



UNITED IN SERVICE & SUPPORT

COMMUNITY WEBINAR

HOUSING AFFORDABILITY
AND ACCESSIBILITY

WEDNESDAY, JUNE 4, 2025
11:30 A.M.

CONDUCTED ON  zoom



Somer T. Cross,
Chief of Housing

Montgomery County's Housing Programs for Federal Employees
Department of Housing and Community Affairs (DHCA)

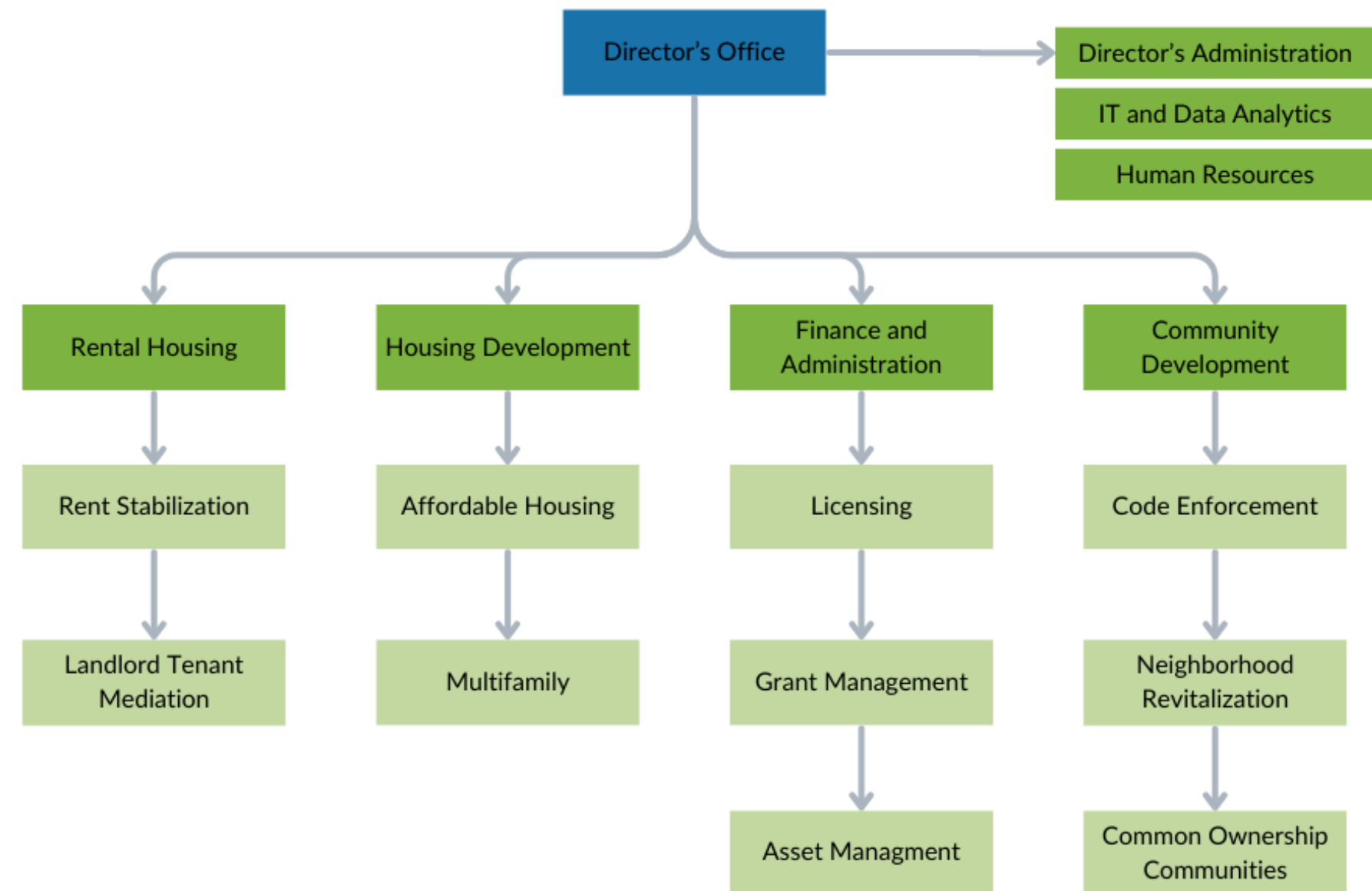
DHCA's Vision

DHCA seeks to create healthy, vibrant, and inclusive housing and communities for people of all ages, incomes, and abilities.

DHCA's Mission

DHCA works to preserve and increase the supply of affordable housing; maintain existing housing in a safe and sanitary condition; preserve the safety and quality of residential and commercial areas; ensure fair and equitable relations between landlords and tenants; and support the success of common ownership communities – all with a focus on reducing racial inequities and climate change impacts.

DHCA Organization Chart



Rental Housing

- License rental housing
- Code enforcement – ensure safe living environments
- Landlord Tenant Affairs – mediate and guide landlord and tenant concerns
- Oversees rent stabilization – maintain rent rates
- Produce and preserve affordable housing
 - Gap financing and other financial tools to assist with the construction of new or presentation and regulation of existing units
 - Oversees the Moderately Priced Dwelling and Workforce Housing Programs to provide new affordable units

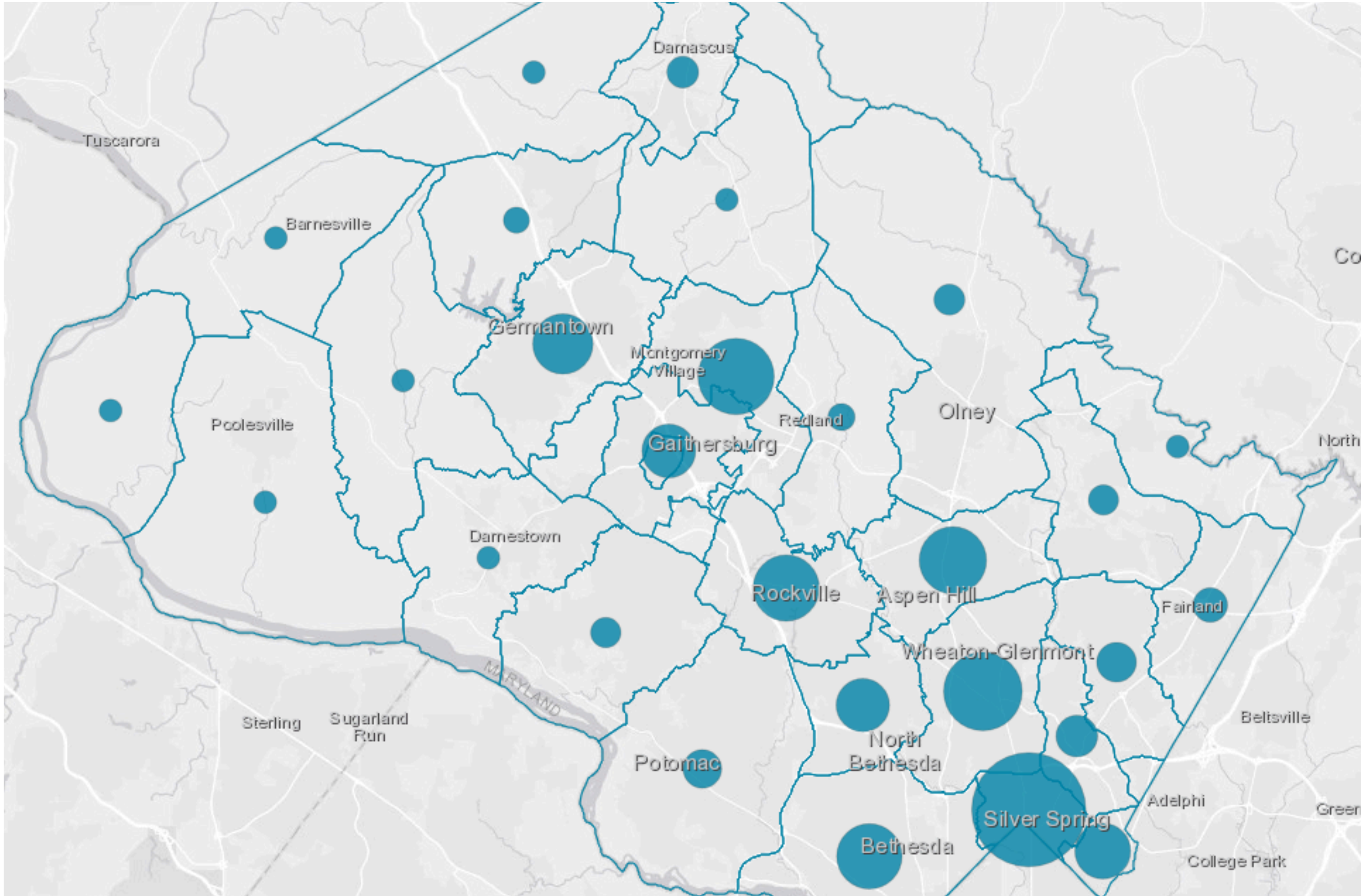
Homeownership Housing

- Code enforcement – ensure safe living environments
- Produce and preserve affordable housing
 - Gap financing and other financial tools to assist with the construction of new or presentation and regulation of existing units
 - Oversees the Moderately Priced Dwelling and Workforce Housing Programs to provide new affordable units
- Common Ownership Communities – Work with communities and mediate HOA disputes
- Oversees other programs to assist homeowners to stay in their homes

