



ANNUAL REPORT

FY
2019- 2020

Community
Partners



HOC ANNUAL REPORT

TABLE OF CONTENTS

INTRODUCTION

Letter from **Board Director** 4

BOARD OF DIRECTORS

Board of Directors of Community Partners 5

THANK YOU TO

Supporters of Community Partners 6

FUNDING OUR MISSION

HOC Fiscal Year 2017 8

HOC Fiscal Year 2018 9

HOC STORIES

**Advanced Science Research
Center at the City University of
New York** 10

Media Production Summer Day Camp 11

Chess Summer Day Literacy 11

Senior Financial Literacy 12

Back-to-School Fest 13

Engineering Summer Day Camp 13

HOC ACADEMY

Kids' Robotics 14

HCCP

**The Housing Counseling
Plus** Program 16

THANK YOU TO

Funders & Partners 19

HOUSING OPPORTUNITIES COMMUNITY PARTNERS
**MESSAGE TO
 OUR STAKEHOLDERS**
Chair of Board



Dear Friends,

Low- and moderate-income families living in Montgomery County's affordable housing have the potential to reach great heights and achieve the goals they hold for themselves and their children. However, these goals are often out of reach without access to supportive services and resources.

Thanks to funding from philanthropic and local government grants, corporate sponsorships, and individual contributions, Housing Opportunities Community Partners (HOCP) and the Housing Opportunities Commission of Montgomery County (HOC) provided connections to essential programming, supporting and empowering low-income families as they seized opportunities to reach the promise of their potential.

In the midst of a global pandemic, those resource connections have become even more critical to the health, safety, and stability of the individuals and families served by HOCP and HOC. As a result, we have worked to adapt and recognize new possibilities for engaging and supporting HOC customers across the spectrum.

In this report you will read how HOC youth expanded their educational horizons through interactive STEM activities, how adults learned essential business skills and pursued entrepreneurship, and how homeless families secured access to safe permanent housing. While this report focuses on our efforts over the previous two years, we have spent 2020 working with HOC staff to forge a new way forward in a world heavily impacted by COVID-19. Our goal remains to maintain the excellent outreach and support efforts reflected in this report while learning how to expand and adjust programming and the focus of our funding to meet the needs that arise out of the pandemic.

As always, our programs hold fast to the vision that low- and moderate-income families should be able to pursue opportunities that allow them and their children to realize their fullest potential.

With your support, we pledge to increase our efforts to help more individuals, children, and families achieve their goals and positively change the trajectory of their lives.

Sincerely,


 KENNETH B. TECLER
 Board of Directors, Chair

**BOARD OF DIRECTORS
 OF COMMUNITY PARTNERS**



KENNETH B. TECLER
Board Chair
 Attorney – The Law Office of
 Kenneth B. Tecler, LLC
 kbt@kbtlaw.net



VARUN DHAWAN
Vice-Chair
 Chief Financial Officer – The Washington
 Center of Internships and Academic Seminars
 varun_dhawan@yahoo.com



THERESA FINNEY DUMAIS
Treasurer
 Director, Government &
 Industry Relations, Freddie Mac
 theresa.finney@gmail.com



SALLY ROMAN
 Retired – Master Planner for Montgomery
 County Department of Park and Planning
 Former Chair of HOC
 SallyRoman@yahoo.com



MORGAN G. SMITH
 Attorney, Partner –
 Klein Hornig LLP, Washington, DC
 msmith@kleinhornig.com



DONNA BOXER
 Retired –
 CFO, Virginia Railway Express (VRE)
 Donna.boxer@gmail.com



YVONNE CAUGHMAN
 Vice-President,
 Resident Advisory Board (HOC)
 voncamm@aol.com



CHRISTINA AUTIN
HOC Senior Staff Liaison
 Director of Legislative & Public Affairs
 Legislative and Public Affairs
 christina.autin@hocmc.org



JOHN VASS
Grants Coordinator
 john.vass@hocmc.org

THANK YOU TO OUR SUPPORTERS



\$50,000 +

Montgomery County Grants Programs

\$40,000 +

CBP Constructors, LLC

\$25,000 +

Capital One Bank

\$15,000

George Preston Marshall Foundation
PNC Bank

\$10,000

Caine Mitter & Associates
EYA Foundation
R4 Capital LLC
Ralph J. Duffie, Inc.

