.

You may **ONLY** apply for the HCV program while the wait list is **OPEN**.

When the HCV wait list opens, it will be advertised at least 30 days prior to the opening date on this website, and in local newspapers, such as the *Montgomery Gazette*, *Montgomery Journal*, and *El Pregonero*.

Applications will be available in all Montgomery County libraries, County service centers, and on this website. The waiting list will stay open for thirteen (13) days. All applicants who submit an application during this time will receive a postcard from HOC within 90 days that acknowledges receipt of the application.

What Happens After You Apply

All applications mailed to HOC with postmarks during the thirteen (13) days that the waiting list is open will be placed into a "pool" of applicants, and names will be drawn at random by lottery over the next 12 months. The names chosen will be invited by mail to participate in the program.

If your Name is Chosen

- HOC will contact you by mail, asking that you attend a Housing Choice Voucher Certification Briefing. A date and time will be included in your letter. You will also receive a packet of certification forms. These forms **must** be completed prior to your appointment and you **must** bring the forms, along with any documentation requested to your HOC meeting.
- If you do not speak English, you may bring a translator with you to your appointment.
- During your first meeting with HOC, you will meet with an HOC representative who will review your information to determine if you are eligible to receive voucher assistance. The HOC representative will review your annual household income, your citizenship status, and he/she will initiate a criminal background investigation on each adult member of the household (18 years of age or older).
- If you are determined **eligible** for HOC voucher assistance, you will receive a letter notifying you of your eligibility for assistance. That letter will also schedule you to attend a second appointment at HOC to receive your voucher. Your voucher is proof that you are in the Housing Choice Voucher program.
- If you are determined **ineligible** for HOC voucher assistance, you will receive a letter explaining why you were denied housing assistance and providing information should you wish to contest the decision.
- Once you receive your voucher, you will be given detailed instructions on how to go about finding affordable housing.

For questions concerning the waiting list, please call: 240-773-9009.





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Housing Choice Voucher Program

Voucher Payment Standard and Fair Market Rent Limits

There are no maximum rent limits under the Voucher Program but the owner is expected to charge a reasonable market rent for the unit based upon its size, location and amenities. The Voucher Payment Standard should be used as a gross rent guideline.

All Rents listed below represent gross rents (rent to owner plus utilities).

The new VPS will be used for all new contracts which include moves by participants. The new VPS are a reduction from 2007/2008 clients currently participating in the program are to be notified during their annual recertification, in writing, that the reduced VPS will be applicable at their next recertification. If you have any questions please contact a supervisor.

Bedroom Size	40th Percentile Fair Market Rents (Effective 10/01/08)	2007 Payment Standards	2008 Payment Standards (Effective 11/05/08)
Efficiency	\$ 1,002	\$1,128	\$ 1,102
1	\$ 1,131	\$1,285	\$ 1,244
2	\$ 1,288	\$1,456	\$ 1,417
3	\$ 1,647	\$1,879	\$ 1,812
4	\$ 2,157	\$2,459	\$ 2,373
5	\$ 2,481	\$2,827	\$ 2,729
6	\$ 2,804	\$3,197	\$ 3,084

INCOME LIMITS (Effective February 13, 2008)

Family Size	SECTION 8 EXTREMELY LOW	SECTION 8 VERY LOW INCOME
1	\$20,650	\$34,450
2	\$23,600	\$39,350
3	\$26,550	\$44,300
4	\$29,500	\$49,200
5	\$31,850	\$53,150
6	\$34,200	\$57,050
7	\$36,600	\$61,000
8+	\$38,950	\$64,950

In the Housing Choice Voucher Program, the housing authority (HOC) sets the Voucher Payment

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Standard (VPS). The VPS is used to calculate the portion of housing subsidy that HOC will pay on behalf of the family in the form of a Housing Assistance payment (HAP) to the owner.

The participant normally pays 30% of the monthly adjusted household income toward rent and tenant paid utilities (based on the HOC utility allowance schedule). HOC pays the remaining balance which is the contract rent minus the participant's portion (normally 30% of the participant's adjusted household income). The contract rent and the tenant paid utilities should not exceed the Voucher Payment Standard. If the contract rent plus the tenant paid utilities (also known as the *gross rent*), exceeds the Voucher Payment Standard, the participant will be responsible for the amount of the gross rent that exceeds the Voucher Payment Standard and 30% of the household adjusted income. When entering into a new contract, the total family contribution of rent and utility cost cannot exceed 40% of the household adjusted income.

The monthly subsidy paid on behalf of the participant by HOC cannot exceed the current payment standard minus 30% of the participant's monthly adjusted household income.

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E-Mail Webmaster with questions or comments.