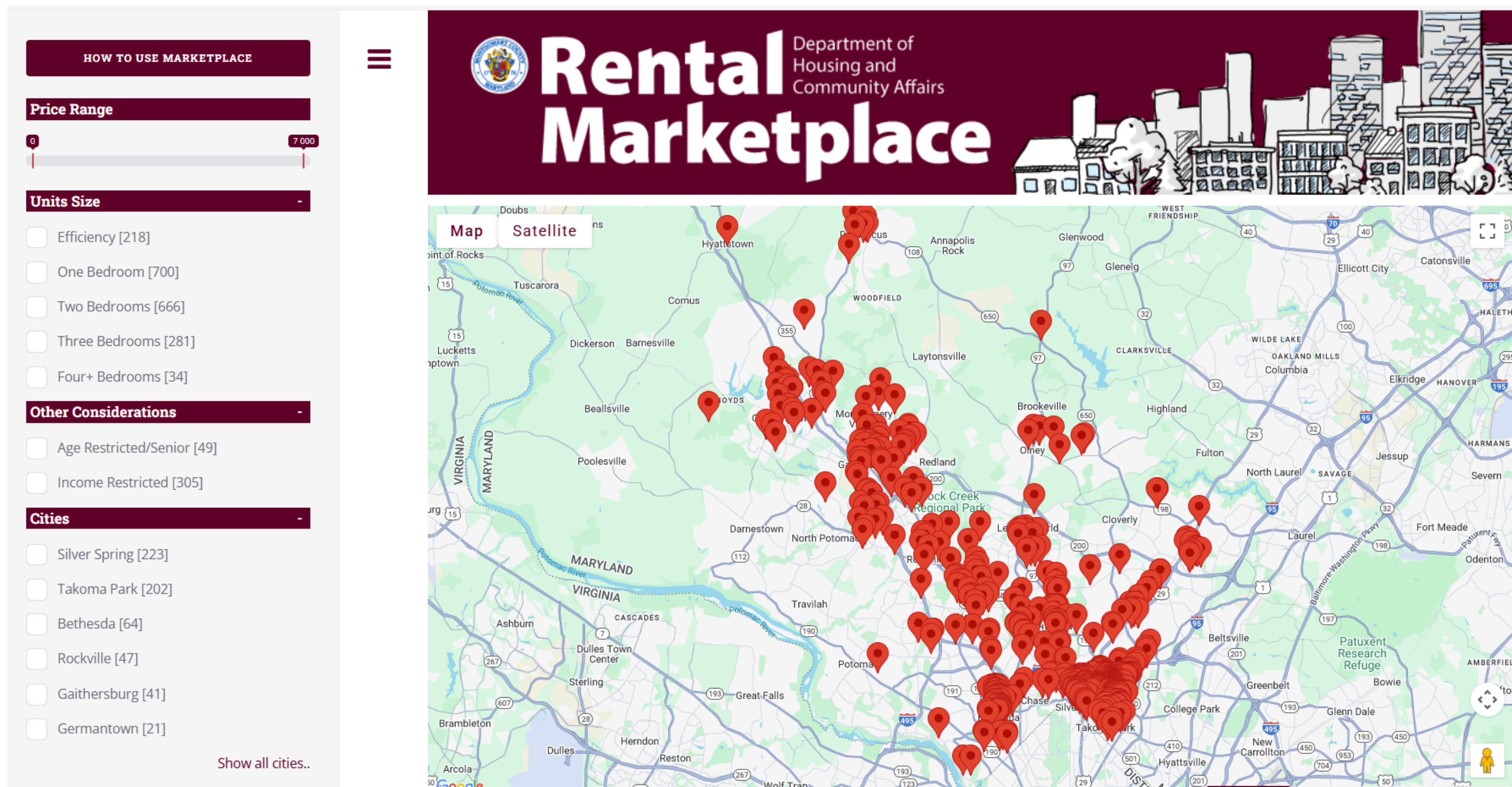


How Do You Find Affordable Housing?

Overview of Housing Inventory



www.montgomerycountymd.gov/rentalmarketplace



NOTE: If you are at risk of losing your housing and cannot find new housing, call DHHS Housing Stabilization Service (311) or send an email to HSS@montgomerycountymd.gov

MPDU Rentals

MPDU Maximum Rents for New Developments*: 4/1/2025		
Bedroom Size	Garden Apartments	High Rise Apartments
0	\$1,555	\$1,680
1	\$1,665	\$1,800
1+den	\$1,775	\$1,920
2	\$2,000	\$2,160
2+den or 2+2nd bath	\$2,110	\$2,275
3	\$2,310	\$2,485
*if the tenant pays for utilities. If the landlord pays for utilities, please contact DHCA.		

Rents increase by no more than the Voluntary Rent Guideline (VRG) every year – 3.3% in 2025

Over 80 buildings, over 3,100 units

NOTE: If you are at risk of losing your housing and cannot find new housing, call DHHS Housing Stabilization Service (311) or send an email to HSS@montgomerycountymd.gov

MPDU Income Eligibility Table (effective April 11, 2025)

Household Size	Garden Apartments		High Rise Apartments (5 stories or more)	
	New Tenants	Renewing Tenants	New Tenants	Renewing Tenants
	Maximum Household Income*	130% of Maximum Household Income**	Maximum Household Income*	130% of Maximum Household Income**
1	\$74,500	\$96,850	\$80,500	\$104,650
2	\$85,000	\$110,500	\$92,000	\$119,600
3	\$96,000	\$124,800	\$103,500	\$134,550
4	\$106,500	\$138,450	\$114,500	\$148,850
5	\$115,000	\$149,500	\$124,000	\$161,200
6	\$123,500	\$160,550	\$133,000	\$172,900

* Gross annual income from all current sources for all wage earners in the household

** For existing, previously income qualified tenants whose incomes have increased

www.montgomerycountymd.gov/MPDU



Apartment Complexes with MPDUs

www.montgomerycountymd.gov/MPDU

Below is a listing of current apartment complexes with rental MPDUs listed by city/location. Please contact the rental/leasing companies for availability.

PDF Version

Export to XLS Export to CSV

Enter text to search...

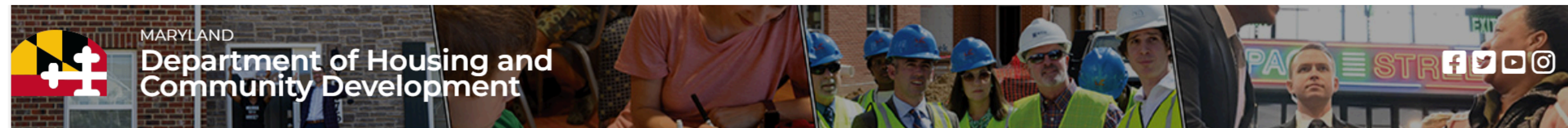
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Name	City	Unit Type	Efficiency	One Bedroom	One Bedroom and Den	2 Bedrooms, 1 Bathroom	2 Bedrooms, 2 Bathrooms	3 Bedrooms	Phone	Email	Web
7001 Arlington at Bethesda	Bethesda	High Rise		14, Rent: \$1,532		7, Rent: \$1,839			3016560304	7001arlington@bozzutoliving.com	www.7001arlingtonatbethesda.com
Windsor Bethesda	Bethesda	High Rise	1, Rent: \$1,391	16, Rent: \$1,491			13, Rent: \$1,896		3016527340	BethesdaMKT@windsorcommunities.com	https://www.windsorcommunities.com/properties/windsorbethesda/
Ellis Bethesda	Bethesda	High Rise	3, Rent: \$1,428	15, Rent: \$1,531		12, Rent: \$1,839			3019292695	bethesda@bainbridgere.com	https://www.bozzuto.com/apartments-for-rent/MD/Bethesda/Ellis-Bethesda/
The Montgomery Apartments	Bethesda	Garden		39, Rent: \$1,549		31, Rent: \$1,862			3014855176	leasing@livethemontgomery.com	www.montgomeryapartments.com
Flats 8300	Bethesda	High Rise	3, Rent: \$1,391	25, Rent: \$1,492		14, Rent: \$1,796	1, Rent: \$1,936	2, Rent: \$1,936	3016837425	flats8300@aircommunities.com	www.flats8300.com
The Flats	Bethesda	High Rise		6, Rent: \$1,523		6, Rent: \$1,835	2, Rent: \$1,936		8338458701	flatsbethesda@bozzuto.com	www.flatsatbethesdaavenue.com
Gallery Bethesda	Bethesda	High Rise	2, Rent: \$1,443	22, Rent: \$1,548			12, Rent: \$1,858		3016544800	gallerybethesda@borgerproperties.com	www.gallerybethesda.com
Upstairs at Bethesda Row	Bethesda	High Rise		19, Rent: \$1,652	4, Rent: \$1,710				3016545529	bethesarow@greystar.com	www.upstairsbethesda.com
Whitney at Bethesda	Bethesda	High Rise		10, Rent: \$2,006					8335055121	thewhitney@bozzuto.com	www.whitneybethesda.com
Wisconsin Place	Chevy Chase	High Rise	14, Rent: \$1,564	14, Rent: \$1,680					3012155990	wisconsinplace@eqr.com	www.equityapartments.com/washington-dc/friendship-heights/wisconsin-place-apartments

