

Housing Resources Guide



City of Takoma Park



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Housing Agencies and Programs

Housing Opportunities Commission (HOC)

Provides housing vouchers, rental, and home ownership opportunities for households throughout Montgomery County. You can apply online through the Housing Path portal. Housing Path allows people to apply online and manage or update their applications at any time.

Phone: 240-627-9400

Email: help@hocmc.org

Website: <https://www.hocmc.org/>

The Housing Opportunities Commission has four major programs:

a) Housing Choice Voucher

Formerly known as Section 8 housing, HCV provides assistance for low-income households (single or family), the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. The email address for this program is hcvprogram@hocmc.org.

b) Veterans Affairs Supportive Housing (VASH)

VASH provides assistance to homeless veterans with severe psychiatric or substance abuse disorders.

c) Rental Supplement Program

The Rental Supplement Program is designed to prevent an increase in homelessness while stabilizing families in affordable housing. Participants in the Rental Supplement Program may receive a monthly rental subsidy, up to \$600/month, depending on the household size and income.

d) Housing Stabilization Services

Services for emergency housing needs, including, homelessness prevention services and housing related financial assistance to prevent eviction, foreclosure, and utility disconnection. Provides assessment of families and adults in situational crisis to determine factors precipitating the crisis, eligibility for financial assistance, and need for referrals to other services or agencies for assistance. Applications can be done online at <https://www.hocmc.org/extra/46-housing-stabilization-program-emergency-services.html> or you can call 240-777-4488/240-627-9692.

Address

HOC Silver Spring Customer Service Center
880 Bonifant Street
Silver Spring, MD 20910
Call to schedule an appointment

Montgomery County Department of Housing and Community Affairs (DHCA)

Provides housing registries, rental and homeownership programs, and oversees Condominium Associations and Homeowner Associations. It also functions as the code enforcement office for rental properties in the City of Takoma Park.

Phone: 240-777-0311

Website: <https://www.montgomerycountymd.gov/dhca/>

DHCA has the following housing related programs available to residents:

a) Rental Housing Code Enforcement

Responds to property maintenance complaints and issues citations/violations for issues related to property maintenance.

Phone: 240-777-0311

Email: dhca.code@montgomerycountymd.gov

Website: <https://www3.montgomerycountymd.gov/311/Services.aspx?SolutionId=-1>

b) Moderately Priced Dwelling Unit (MPDU) Program

The MPDU program markets units to renters and first-time home buyers with incomes up to 70 percent of the Washington Metro Area Median Income (AMI), which is approximately \$79,500 for a family of two or \$99,500 for a family of four. Priority in the sale of the MPDUs is given to people who either live or work in the County.

Phone: 240-777-3691

Email: mpdu.intake@montgomerycountymd.gov

Website: <https://www.montgomerycountymd.gov/DHCA/MPDU/index.html>

c) Common Ownership Communities Office

The Office of Common Ownership Communities (OCOC) works with self-governing residential communities to provide them information, assistance, and impartial dispute resolution programs.

Phone: 240-777-3691

Email: ccoc@montgomerycountymd.gov

Website: <https://www.montgomerycountymd.gov/DHCA/housing/commonownership/index.html>

Montgomery County Department of Health and Human Services (DHHS)

DHHS provides health and crisis services for residents in the County, including assistance for those with disabilities, individuals experiencing homelessness, senior, individuals experiencing a crisis, and households and families needing assistance with health coverage and food assistance.

Phone: 240-777-0311

Website: <https://www.montgomerycountymd.gov/hhs/>

DHHS has the following housing related programs available to residents:

a) Crisis Center

The Crisis Center provides free crisis services 24 hours a day/ 365 days a year. Services are provided by telephone (240-777-4000) or in person at 1301 Piccard Drive in Rockville (no appointment needed). Mobile Crisis Team (MCT) provides emergency crisis evaluations for individuals who are experiencing a mental health crisis. Full crisis assessments and treatment referrals are provided for all crises, both psychiatric and situational. In addition, the program has four crisis beds as an alternative to hospitalization for those who are uninsured or are insured within the public mental health system.

Phone: 240-777-4000

Website: <https://www.montgomerycountymd.gov/HHS-Program/BHCS/CrisisCentermain.html>

b) Aging and Disability Resource Unit

Provides personalized hands on assistance, referrals to services and specific information to seniors, people with disabilities and caregivers over the phone and in person. In some cases, they can provide financial assistance.

