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Kensington, Maryland 20895

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March 18, 2024

Ms. Chelsea J. Andrews
President
Housing Opportunities Commission
10400 Detrick Avenue
Kensington, Maryland 20895

RE: Endorsement of Federal Fiscal Year 2025 (HOC Fiscal Year 2025) Five-Year Public Housing Agency Plan

Dear Ms. Andrews:

This letter certifies that the Resident Advisory Board (“**RAB**”) to the Housing Opportunities Commission (“**HOC**”) of Montgomery County reviewed and discussed the proposed Fiscal Year (“**FY**”) 2025 Five-Year Public Housing Agency (“**PHA**”) Plan. Please be advised that the RAB fully supports and endorses the proposed PHA Plan.

The RAB is pleased with the Agency’s plans to address the needs of low-, very low-, and extremely low-income families within Montgomery County, including the exploration of creative subsidy options, the Montgomery County Housing Production Fund, supportive services, and the addition of affordable housing units through renovations of existing properties and construction of new properties using creative financing solutions.

The RAB is excited for the future projects outlined in the “Goals and Objective” section. These projects are critical to HOC’s mission and the sustainable development of Montgomery County.

The RAB is also impressed by the achievements accomplished over the period covered in the previous FY 2020 Five-Year PHA Plan (FY 2020-FY 2024), including the addition of Project-Based Vouchers and tenant-based vouchers to HOC’s portfolio. The twelve other acquisition, renovation, and new-construction projects highlighted also provided a significant number of affordable housing units to the County.

The RAB also appreciates HRD’s utilization of HUD’s approval to increase the payment standards above standard levels in order to reduce rent burden and allow voucher holders to rent units in higher-rent areas. Also of note, was HRD’s accomplishment of a 98% utilization rate.



Resident Advisory Board

The demand for affordable housing in Montgomery County remains far higher than the supply, as evidenced by the 38,503 active applicants on HOC's affordable housing wait list. It is imperative that HOC continue to provide affordable housing opportunities to residents, not only through the HCV program, but also through the preservation and development of affordable housing units in its portfolio.

Sincerely,

Irma Washington - March 18, 2024

Irma Washington
RAB President