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NOTE: If you are at risk of losing your housing and cannot find new housing, call DHHS Housing Stabilization Service (311) or send an email to HSS@montgomerycountymd.gov

<http://www.dhcd.maryland.gov/Residents/Pages/Renting/Resources.aspx>



Housing Choice Voucher Program

Office of Tenant and Landlord Affairs

Find Affordable Rental Housing

Security Deposit Calculator

Family Self Sufficiency

Renter Resources

Local Homeless Resources

Resources for Renters

Safe, stable, and affordable housing is a basic need. When housing costs take up more than 30% of a household's income, it can be harder to afford other essentials like food, transportation, or medical care. This page includes links to resources and organizations that help renters find housing, navigate rent challenges, and connect with supportive programs.

Find Affordable Housing

- **MD Housing Search:** Md Housing Search is a free service sponsored by the Maryland Department of Housing and Community Development that lists rental properties throughout the state of Maryland.
- **HUD Resource Locator (Select Find Affordable Elderly and Special Needs Housing):** Lookup Affordable Elderly and Special Needs housing through the HUD Resource locator.
-  **New Leasing Opportunities for Properties Under Construction**

Rental Assistance and Support

For individuals experiencing financial hardship, the following organizations offer programs and support services that may provide assistance or connect you to additional resources.

- **Maryland Renters' Tax Credit:** Direct check payment up to \$1,000 per year for qualified renters.
- **MD Department of Human Services Financial Assistance Programs:** The Maryland Department of Human Services provides programs that offer assistance such as homeless prevention crisis grants, **Temporary Cash Assistance** and energy assistance.
- **Housing Choice Voucher Program:** The federal program provides rental subsidies in the form of vouchers to eligible families or individuals to use toward housing payments. For information on how to apply, contact your local Public Housing Authority.

On this page

[Find Affordable Housing](#)

[Rental Assistance and Support](#)

[For Veterans](#)

[For Individuals with Disabilities](#)

[For Elderly Individuals](#)

[Facing an Eviction or Homelessness](#)

[Legal Assistance](#)

Give Feedback



Rental Support

[Tenant Rights and Responsibilities](#) | [Tenant Handbook](#)

[Apply for a Rental](#)

- Find an Apartment
- Know the Application Process
- Review Your Rental Application Packet

[The Lease](#)

- Tenant Rights
- Maintenance & Access
- Notice & Termination
- Payments

[Rent](#)

- Rent Increase Notices
- Late Fees
- Failure to Pay Rent
- Rent Escrow

[Security Deposits](#)

- Move-In, Move-Out Inspection
- Interest on Security Deposit
- Return Security Deposit

[Maintaining & Repairing the Rental](#)

- Landlord & Tenant Responsibilities
- Notify Landlord of Needed Repairs
- Filing a Complaint
- DHCA Rental Housing Inspections

[Tenant Services](#)

- Community Organizations - Mediations
- Legal Advice & Free Consults
- DHCA Mediations & Administrative Hearings

[Notices](#)

- Notice of Rent Increase
- Notice of Failure to Pay Rent
- Notice of Defects
- Notice to Vacate

[Terminating the Lease](#)

- How to Give Proper Notice
- Notice Period
- Early Terminations
- Month-to-Month Tenancy

[Evictions – Court Action](#)

- Types of Evictions
- Preventing an Eviction
- Steps to Take if you get a Court Summons
- Scheduling and Eviction

Free assistance through counseling services in the county

- Work with landlords to assist you
- Provide referrals for any other assistance programs
- Help with financial planning and budgeting for a long-term solution
- Determines if you are eligible for certain credits and assistance
- Seminars and one-on-one counseling

- **Housing Initiative Partnership**

- www.hiphomes.org/rental-counseling
- 301-916-5946
- eatayde@hiphomes.org



Housing
Initiative
Partnership

- **Montgomery County Renters Al**

- www.rentersalliance.org
- 888-668-7717
- info@rentersalliance.org



**MONTGOMERY COUNTY
RENTERS ALLIANCE, INC.**

- **Latino Economic Development C**

- www.ledcmetro.org
- 202-540-7401
- housing@ledcmetro.org



**LATINO ECONOMIC
DEVELOPMENT CENTER**



Homeownership Support

Free assistance through counseling services in the county

- Work with mortgage servicers to assist you
- Provide referrals for any other assistance programs
- Help with financial planning and budgeting for a long-term solution
- Seminars and one-on-one counseling

- **Housing Initiative Partnership**

- www.hiphomes.org
- 301-916-5946
- eatayde@hiphomes.org



Housing
Initiative
Partnership

- **Latino Economic Development Corporation**

- www.ledcmetro.org
- 202-540-7401
- housing@ledcmetro.org



**LATINO ECONOMIC
DEVELOPMENT CENTER**

<https://montgomerycountymd.gov/DHCA/director/foreclosure/gethelp.html>

- Technical assistance to homeowners and residents within COCs
 - Training
 - Education
 - Dispute resolution



Training and Webinars

Online training program for board members of common ownership communities. Provided by the CCOC.

[More Information](#)



Common Ownership Communities

What you should know about living in a condominium, cooperative, or homeowners' association.

[More Information](#)



Registration of COCs

All condominium, cooperative, and homeowners' associations must register with the County annually.

[More Information](#)



The Commission

Educates residents on good governance and resolves disputes between residents and their associations.

[More Information](#)



Community Information

Understanding "best practices" and proper procedure promotes good behavior, and reduces the number of disputes, between residents and boards of directors.

[More Information](#)



Law Library

Use these links to view the laws and policies that govern COCs.

[More Information](#)



Filing a Complaint

Filing a complaint begins a legal process that can be complicated, time consuming, and costly: understand the process before completing and filing the form.

[More Information](#)



COC News and Upcoming Events

- [DHCA Calendar](#)
- [DHCA Announcements](#)

[More Information](#)

Montgomery Down Payment Assistance (DPA) Programs

The DPA loan funds are from Montgomery County and are distributed by the MD Community Development Administration (CDA) and the Housing Opportunities Commission (HOC)

1. **MHP** – Montgomery Homeownership Program
2. **MEDPAL** – Montgomery Employee Down Payment Assistance Loan
3. **McHAF** – Montgomery County Homeownership Assistance Fund

The maximum loan of \$25,000 per home or 40% of HH income

Funds can be used for down payment or closing Costs

0% Interest, Deferred Payment

McHAF – Forgivable after 10 years

Over \$23M has been provided through over 935 loans since its creation in 2018

<https://www.hocmc.org/housing-opportunities/homeownership/the-mortgage-purchase-program/closing-cost-down-payment-assistance-program/>
<https://mmp.maryland.gov/montgomery/pages/default.aspx>

Home Accessibility Rehabilitation Program

- 65+ homeowners *or* households with a disabled resident
- For low-income homeowners and their families
- Grant for repairs to provide more accessibility
 - Alarms
 - Chair lifts
 - Widen doorways
 - Ramps
 - Bathroom grab bars / walk-in showers



[Rebuilding Together Montgomery County](#)
(301) 947-9400

[Habitat for Humanity of Metro Maryland](#)
repair@habitatmm.org
301-990-0014 x 19

Efficient Electric Appliance Program

- Replace inefficient electric or fossil fuel powered appliances with new efficient electric appliances
 - Applies to heat pumps, water heaters, cooktops, dryers, etc.
- Current owner of a Montgomery County home
- Occupy that home
- Earn 70% of AMI or below (family of 4 = \$114,500)
- **Apply at Habitat for Humanity of Metro Maryland**
 - **301-990-0014 x1019**
 - **repair@habitatmm.org**

Retrofits – conversion from gas to electric



Accessory Dwelling Unit

An Accessory Dwelling Unit is a residential unit that is either:

1. in or added to an existing one-family dwelling, or
2. in a separate accessory structure on the same lot as an existing one-family dwelling and used as a complete, independent living facility with provisions for cooking, eating, sanitation, and sleeping.

Accessory Dwelling Unit without a Special Exception approved before May 20, 2013 must apply for a Class 3 Accessory Dwelling Unit License with the Department of Housing and Community Affairs, Licensing and Registration.

www.montgomerycountymd.gov/DHCA/housing/licensing/accessory.html



What is Home Sharing?