\$5,000 - \$9,999

MCAEL
Architecture by Design, Inc
Bennett Frank McCarthy
Village Settlements
JDC Construction Company
Bank of America
BB&T Bank
Bocarsly, Emden Cowan, Esmail & Arndt, LLP
CBG Building Company
Hamel Builders Inc.
Harkins Builders, Inc.
Integrity Title & Escrow
KB Companies, Inc.
Kishimoto/Gordon/Dalaya
Residential One
Sandy Spring Bank
Scheer Partners, Inc.

\$2,500 - \$4,999

Community Foundation NCR
Michael Kator
Norman Dreyfuss
United Way (EFSP)
Community Foundation of Sarasota County
Law Office of Ken Tecler
Kutak Rock, LLP
Tracy Gosson

\$500 - \$999

AG Contracting Services
Harvey W. Hottel, Inc
Vito Plumbing
Minkoff Company
Discount Electric
BDS Management Group
Richard Y. Nelson, Jr.
Chapman Todd
Jackie Simon
Mittchell Bragin
Pradeep & Susan Kaul

\$250 - \$499

Complete Plumbing Services
Fidelity Charitable
Pamela Byrd
The Washington Center
Optimal Solutions Group LLC
Boy Scouts of America
Shauna Sorrells
Craig Ballew
Gallagher Evelius & Jones
Marc Feinstein
Peter Roman
Sally Roman
SI of Montgomery County
Stephen Lynch

\$100 - \$249

Linda & Steven Skalet
Beth Pincus
Donna & Philip Caraci
Donna Francine Caraci
Stanley Wolf
Kim Ervin
Gregory Szymanski
Kristy Duke
Osama El-Badry
David & Nancy Scull
Hargewoin Hailegorgis
Isabelle Kongolo
Nancy Li
Elizabeth Davis
Elizabeth Toll Davis
Gail Kaufmann
Girardeau Spann
Helen Yanowitz Rev. Trust
Ilana Frydman
Lois Fisch
Richard Fisch
Ronald & Susan Grudziecki
Sharon Fox
Solomon Dadzie

Under \$100

Andrew Marshall
Darcel Cox
Gregory Burke
Maria Marino
Alfred & Zelda Goldberg
Alfred Goldberg
Bregman, Berbert...
Clarence Landers
Diana Morrison
Gail Quigley
Holland & Knight LLP
Judith Stern
Kenneth Nelson

Under \$100

Marketta Morris
Miller, Miller & Canby,
Paul Byrne
Ralph Bennett
Robert Nix
Ronald & Mary Ann Dubner
William Jones
Zachary Marks
Rebecca Grayson
Rocio Zapata
Danette Lawrence
Lisa Scola
Fred Swan
Lynn Hayes
Dean Tyree
Paula Phillips
T Jose
Toby Cooper
Leila Khademian
Hyunsuk Choi
John Lopez
Patrice Birdsong
Patrick Mattingly
Pedro Martins
Veronica Childers
Nickolai Sukharev
Parmis Khosravi
Donna Downing
Vanvisa Sivali
John Vass
Eric Axelrod
Ruth Jorge

Generous In-kind Contributions from our Corporate Partners:

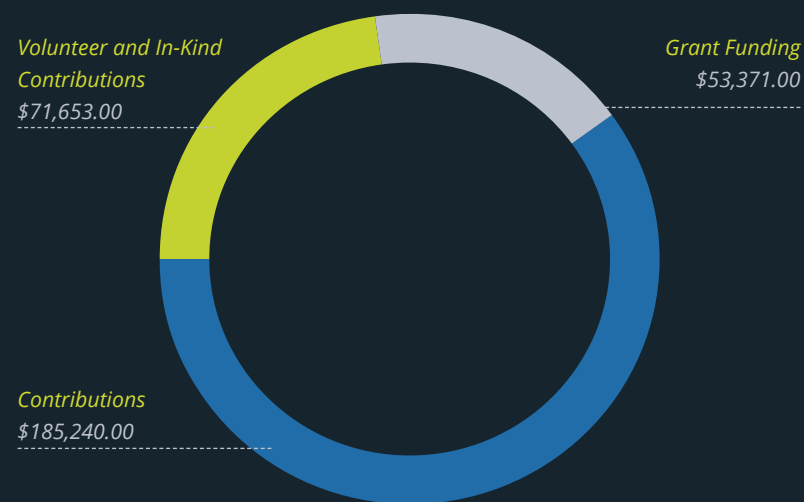
Starbucks
Auntie Annes Pretzels
MC MD Delta Alumnae Foundation, Inc.
Costco

