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ROLE IN OUR COMMUNITY:

Provides Full-Service Affordable Housing
 Provides Traditional Public Housing
 Develops Real Estate
 Provides Mortgage Finance Assistance
 Provides Resident Support Services
 Manages Rental Property

NUMBER OF EMPLOYEES:

331 full-time / 10 part-time

FY 2015 BUDGET:

\$246.9 million

FEDERAL ASSISTED HOUSING PORTFOLIO:

1,101 Public Housing Units
 6,679 Housing Choice Vouchers (Section 8)

WAITING LISTS:

15,588 (Housing Choice Vouchers)
 34,112 (Public Housing)

MISSION:

To provide affordable housing and supportive services



Pond Ridge, Olney, MD

HOC Housing Unit Summary

Units Owned by HOC - Contract Managed	3,952
Units Managed by HOC	3,046
HOC's "Owned" Portfolio	6,998

HUD Housing Choice Vouchers	6,679
Transitional Housing	5
Specialized Programs	717
HOC Leased/Administered	7,401

Privately Owned Multi-Family/HOC Financed	3,428
Single Family Financing - MPP	1,321
Closing Cost Loans	753
HOC Financed	5,502



Housing Programs

July 2014

Opportunity Housing

A broad range of non-federally funded subsidized mixed-income housing types owned by HOC and located throughout the County.

Housing Choice Voucher (HCV) Program

Formerly known as Section 8, low-income households are able to rent units in the private sector and pay approximately 30% of adjusted income for rent. Federal subsidies pay the difference directly to the landlord.

Public Housing

Federally subsidized housing owned and managed by HOC, public housing serves families, elderly and non-elderly disabled individuals. As of May 2014, HOC owned 1,101 units of public housing.

Section 236 Housing

This federal program, which ended in 1978, subsidized multifamily building mortgages down to 1%, which is much below market rates. Residents pay either a basic rent or 30% of income, whichever is higher. Because of the basic rent requirement, these properties assist those of moderate income, rather than very low income. HOC manages Bauer Park, and Town Center for the elderly and Camp Hill Square, Georgian Court, Stewartown and The Willows for families.

Low Income Housing Tax Credit Partnerships

Investors are partners with HOC and purchase housing that is rented to low and moderate income households. Rents vary but are near 30% of income.

Supportive Housing Program

Grant funds from the federal government provide supportive services and transitional housing to homeless individuals and families.

MultiFamily Mortgage Financing

HOC provides low interest mortgage financing to private and non-profit developers by issuing tax-exempt bonds. A percentage of these units is set aside for low and moderate income households.

Single Family Mortgage Program

HOC provides low interest loans to first-time homebuyers by issuing tax-exempt mortgage revenue bonds.

HOC Partnerships with Health and Human Services (HHS)

HOC and HHS provide housing and services for people with special needs.

Scattered Sites

HOC owns and manages scattered site units, which are individual units located throughout the County. Most often, they are townhouses purchased through the Moderately Priced Dwelling Unit (MPDU) program, operated by the County's Department of Housing and Community Affairs. The MPDU law requires that any development of more than 35 units must include 12-15% moderately priced units. One-third of these are offered for sale to HOC. Over the years, HOC has acquired units using funding from public housing, the State Partnership Rental Housing Program, Low Income Tax Credits, the McHome program and other sources.

Purchase Assistance

HOC offers purchase assistance, up to 3% of the sales price, as established by HOC, for qualified homebuyers using the HOC Reduced Rate First Trust Mortgage Program. The assistance can be used to cover down payment, closing costs or other pre-paid expenses.

HOC Homeownership Program

HOC provides low interest mortgage loans to assist families living in subsidized or rental housing to purchase homes.

Family Self-Sufficiency Program (FSS)

This program assists families in public housing and the HCV program to achieve economic self-sufficiency over a five-to-seven year period and to end dependency on welfare assistance. To date, over 800 households have participated in this program.