Home Sharing with HIP is an **innovative** idea where homeowners offer spare rooms, or Accessory Dwelling Units, in their home for rent to home seekers searching for **affordable, healthy and safe housing** for longer than six months. We help both homeowners and home seekers through the process of finding a compatible match, free of charge.

HIP's Montgomery County Home Sharing Program is supported by Montgomery County's Department of Health & Human Services.



Montgomery County Home Sharing
offers a way to have a more comfortable life.

<https://HIPhomes.org/Home-Sharing>

Benefits of Home Sharing

- Increases sense of security and **reduces social isolation** while aging in place
- Creates a new source of **monthly income** for homeowners
- **Locates and screens** compatible housemates, including the option to share light housekeeping chores or assistance with errands in exchange for reduced rent
- Creates an alternative affordable housing option in an expensive rental market
- Strengthens neighborhoods and **builds community** by offering an efficient use of existing housing stock that helps people remain in their homes, or find more affordable housing selections



Housing Initiative Partnership, Inc.





Find Rental Housing:

1. Rental Marketplace – montgomerycountymd.gov/rentalmarketplace
2. MPDU search – montgomerycountymd.gov/DHCA/MPDU/mpdu-rentals.html

Homeownership Programs:

1. HARP – www.montgomerycountymd.gov/DHCA/homeowners/harp.html
2. Efficient Electric Appliance – www.HabitatMM.org/how-to-apply
3. Down Payment Assistance – www.mmp.Maryland.gov/Montgomery or hocmc.org/homeownership