FISCAL YEAR 2017

HOUSING OPPORTUNITIES COMMUNITY PARTNERS (HOC) FISCAL YEAR 2017

TOTAL INCOME

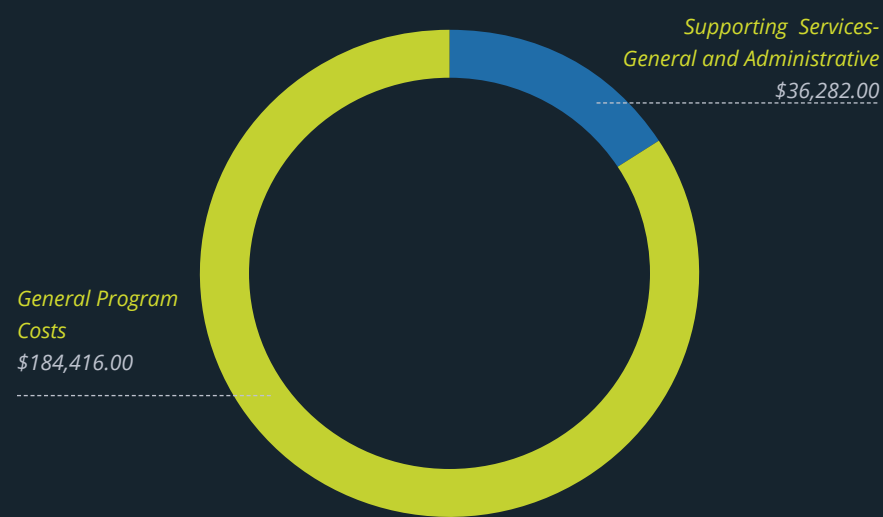
TOTAL REVENUE: \$310,264.00



HOUSING OPPORTUNITIES COMMUNITY PARTNERS (HOC) FISCAL YEAR 2017

TOTAL EXPENSES

TOTAL EXPENDITURES: \$220,698.00

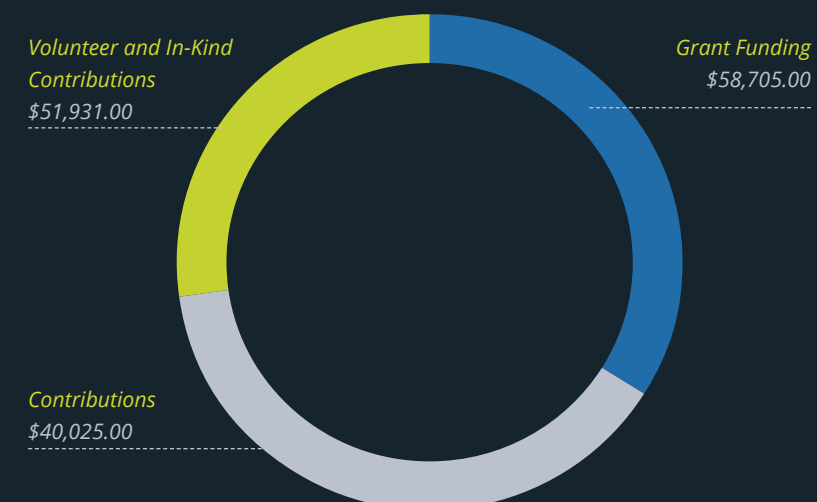


FISCAL YEAR 2018

HOUSING OPPORTUNITIES COMMUNITY PARTNERS (HOC) FISCAL YEAR 2018

TOTAL INCOME

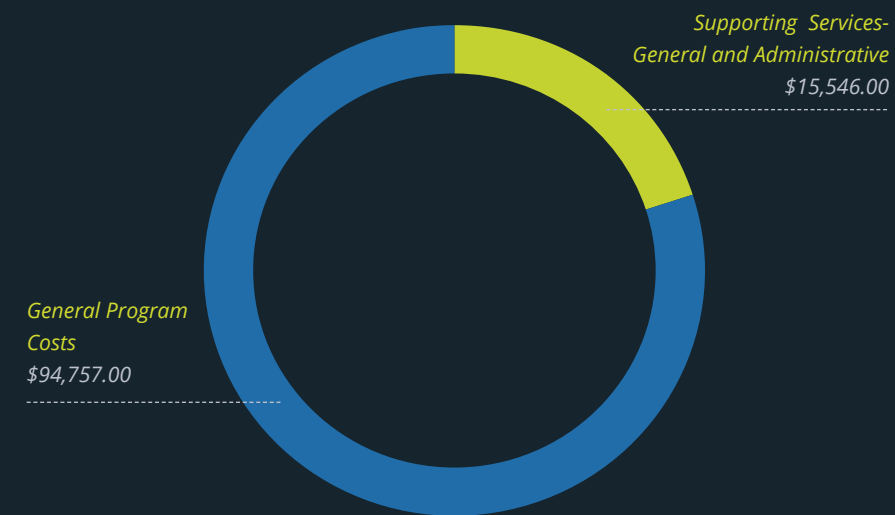
TOTAL REVENUE: \$150,661.00



HOUSING OPPORTUNITIES COMMUNITY PARTNERS (HOC) FISCAL YEAR 2018

TOTAL EXPENSES

TOTAL EXPENDITURES: \$110,303.00



HOUSING OPPORTUNITIES COMMUNITY PARTNERS STORIES

HOC and the Housing Opportunities Community Partners, Inc. (HOCP) hosted their first ever fundraising event in September 2016. The response from the community was overwhelming. The generous donations we received from individuals, partners, and others helped us to support programming that would maximize the impact of every dollar donated. In alignment with HOC’s priorities and the identified needs of HOC customers, HOCP approved the use of the funds donated at the last Gala for the following priorities:

- **STeAM programs**
- **Adult Education/Workforce Development programs**
- **Senior Adult Health/Well-being programming**
- **Meeting emergency/individual requests for assistance**

Read on to learn about the impact of your generosity

Advanced Science Research Center at the City University of New York (CUNY-ASRC)

HOC middle school aged youth traveled to CUNY-ASRC to learn about exciting educational opportunities and careers in STEM fields. This unique trip was the first time these students had visited NYC or a research laboratory. For many, it was the first time they considered pursuing STEM education.

Thanks to support from our generous donors, Community Partners helped inspire HOC youth to explore futures in STEM. At the CUNY-ASRC, the youth engaged in hands-on science experiments, toured the various laboratories and listened to an exciting lecture on nanoscience. Furthermore, their experience of NYC was not limited to the laboratories at CUNY. The kids also went on a walking tour of Harlem, toured the Apollo Theater and visited other famous sites in the city.

Subsequent to their experience, 75% of the students enrolled in afterschool STEM activities and all students demonstrated a greater interest in STEM subjects at school. The trip provided HOC youth with an invaluable experience that expanded their world view of and inspired them to pursue challenging STEM opportunities.