Phone: 240-777-3000

Website: <https://www.montgomerycountymd.gov/HHS-Program/Program.aspx?id=ADS/ADSADSResourceUnit-p179.html>

c) Emergency Eviction/Foreclosure Assistance

Provides case management and limited financial grants to support residents at-risk of homelessness. Services includes assessment of need, emergency financial assistance, and case management to help households keep their current housing, obtain new housing, prevent utility shut-off, restore disconnected utility services, and moving/storage assistance.

Phone: 240-777-0311

Website: <https://www3.montgomerycountymd.gov/311/Solutions.aspx?SolutionId=1-3SCS5> & <https://www.montgomerycountymd.gov/HHS-Program/SNHS/SNHSEMEvictionPrevent-p745.html#apply>

d) Shelter Services

Provides coordination of services to homeless individuals and families. Services include: outreach, emergency shelter, transitional housing, and permanent supportive housing. Services are provided primarily through partnerships and contracts with community non-profit organizations.

Phone: 240-907-2688

Website: <https://www.montgomerycountymd.gov/HHS-Program/Program.aspx?id=SNHS/SNHSShelterSvcs-p744.html>

e) Housing/Utility Assistance

Provides financial support for low-income households with rent and utility payments.

Phone: 240-777-0311

Website: <https://www.montgomerycountymd.gov/HHS-Program/Program.aspx?id=SNHS/SNHSRental-p743.html> / <https://www.montgomerycountymd.gov/HHS-Program/Program.aspx?id=SNHS/SNHSUtilityA-p746.html>

Addresses:

Silver Spring Service Center

8818 Georgia Ave.,
Silver Spring, MD 20910

Takoma East Silver Spring (TESS) Center
8703 Flower Avenue,
Silver Spring, MD 20901

Housing Non-Profit Developers

Housing Initiative Partnership, Inc

Develops innovative affordable housing, revitalizes neighborhoods, and equips people to achieve their housing and financial goals. Provides comprehensive housing counseling services including foreclosure prevention to homeowners facing mortgage default, pre-purchase counseling, rental counseling, post-purchase counseling and credit and budget counseling.

Email: info@hiphomes.org

Website: <https://hiphomes.org/>

Addresses

Main Office – Hyattsville, MD

6525 Belcrest Road, Suite 555

Hyattsville, MD 20782

Phone: 301-699-3835

Montgomery County Office

12900 Middlebrook Road, Suite 1500

Germantown, MD 20874

Phone: 301-916-5946

Montgomery Housing Partnership (MHP)

MHP is committed to housing people, empowering families, and strengthening neighborhoods. MHP is working with residents to implement neighborhood revitalization programs in communities affected by foreclosures, economic challenges, and mass transit construction.

Phone: 301-622-2400

Email: info@mhpartners.org

Website: <https://mhpartners.org/>

Address

12200 Tech Road

Suite 250

Silver Spring, MD 20904-1938

Legal Services

Bar Association of Montgomery County

Must be a resident of Montgomery County and meet the Maryland income eligibility guidelines. Get a consultation with an attorney for free. Phone Consultations are offered the 2nd and 4th Monday evenings of each month.

Website: <https://barmont.org/page/In-PersonLegalClinics>

Email: legalclinics@mcbfprobono.org

Residents can also go to one of these locations to speak with a lawyer in person:

Gaithersburg Library

Gilchrist Immigrant Resource Center

1st and 3rd Thursday of each month

11330 Montgomery Village Avenue, Gaithersburg, MD 20879

TESS Community Action Center

1st and 3rd Wednesday of each month

8703 Flower Avenue, Silver Spring, MD 20901

Westfield South Building Wheaton

2nd and 4th Wednesday of each month

Gilchrist Immigrant Resource Center

11002 Veirs Mill Rd., Suite 506, Wheaton, MD 20902

Casa De Maryland

Support immigrant families and ensuring that all individuals have the core supports necessary for full participation in society. CASA provides critical services to immigrant and working-class families, and advocates for their rights. The legal team can also provide advice and guidance on different range of legal issues such as:

- Immigration Legal Assistance (1-866-765-2272)
- Employment Legal Service (1-866-765-2272)
- Housing Legal Assistance (240-553-8970)
- Deferred Action for Childhood Arrivals (240-491-5764)

Phone: 240-553-2272

Website: <https://wearecasa.org/legal-services-md/>

Maryland Office of the Public Defender

Statewide advocate for securing justice, protecting civil rights, and preserving liberty. They offer wide range of legal services such as criminal, juvenile, parental defense, and involuntary commitment proceedings.