Foreclosure prevention – free counseling

montgomerycountymd.gov/DHCA/director/foreclosure/gethelp.html

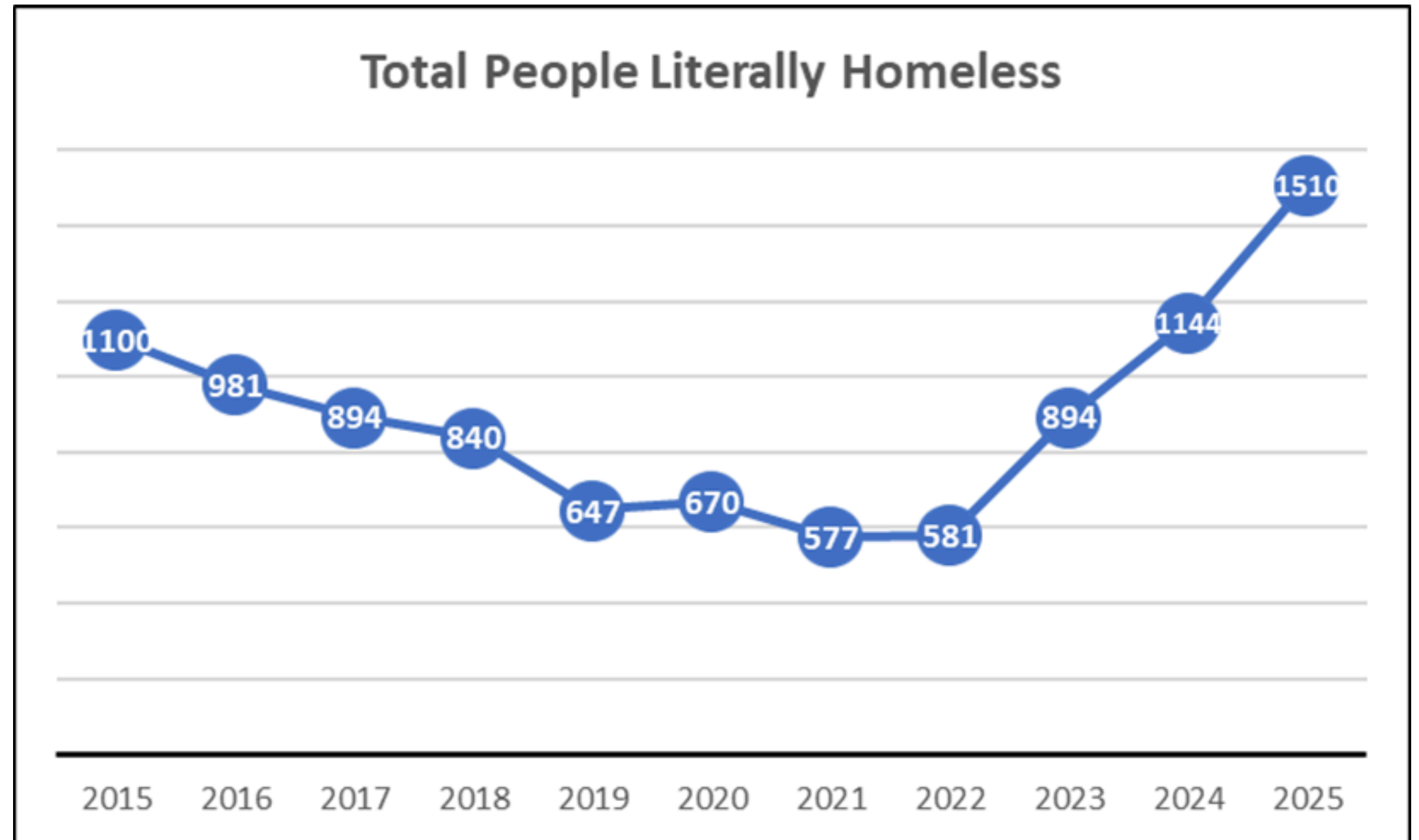


United in Service: Housing Affordability and Accessibility

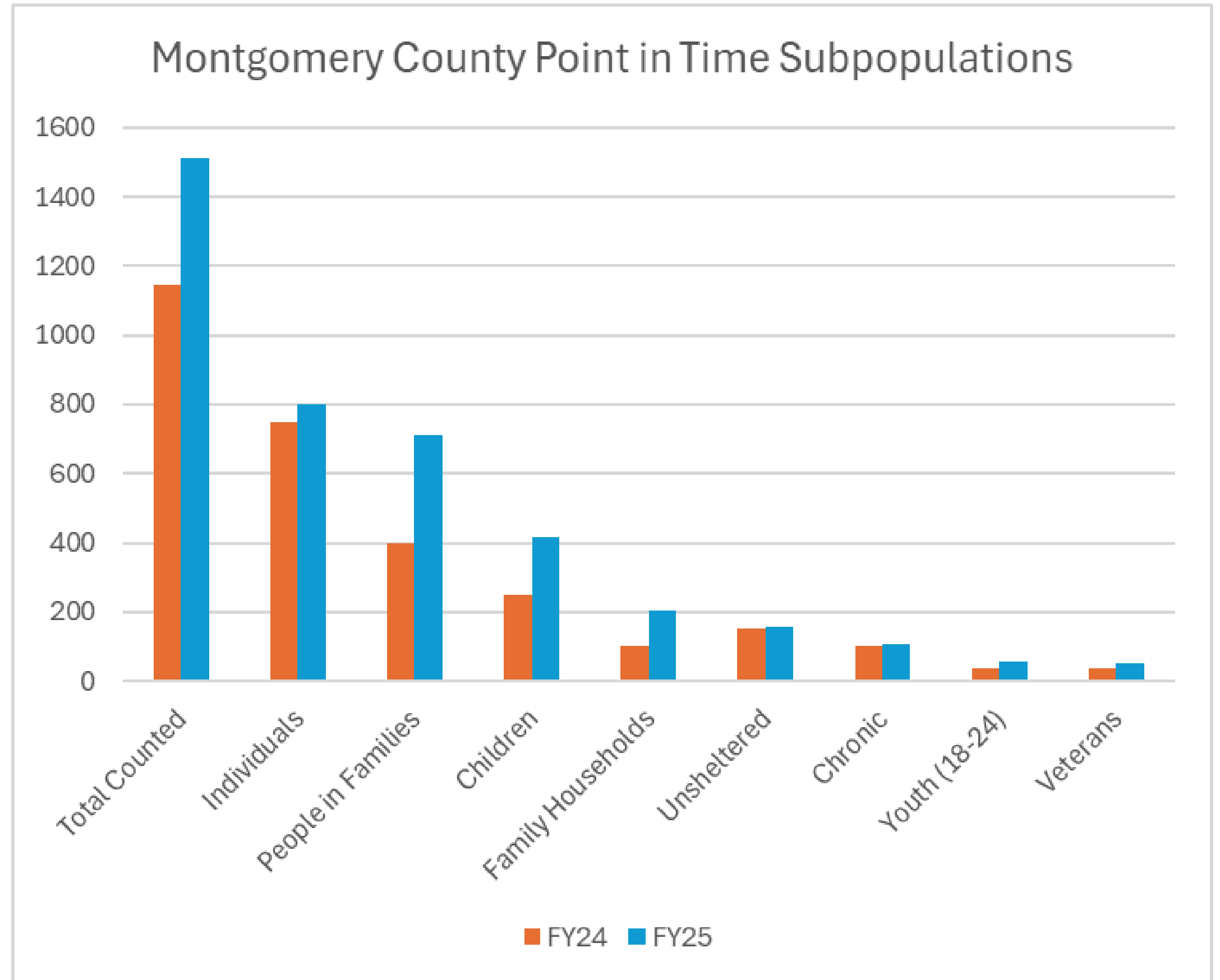
June 4, 2025

Christine Hong, Services to End
and Prevent Homelessness

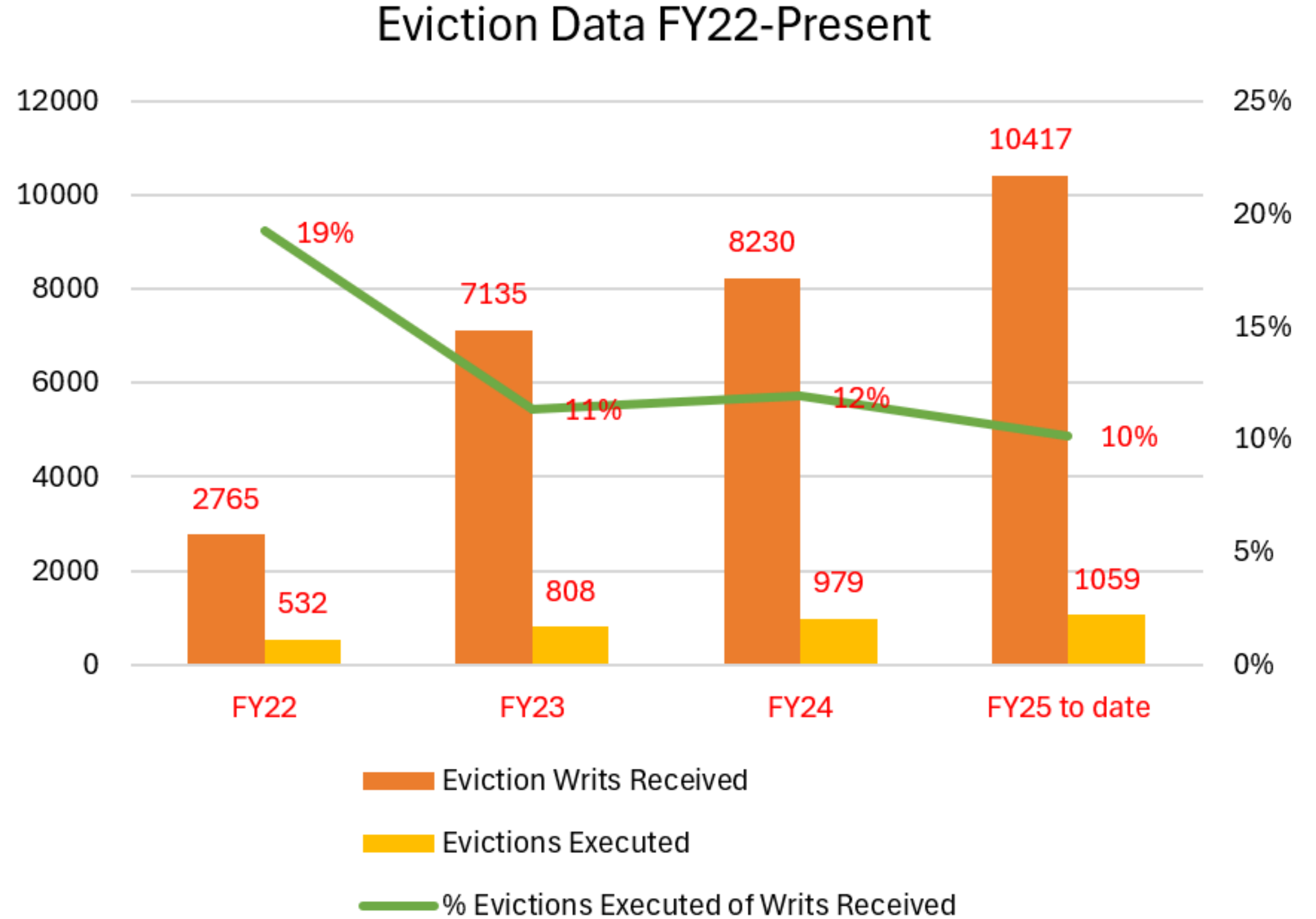
2025 Point in Time (PIT) Count



Point in Time (PIT) Montgomery County Subpopulations



Eviction Trends



Factors Influencing Increased Numbers



- Rising Rents
- Inflation
- Stagnant Wages
- Large Arrearages
- Eroding Safety Net Resources
- End of Covid Emergency Rental Assistance
- Domestic Violence
- Vulnerability of Household Members

Components of the Montgomery County Homelessness Response System

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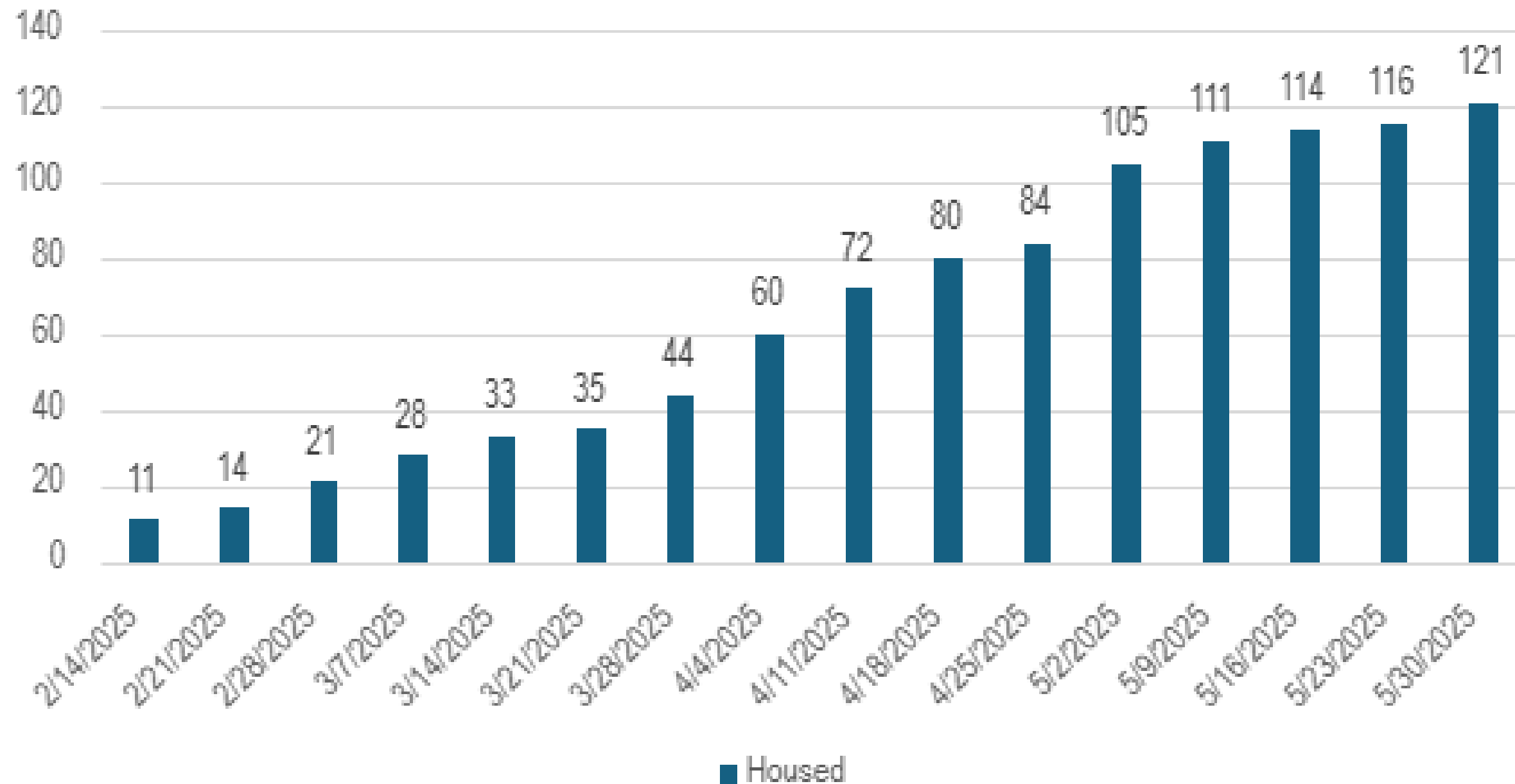
- Housing Stabilization Services
- Centralized Diversion
- Emergency Shelter
- Street Outreach
- Housing with Limited Supports
- Supportive Housing