Media Production Summer Day Camp

Lights, Camera, Action! In the internet age, we sometimes take for granted how easily videos can be recorded and shared. However, it takes great knowledge and skill to produce a video that tells a compelling story.

In August 2018, HOC youth attended a two-week summer day camp that provided hands-on instruction in media production. The youth learned about all facets of filmmaking, including screenwriting, visualization, developing narrative, and the entire production and postproduction process. At the end of the two-week camp, each participant created their own documentary on a topic that was important to them. The films covered topics on the environment, social issues and current events. The kids felt empowered and gained a better understanding of the power of language and how to use technology effectively and responsibly to express themselves.

Chess Summer Day Camp

Checkmate! Twenty HOC middle school aged youth learned important problem solving skills, improved their critical thinking abilities, and strengthened their self-discipline by learning the fundamentals of chess. Through healthy competition at chess, youth gained the skills needed for success in the classroom and for healthy social interactions with their peers and adults.

Numerous scientific studies have shown that children who play chess have better concentration and memory, perform better in school with improved problem solving skills, and demonstrate improved reading skills. The kids learned strategies that helped them navigate a new game as well as their everyday lives. The 2018 Chess Summer Day Camp was the first of its kind at HOC. With help from donors, HOCP hopes to expand the program so that more youth can check out the game of chess and excel in school!



Special/Emergency Assistance

On a case-by-case basis, Community Partners reviews and grants individual or emergency requests to customers who require a little extra assistance to reach their goals.

As a free-lance journalist, Dave used to travel the world. However, an unlikely accident left him completely paralyzed. After regaining some strength and adjusting to life as a quadriplegic, Dave emigrated with his family to the US where he lived with his brother until they lost their home.

"I never understood homelessness until we lost our housing," Dave said. He said his spirit was broken until he and his family received housing assistance and case management from HOC. With permanent supportive housing in place, Dave felt a newfound confidence to continue his education. He enrolled at Montgomery College, but soon realized that he did not have the physical ability to use the books needed for class or write out his exams.

At that point, HOCP stepped in and purchased a laptop with adaptive equipment to help Dave be successful in college. With a few courses completed, Dave is on the way back to exploring his passions in journalism and realizing his potential.

Senior Financial Literacy

Financial scams come in many forms, including email phishing, phone scams and door-to-door gimmicks. Unfortunately, senior adults are at higher risk of falling victim to these nefarious schemes. To help HOC senior adults avoid potentially disastrous scams, HOCP and HOC teamed up to coordinate a regular schedule of monthly workshops that increase the financial literacy of some of our most vulnerable residents.

Arcola Towers and Forest Oak Towers senior residents attend regular workshops to learn about protecting their personal information, identifying scams, and improving their overall money management skills. Other important topics include family budgeting, healthy savings habits, effective use of banking tools and ways to improve one's credit score. By providing regular educational sessions for these residents, we are able to help them hold on to their hard-earned dollars and ensure they remain safe and stably housed for the future.



Back-to-School Fest

The Annual HOC School Supply Drive distributes back-to-school supplies to approximately 1,000 HOC youth each year. HOCP and HOC reach out to local companies, community groups and individuals throughout Montgomery County to collect backpacks, notebooks, folders, and other supplies. In late August, students receive the supplies at a "Back to School Fest" where games, activities and parent resources are also provided, including one free hour of "jump time" for the kids at Rockin' Jump in Gaithersburg.

Although we receive many backpacks and other supplies through donations from Alpha Kappa Alpha (Xi Zeta Omega Chapter) and other organizations, Community Partners has provided \$14,000 over the last two years to ensure that all the back-to-school needs of our youth were met before they returned to school.

Engineering Summer Day Camp

It's doesn't take a rocket scientist to know that kids love rockets. But we also know that many kids don't have access to resources and activities – like rocket kits and clubs – that let them explore aerospace engineering and other STEM subjects.