Website: <https://www.opd.state.md.us/montgomery>

Email: sherron.mitchell@maryland.gov

They have two offices in Montgomery County:

Rockville Office

191 East Jefferson Street
Rockville, Maryland 20850
Phone: 301.563.890

Silver Spring Office

8552 Second Ave.
Silver Spring, MD 20910
Phone: 301.563.8701

Maryland Legal Aid

Provides free legal services to Marylanders living in poverty through representation and advocacy. They provide full range of free civil legal services to low-income people statewide, in Baltimore City and in Maryland's 23 counties, from 12 office locations.

Phone: 240-314-0373

Website: <https://www.mdlab.org/>

Address:

600 Jefferson Plaza, Suite 430
403 Rockville, MD 20852

Homeless Persons Representation Project (HPRP)

Provides free legal representation to Baltimore City and Montgomery County residents who are at risk of eviction in low-income housing. They can also represent tenants in certain other circumstances.

Phone: 410-387-3126

Website: <https://www.hprplaw.org/>

Address:

1111 Spring St, Suite 110
Silver Spring, MD 20910

Mediation Services

Community Mediation Maryland

Helps people reach agreements, rebuild relationships, and find permanent solutions to their disputes. Provide mediation services at no cost or on a sliding scale.

Phone: 301-270-9700

Website: <https://mdmediation.org/>

Address

310 Tulip Avenue
Takoma Park, MD 20912

The Conflict Resolution Center of Montgomery County (CRCMC)

Promote and provide collaborative problem-solving processes throughout Montgomery County. Mediation service at no cost to residents/businesses. Participants speak for themselves and make their own decisions. The mediators facilitate the exchange, neither taking sides nor suggesting or evaluating solutions.

Phone: 301- 652-0717 | (301) 652-0718

Website: <https://crcmc.org/home/>

Address

4805 Edgemoor Lane,
2nd Floor
Bethesda, MD 20814

Senior Services

Jewish Council on Aging

Work with seniors to address issues such as housing, transportation, employment, and other top concerns that have remained senior priorities for decades. They also have a HelpLine that seniors or their loved ones can call to get services. the HelpLine works by phone, web, email, social media, specialized publications, and a speaker's bureau to connect older adults to the resources they need.

Phone: 301-255-4200

Website: <https://accessjca.org/>

Address

12320 Parklawn Drive,
Rockville, MD 20852

Maryland Department of Aging

Ensure the rights of older adults and their families and prevent their abuse, neglect, and exploitation.

Phone: 410-767-1100

Website: <https://aging.maryland.gov/Pages/default.aspx>

Address

301 West Preston Street
Suite 1007
Baltimore, Maryland 21201

Senior Connection

Provides programs and services that preserve and foster independence, mobility and quality of life for seniors' citizens. Senior Connection has provided an array of services to Montgomery County residents aged 60 plus. They also assist seniors with transportation, shopping, and monthly excursions and events.

Phone: 301-926-0820

Email: info@seniorconnectionmc.org

Website: <https://www.seniorconnectionmc.org/>

Address

3950 Ferrara Drive
Silver Spring, MD 20906
M-F: 9:30am to 4:30pm

Homeless Services

Montgomery County Coalition for the Homeless

MCCH aims to end homelessness by building a community where everyone has a safe, stable and affordable place to call home. MCCH provides people experiencing homelessness with permanent housing as quickly as possible and then helps them address the issues that led to their homelessness and provides ongoing support to ensure they never become homeless again.

Phone: 301-217-0312

Website: <https://mcch.net/>

Email: mcch@mcch.net

Address

2301 Research Blvd
Suite 200
Rockville, MD 20850

Bethesda Cares

Bethesda Cares responds to the needs of the homeless population in the Down County Area. Through the Housing Stabilization Program, they assist county wide keeping area residents safe in their homes with their utilities turned on. They also provide meals each day to individuals and family. Lunch is served every Monday through Friday from 12:45 to 1:45 p.m. On Saturday lunch is served from 11:00 a.m. to 12:00 p.m. On Sundays we serve a dinner between 5:00 p.m. to 5:50 p.m.

Phone: 301-907-9244

Website: <https://bethesdacares.org/>

Addresses:

Bethesda Cares

7728 Woodmont Avenue
Bethesda, Maryland 20814

Lunch Locations

The Church in Bethesda

12:45 – 1:45 p.m.
5033 Wilson Lane
Bethesda, Maryland 20814

Days: M-F

Bethesda Presbyterian

7601 Clarendon Road
Bethesda, Maryland 20814

Day: Saturday

Our Lady of Lourdes Catholic Church

5:00 – 5:50 p.m.