Locally Funded Solutions

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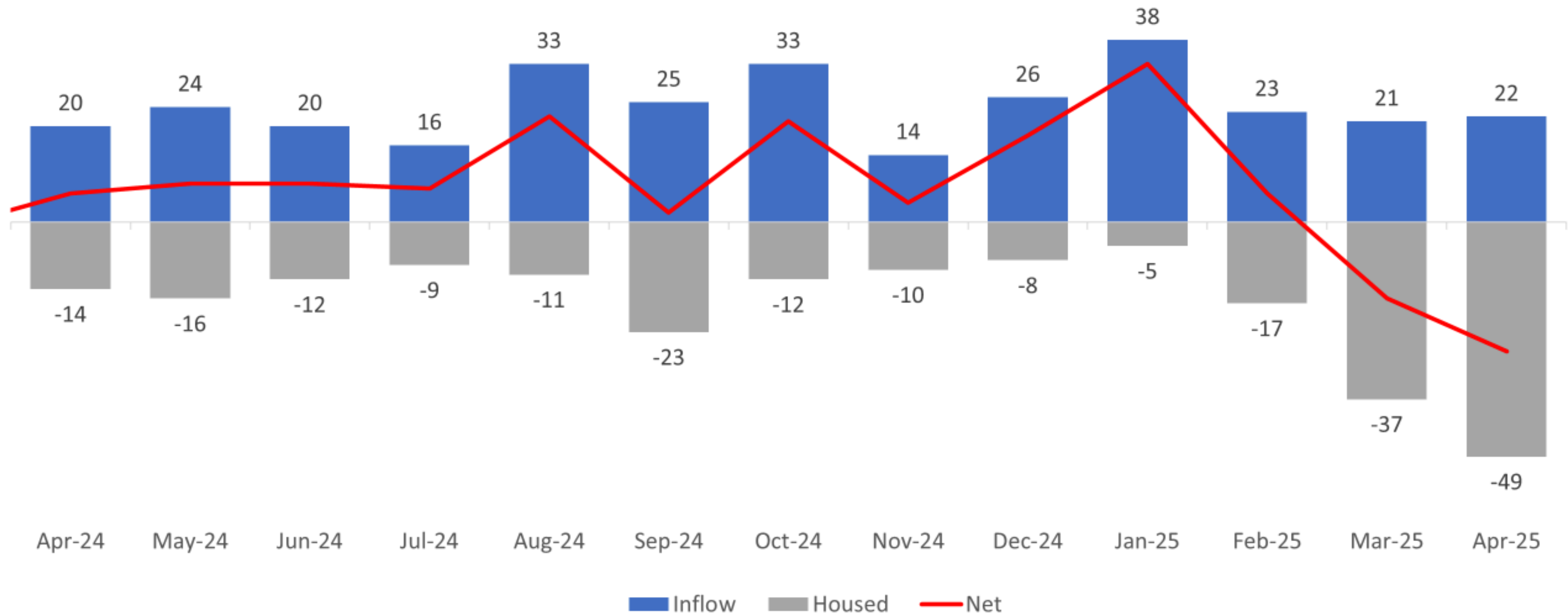
- Eviction Prevention
- Rental Assistance Program (RAP)
- Short-term Housing and Resolution Program (SHaRP)
- Rapid Re-Housing (RRH)
- Housing Initiative Program (HIP)

Families Housed with SHaRP



Short-term Housing and Resolution Program (SHaRP)

Family Inflow and Outflow into Homelessness



Montgomery County Continuum of Care Annual Budget

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- \$83.8 million in County Funding
- \$14 million in Federal Funding
- \$2 million in State Housing Solutions Program and Medicaid Funding

Total = **\$99.8 million**



Housing Together Campaign

United in Service

Seeking Mortgage Payment Relief



United in Service

Overview

If you are having trouble making your mortgage payment, you should immediately contact your Mortgage Servicer or Lender. They may be able to offer relief options like:

- Forbearance,
- Repayment Plans,
- Loan Modification



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Forbearance

Forbearance is the temporary suspension or lowering of your mortgage payment for borrowers experiencing hardship. There are different types of forbearance plans and different qualifying guidelines depending upon the borrower's circumstance.

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Repayment Plan

Repayment Plan is an option to catch up on missed payments by adding a specific amount of funds to the existing payment and paid over a specific period of time.



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Loan Modification

Loan Modification involves changing the terms of your loan that may include a lower interest rate or a longer loan term. Changes are made to make the current payment more affordable.



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What if I Don't Qualify for a Payment Relief Option?

- Sell the Home with No Servicer Involvement
- Sell the Home Through Short Sale
- Deed-in-Lieu of Foreclosure



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Selling Your Home

Selling your home may provide you with the cash needed to pay off other debts and reduce your monthly expenses while searching for new employment. The decision to sell will depend upon the amount of equity in your home and the cost of Rent versus Mortgage payment.

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Short Sale

Short Sale involves selling your home for less than the outstanding balance of the mortgage. You will need the agreement of the Servicer to accept the lower payoff amount to clear the debt.

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Deed-in-Lieu of Foreclosure

Deed-in-Lieu of Foreclosure involves transferring ownership of the home to the lender in exchange for avoiding foreclosure.



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Which course of action to take will depend on your individual situation; seeking guidance from your Mortgage Servicer, Financial Planner, and/or Attorney will provide you with different viewpoints/perspectives.



- Don't wait to contact your Servicer; waiting may eliminate some of your options.
- Avoid moving out of your home during the assistance process, this may impact your eligibility for the program you are approved for.

Resources

Below are online resources that provide additional information and clarification. Taking proactive steps and exploring available options will increase your ability to avoid foreclosure.

- <https://www.consumerfinance.gov/ask-cfpb/if-i-cant-pay-my-mortgage-loan-what-are-my-options-en-268/>
- <https://myhome.freddiemac.com/getting-help/who-to-contact-for-help>
- <https://yourhome.fanniemae.com/get-relief/options-to-stay-in-your-home>
- <https://www.hud.gov/sites/dfiles/Housing/documents/RevUpdHmownSuc121518fnl.pdf>
- <https://www.va.gov/housing-assistance/home-loans/trouble-making-payments/>
- <https://www.labor.maryland.gov/finance/consumers/mortforeinfo.shtml>

Questions? Get in touch!

Debbie Benkert

Senior Loan Officer

NMLS ID 450428

dbenkert@firstsavings.com

c: 301-370-8032

www.DebbieBenkertHomeLoans.com



NMLS ID# 38694
(www.nmlsconsumeraccess.org)

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United in Service: Resources for Federal Employees

Ken Silverman, Vice President of
Government Affairs

June 2, 2025

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HOC: An Overview

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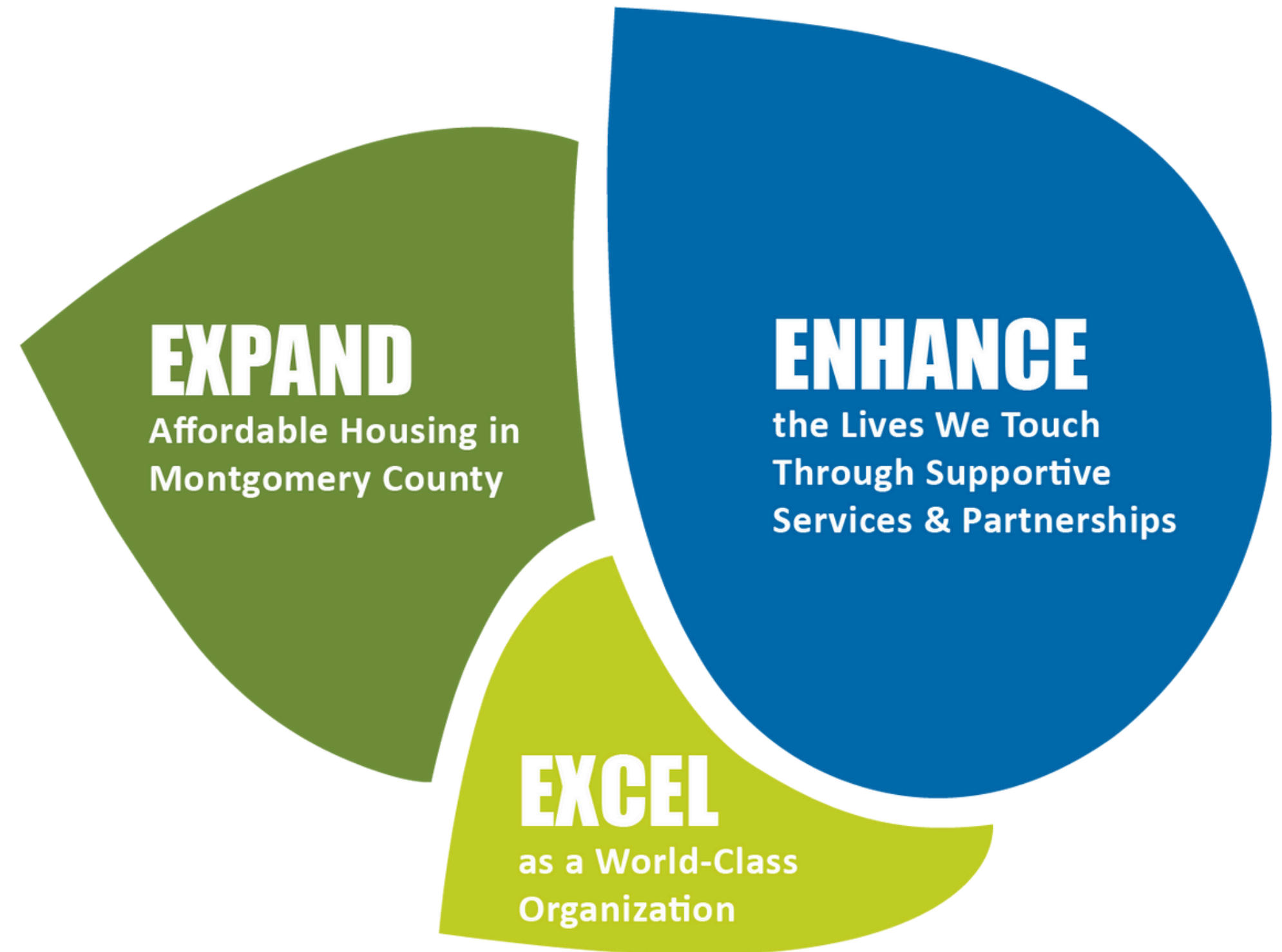