However, thanks to generous contributions to Community Partners, twenty elementary school aged children learned the engineering fundamentals to successfully build their own rockets at the Engineering Summer Day Camp. The kids completed a variety of engineering assignments, including demonstrations on how to design packages that protect the contents from damage when dropped to the ground.

All campers successfully completed their engineering assignments and reported an increased interest in participating in future STEM camps and other science-based extracurricular programs. The Engineering Summer Day Camp put these kids on a more focused trajectory to reaching greater heights in STEM.



KIDS' ROBOTICS

Over the last two years we successfully conducted after school Kids' STEM clubs and Kids' STEM summer day camps, which brought robotics activities and instruction to more than 200 elementary to middle school aged children.

Access to "Out of School" learning experiences can play a prominent role in introducing low-income students to STEM projects and a pathway to a STEM career. After school programs encourage alternative ways of learning complex material related to math and science.¹ The NRC study has shown that after school STEM program participants begin to think about themselves as science learners and develop identities as young people for whom science matters. These outcomes are critical to students' development and future career formation.

STEM program outcomes demonstrate a strong interest and increased scientific and mathematic skills amongst students who participate.

Outcome	2017	2018
Attendance Rate	95%	95%
Participants will successfully build a functional robot All of the participants assembled and programmed functional robots. The robots were "tested" in friendly competition.	100%	100%
Participants will report a great interest in STEM subjects Pre/Post surveys were filled with many positive comments. Participants of all ages answered a variety of questions that demonstrated their increased interest in STEM subjects.	83%	85%
Participants will enroll in after-school STEM activities Registration forms confirm the enrollments in our after-school STEM programs at various HOC sites	59%	N/A



Our STEM program students work in pairs and learn about all of the aspects of robotics including construction, programming, and physics. After researching curriculum topics on introductory robotics, participants design and program a LEGO MINDSTORMS EV3 or a WeDo 2.0 robot to solve missions on a special obstacle course.

Our youngest participants in grades 1-3 worked with WeDo 2.0 kits to create functioning cars and animals. Older participants in grades 4-8 built robots using Lego's Mindstorms EV3 kits to successfully execute the "Shark Tank" challenge from the FIRST robotics competition.

Tsigea participated in one of our first robotics summer day camps in 2015 as an elementary school student. Prior to joining the camp, he had no STEM experience beyond his science classes in school. After completing the camp his mother said, "Now that he did the camp he wants to

become an engineer." In October 2017, he participated in our West Point Mobile STEM Workshop, where he learned new robotics skills and became more interested in engineering. The proof was in his school report card, where he improved in all STEM-related subjects.

He went on to apply for the West Point STEM Workshop in Newburg, New York and was selected out of hundreds youth across the country. In May 2018, Tsigea attended this prestigious program on the campus of the United States Military Academy, West Point where he participated in three days of exercises that helped him develop team-building skills and learn to solve engineering challenges with fellow students.

Tsigea is now even more determined to pursue further STEM education. He says that these great opportunities "prepare me for college because if I learn more about STEM now, when I take it in college I will already have an understanding of what to do."

1 - National Research Council, Learning Science in Informal Environments, 2009.

THE HOUSING COUNSELING PLUS PROGRAM HCPP

The **Housing Counseling Plus Program (HCPP)** helps low-income families and individuals meet their move-in costs as they transition out of homelessness and into stable permanent housing. Move-in costs, such as application fees, security deposits and utility connection costs are prohibitively high for those transitioning out of homelessness. By helping to offset these expenses, HCPP removes a major barrier and offers crucial assistance to bolster the other services provided to homeless individuals and families. Without this assistance, homeless individuals and families often cannot move into rental housing and are more likely to remain homeless.

HCPP is offered in conjunction with ongoing case management from HOC that helps further stabilize the household. Families receive assistance with finding medical insurance, meeting clothing and furniture needs, identifying mental health services and connecting to workforce development programs and employment. Through HCPP's housing-first model, a tailored portfolio of supportive services is composed to meet the various needs of the families transitioning from homelessness. These services support HOC residents' ability to maintain their housing for the long-term.