HOC's Mission, Vision, and Strategic Plan

HOC's **mission** is to provide people with low and moderate incomes the opportunity to live in high-quality, safe, and affordable housing in Montgomery County. We strengthen families by offering opportunities for personal and economic growth through partnerships and supportive services.

It is our **vision** that everyone in Montgomery County has access to the safe, affordable, high-quality housing and attendant services that they need to reach their fullest potential.

See our full Strategic Plan and Dashboard at hocmc.org



HOC: An Overview



Public Housing Authority
Since 1966

- Administers more than 8,000 rental assistance vouchers
- Resident services
- Permanent supportive housing
- Housing Opportunities Community Partners - affiliated nonprofit providing youth and workforce development programs

Housing Finance Agency
Since 1974

- Governmental, Private Activity, 501(c)(3), and taxable bonds
- Multifamily: \$786m outstanding FHA Risk Share loans
- Single family: \$40m/year low-cost mortgages + down payment & closing cost assistance for moderate-income families

Public Developer
Since 1989

- Owns more than 9,400 rental units
 - 7,821 multifamily (1,710 senior)
 - 1,595 scattered sites
- 16 construction and renovation projects in pipeline: almost 3,600 units (nearly 2,000 affordable) with total investment of \$1.4 billion



Rental Assistance Programs

HOC currently serves 8,336 households with rental assistance

- Rental assistance programs provide a subsidy to assist households with housing costs, and can generally be used to lease housing on the private market
- Federally funded rental assistance
 - 7,799 Housing Choice Vouchers, 110 Mainstream Vouchers and 92 Emergency Housing Vouchers
 - McKinney Permanent Supportive Housing - 204 households
- County funded rental assistance
 - Programs serve 333 households in four programs targeting vulnerable low-income populations including elderly individuals, families fleeing domestic violence, families exiting or at imminent risk of homelessness, families with a documented disability, and young adults aging out of foster care

Apply easily online, but average wait time for a Housing Choice Voucher is 6.5 years

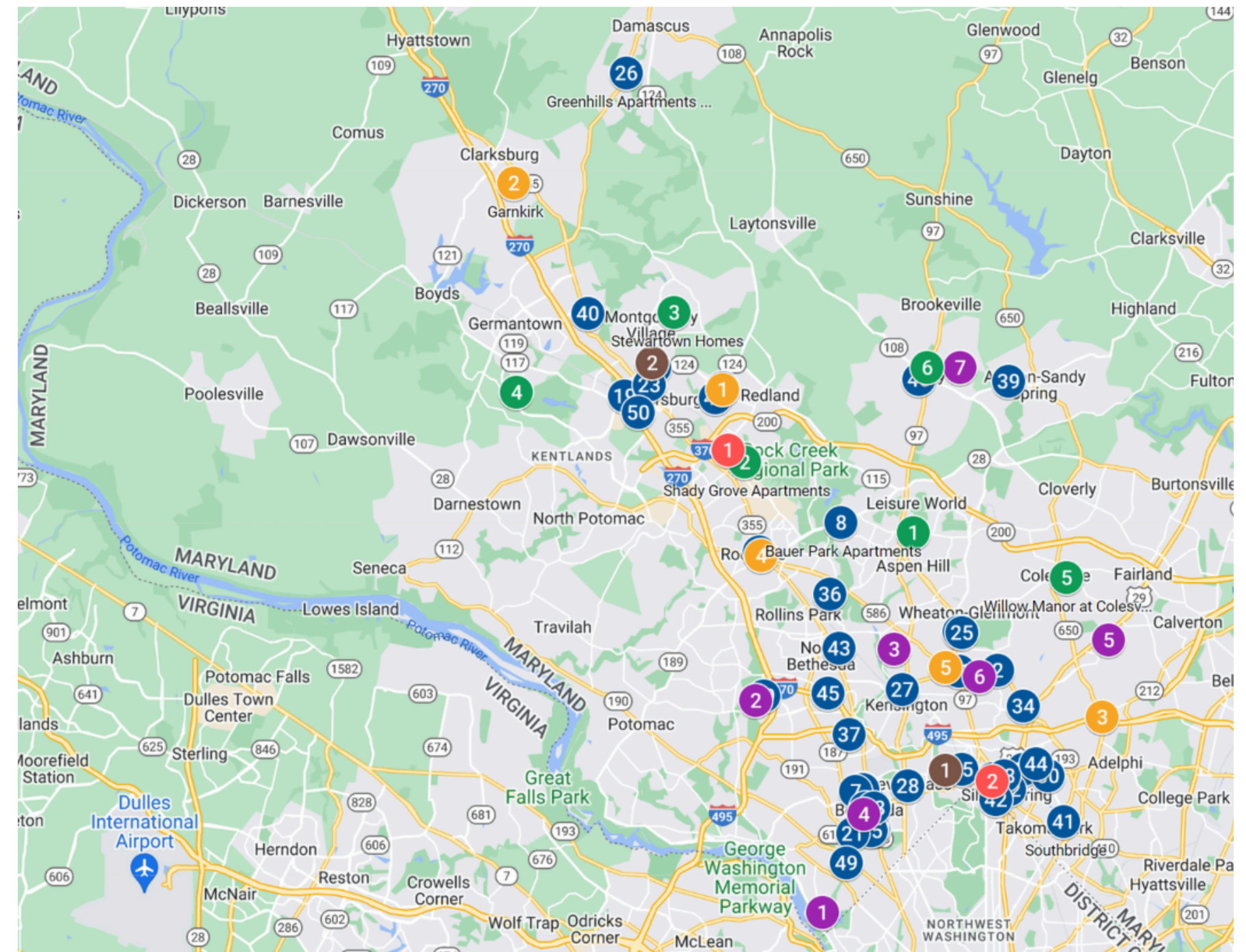
- Apply online at www.hochousingpath.com
- Current waitlist is 40,343 households for all programs
- HOC makes resident services available to applicants on the waitlist, such as financial and credit counseling, education and workforce training and other services in partnership with other agencies and nonprofits in the community



HOC-owned Properties

HOC develops and operates mixed-income rental properties across the County

- A wide variety of unit types, sizes and affordability are available
 - Market rate leasing is managed individually by each property
 - Prospective residents can view and apply for vacancies in rent-restricted units through hochousingpath.com
 - Applicants can also apply to waiting lists for individual properties, many have shorter waiting lists than the voucher programs



Homeownership Programs <https://www.hocmc.org/housing-opportunities/homeownership/>

	First Mortgage Products	Down Payment Assistance and Closing Cost Assistance		
Loan Product Types	FHA and Conventional Financing Available	HOC Purchase Assistance	Montgomery County Revolving Closing Cost Assistance	Montgomery County Homeownership Assistance Fund
Program Details	<ul style="list-style-type: none"> • 30-year fixed rate • Zero Points • Two First Trust options • Loan to Value (“LTV”) up to 97% 	<ul style="list-style-type: none"> • 3% of sales price • 0% per annum • Secured 5 year deferred loan. If you stay in the property for 5 years the loan is forgiven. 	<ul style="list-style-type: none"> • 5% of sales price • Maximum of \$10,000 • 5% interest rate • Amortized over 10 years 	<ul style="list-style-type: none"> • \$10 million in FY23 • 10-year deferred loan • Pro rata portion due upon sale during first 10 years. • The loan is forgiven after 10 years.
Restrictions	<ul style="list-style-type: none"> • Income and Sales Price Limits • Credit score of 640; 620 for Crossroads 	<ul style="list-style-type: none"> • Must use with MPP First Mortgage products 	<ul style="list-style-type: none"> • Must use with MPP First Mortgage products • Must be employed in Montgomery County 	<ul style="list-style-type: none"> • Loan of up to 40% of qualifying income to maximum of \$25,000.