IMPACT SINCE 2008: MORE THAN 350 HOMELESS FAMILIES HOUSED

HCPP	FY2017 48 households assisted	FY2018 29 households assisted
Application Fee	1.05%	0.00%
Holding Fee	2.20%	0.00%
Beds/Box springs	65.71%	93.54%
Security Deposit	22.70%	0.00%
Utility Connection	5.97%	1.11%
Moving Expenses	2.37%	5.36%

Just a few years ago all was fine with Isabella and her two young children. However, her physical health began to deteriorate, and consequently her ability to provide for herself and her family suffered. The medical bills grew, she lost her job, and soon thereafter she and her children were homeless.

Isabella was referred to HOC for permanent supportive housing and, thanks to HOC's Housing Counseling Plus Program (HCPP), Isabella was provided with the beds, box springs and mattresses for herself and her children. Without these resources, Isabella would not have been able to be reunited with her children. HCPP not only gave Isabella and the children a soft place to sleep, but helped to make it possible for the family to stay together. For Isabella and most families helped by HCPP, a mattress gives them much more than just a good night's sleep!

KNOW

that serving the community makes a lasting impact.

Thank you, Housing Opportunities Commission, for your continued support and dedication to our local community. Your commitment and contributions have made this an even better place to call home.

Visit any PNC Bank branch
or call 888-PNC-BANK
pnc.com



R4 CAPITAL
IS PROUD TO SUPPORT
HOUSING OPPORTUNITIES COMMUNITY PARTNERS

FOR THEIR COMMITMENT TO IMPROVE THE QUALITY OF LIFE FOR FAMILIES WITH CHILDREN, SENIORS AND PEOPLE WITH DISABILITIES LIVING IN SUBSIDIZED HOUSING.

CAPITAL SOLUTIONS FOR AFFORDABLE HOUSING



Paul Connolly
Executive Vice President
646 576 7664 | pconnolly@R4cap.com

Lindsay Soyka
Senior Vice President
646 863 6821 | lsoyka@R4cap.com

WWW.R4CAP.COM



CBP CONSTRUCTORS, LLC

Services:

Affordable Housing

Multi-Family New Construction

Tenant Fit-Outs

Historical Renovations

Excellence In Building...

One Project At A Time



6200 Old Dobbin Lane, Columbia, MD 21045
Tel 410.465.8260

www.cbpconstructorsllc.com



Leaders in Affordable Housing

6200 Old Dobbin Lane, Suite 190
Columbia, MD 21045

www.cbpconstructorsllc.com | 410.465.8260

Everyone deserves a place to call **home**

EYA is thrilled to partner with HOC in the delivery of **The Lindley**, an innovative example of mixed-income housing and public-private partnership. We look forward to our continued collaboration.



life within walking distance®



THANK YOU TO OUR
FUNDERS & PARTNERS

THANK YOU TO OUR
FUNDERS & PARTNERS



THE NEIGHBORHOODS OF



life within walking distance®



THANK YOU TO OUR
FUNDERS & PARTNERS

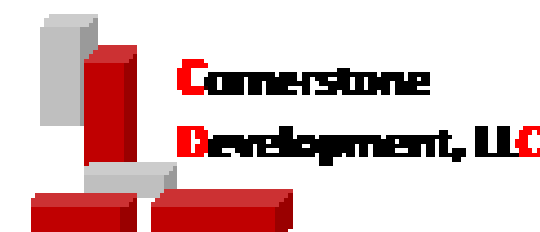
THANK YOU TO OUR
FUNDERS & PARTNERS



CONSTRUCTION CORP.



EDGEWOOD
MANAGEMENT



HOCP **MISSION**

Housing Opportunities Community Partners (HOCP) strives to help low-income families, living in Montgomery County's subsidized housing, to improve their quality of life, equip them to reach a higher level of self-sufficiency and to provide them the resources needed to break out of the cycle of poverty.