Financial Literacy & Homeownership Education

- HOC's Resident Services Division offers financial literacy services to its customers and individuals on its waitlist, provided via group workshops and one-on-one coaching. The goals of these services is to:
 - help individuals better manage their finances;
 - improve their credit scores;
 - enhance their chances of obtaining and maintaining their housing; and
 - assist them in achieving homeownership.
- HOC's Single Family Office offers Homeownership workshops for HOC residents, including:
 - credit counseling,
 - budgeting and management of finances,
 - the mortgage application process,
 - obtaining financing,
 - the role of realtors,
 - and an overview of the various mortgage loan products offered by HOC's Mortgage Purchase Program.



Career Opportunities

HOC is currently hiring
for 32 positions

<https://www.hocmc.org/careers/career-opportunities/>

[Senior Financial Analyst \(Mortgage Finance\)](#)
Kensington, MD, US
30+ days ago

[Underwriting and Bond Financial Analyst \(Mortgage Finance\)](#)
Kensington, MD, US
30+ days ago

[Housing Choice Voucher Manager](#)
Derwood, MD, US
30+ days ago, Full Time

[Controller](#)
Kensington, MD, US
30+ days ago

[Assistant Budget Officer](#)
Kensington, MD, US
30+ days ago

[Resident Services Supervisor II \(Clinical\)](#)
Kensington, MD, US
30+ days ago, Full Time

[Inventory Control Assistant](#)
Gaithersburg, MD, US
30+ days ago

[Manager- Single Family Programs \(Mortgage Finance\)](#)
Kensington, MD, US
30+ days ago

[Financial Analyst \(Real Estate Development\)](#)
Kensington, MD, US
30+ days ago

[Senior Vice President of Operations](#)
Kensington, MD, US
30+ days ago

[Vice President of Asset Management](#)
Kensington, MD, US
30+ days ago

[Resident Counselor III](#)
30+ days ago

[Applications Development Supervisor](#)
Kensington, Kensington, MD, US
30+ days ago, Full Time

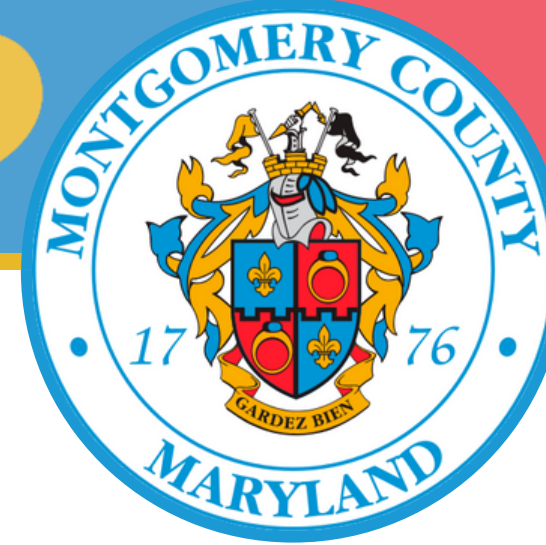
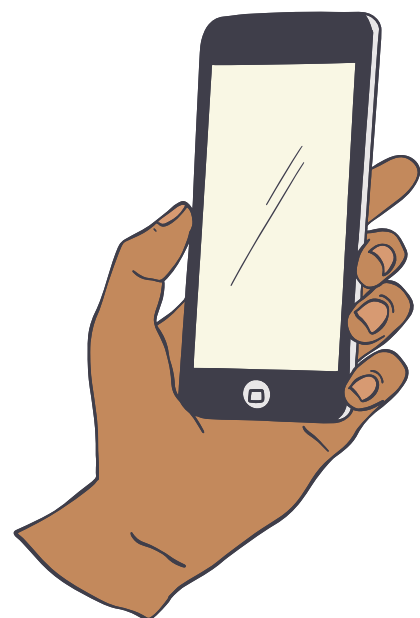
[Compliance Specialist](#)
Kensington, MD, US
30+ days ago, Full Time





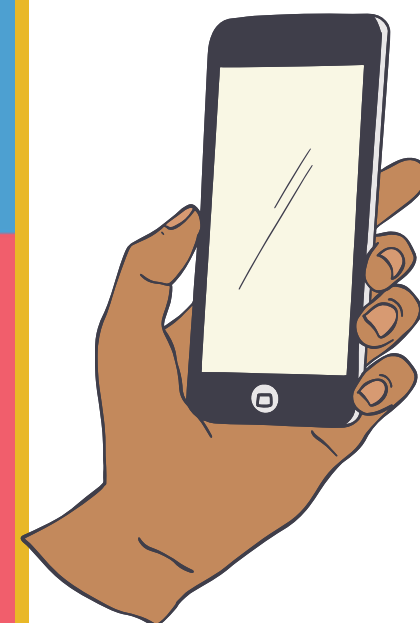
**For information about
resources available in
Montgomery County, visit the
following resource page:**

<https://bit.ly/MocoResources>




**Para información sobre
recursos disponibles en el
Condado de Montgomery,
visite la siguiente página web:**

<https://bit.ly/MocoResources>



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Montgomery County Government Careers

WELCOME TO THE MONTGOMERY COUNTY GOVERNMENT (MD) JOBS BOARD. WE INVITE YOU TO VIEW AND APPLY FOR OUR AVAILABLE JOBS. BE SURE TO CHECK OUT THE RESOURCES ON THE MENU (TOP LEFT OF THIS PAGE) AND EXPLORE OUR WIDE VARIETY OF EXCITING CAREER PATHS, OUTSTANDING EMPLOYEE BENEFITS, AND HELPFUL JOB SEEKER RESOURCES. **SUCCESS TIP:** BECOME ONE OF THE FIRST TO BE NOTIFIED WHEN WE POST A JOB IN YOUR FIELD. TAKE TIME TODAY TO SET UP YOUR JOB ALERTS: [JOB ALERTS SIGNUP](#)

Search

92 Jobs found

Sort

Filter

Job Title	Job Type	Salary	Closing	Posted	Department	Location	Job Number
African Community Liaison (Community Outreach Manager), Grade N28	Term	\$92,075.00 - \$130,886.00 Annually	04/04/25	03/21/25	Community Engagement Cluster	1401 Rockville Pike Rockville MD 20852 USA	2025-00176
Animal Services Officer, Lead (Grade 21)	Permanent	\$65,551.00 - \$93,756.00 Annually	Continuous	10/10/24	Office of Animal Services	7315 Muncaster Mill Rd Derwood MD 20855 USA	2024 - 00278
Assets Manager (Program Manager II) - Grade 25	Permanent	\$81,122.00 - \$130,181.00 Annually		09/11/24	Department of Housing and Community Affairs	1401 Rockville Pike Rockville MD 20852 USA	2024 - 00174



Office of *Human Resources*

WORKSOURCE MONTGOMERY



WorkSource Montgomery (WSM) is the county's fiscal agent responsible for local administration of the Workforce Innovation & Opportunity Act (WIOA) and coordination of the local workforce development system in Montgomery County.

To put it simply, WSM connects jobseekers to employers and employers to jobseekers.



Support for Federal Workers Resource Hub

This page provides resources to help federal workers and contractors find new opportunities, refine their job search, and advance their careers with confidence.

<https://worksourcemontgomery.com>

Germantown : (240) 406-5485

Wheaton : (301) 929-6880

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MONTGOMERY COLLEGE WEB PORTAL

MC INFO



HOME / RESOURCES / FEDERAL GUIDANCE RESOURCES / DISPLACED FEDERAL WORKERS SUPPORT

Displaced Federal Workers Support

Losing a job is stressful—but you don't have to navigate it alone. Montgomery College (MC) offers fast, affordable training, career support, and direct connections to local employers to help you transition into a high-demand career quickly and confidently.

Free Career Services to Help You Land Your Next Job

<https://bit.ly/MCinformation> 

MOBILIZE MONTGOMERY



An Initiative Supporting the Federal Workforce in Montgomery County, Maryland

A coalition to support employers and employees affected by the federal government budget cuts.

Our goal is to centralize resources, information, and events taking place within the county and to offer an opportunity for the community to inform how we can best support them.



Mobilize Montgomery | Mobilize-Montgomery.com

MOBILIZE MONTGOMERY



Available Resources

#MobilizeMontgomeryMD

For Job Seekers:

- Career Opportunities & Job Listings
- Career Development, Training & Resume Building Tools
- Employee Rights, Protections & Financial Assistance
- Starting a Business & Entrepreneurship
- Health, Support & Advocacy

For Employers:

- Funding & Incentives
- Upskilling & Training
- Procurement Opportunities
- Data, Business Strategy & Continuity
- Start-ups

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United in Service & Support

Next ZOOM webinar:

Wednesday, June 11, 2025, 7:00 p.m.

**Local Law Enforcement Resources for
Eviction, Domestic Violence and Child
Support**

<https://bit.ly/United-In-Service>

Scan me





THANK YOU!

United in Service and Support

ONLINE INFORMATIONAL SERIES