7500 Pearl Street

Bethesda, Maryland 20814

Day: Sunday

Rental Assistance Programs

Communities Together Inc

Engages the residents of affordable housing communities in providing activities and services that enrich their lives by promoting wellness, opportunities for continued education and increasing civic pride. They offer different programs that help residents reach their goals with dignity, build community and thrive.

Phone: 301-957-1169

Email: info@commtogether.org

Website: <https://commtogether.org/>

Address

3 Bethesda Metro Center
Suite #110
Bethesda, MD 20814

First Time Home Buyer Programs

Home Stretch

Provides financial assistance to eligible individuals and families seeking to achieve homeownership. \$10,000 is available for down payment assistance per eligible individual or household, on a first-come, first-served basis. You can go online and apply and get more details about criteria.

Phone: 301-891-7119

Website: <https://takomaparkmd.gov/government/housing-and-community-development/grant-programs/the-home-stretch-down-payment-assistance-program/>

Montgomery Homeownership Program

Provides down payment assistance up to \$25,000 or 40% of the household income of the prospective buyers. The zero-interest loans can be used for down payments or to help with closing costs.

Phone: 301-638-7781

Website: <https://mmp.maryland.gov/Pages/Programs.aspx>

Maryland Mortgage Program

Helps homebuyers in Maryland achieve their dream of homeownership through a range of programs that make purchasing and owning a home more affordable. Offers eligible first-time homebuyers the lowest 30-year fixed interest rate available from the program for a home loan.

Phone: 301-638-7781

Website: <https://mmp.maryland.gov/Pages/Programs.aspx>

Montgomery Employee Down Payment Assistance Loan (MEDPAL)

Helps Maryland first time homebuyers who are employees of certain Montgomery County departments, purchase a home in Montgomery County by offering a Maryland Mortgage Program. There's an income limit of 171,000 for f4 or more people. The DPA loan will be a flat \$25,000 per home, no more and no less; these funds can be used for down payment or closing costs, with any remainder going toward principal curtailment.

Phone: (240) 777-3688

Email: carlos.daza@montgomerycountymd.gov

Website: mmp.maryland.gov

Nutrition and Health Programs

CHEER

CHEER is a local non-profit that assists residents in getting health coverage and accessing healthy food options. They can also assist with application for SNAP and WIC benefits.

Phone: (301) 589-3633

Email: bruce@communitycheer.org

Website: <https://www.communitycheer.org/>

Programs:

a) Healthy Food Access Program

Food insecure people with diabetes get 3 months of weekly distributions of fresh produce and Long Branch and Takoma Park food recipients with diabetes get primary medical care. During the three months of the active intervention, participants meet regularly with CHEER community health workers to provide personal support for receiving and using the food to improve their health. The program includes a healthy eating classes, cooking demonstrations and referrals to healthy living classes like Zumba and community walks. Learn more here: <https://www.communitycheer.org/healthyfoodaccessprogram>.

b) Health Outreach & Referral Program

CHEER helps individuals receive the care they need when they need it by improving access to primary care providers in the Montgomery Care Safety network. Its referral program connect participants with primary care providers in very simple steps. Learn more here: <https://www.communitycheer.org/health-referral-program>.

State Health Insurance Assistance Program

Meets the most universal needs of Medicare beneficiaries. Needs such as understanding their health insurance benefits, bills, and rights. Provides in-person and telephone assistance.

Phone: 301-255-4250

Website: <https://aging.maryland.gov/Pages/state-health-insurance-program.aspx>

Meal Delivery Services

The following organizations can deliver prepared meals to people who are unable to prepare meals for themselves.

Islamic Center of Maryland

19411 Woodfield Rd,
Gaithersburg, MD 20879
240-912-4876 x6
SocialServices@icomd.org
Call to schedule an appointment

Jewish Social Service Agency

200 Wood Hill Road
Rockville, MD 20850
240-800-5772

Meals On Wheels

Delivers hot fresh meals to homebound elderly.

Phone: 301-434-1922

Email: meals@mowtakoma.org

Website: <https://www.mowtakoma.org/>

Address

7410 New Hampshire Avenue
#100, Takoma Park, MD 20912

Manna Food Center

Strives to eliminate hunger through food distribution, education, and advocacy. Manna Food Center has waived all income requirements due to extraordinary circumstances resulting from the COVID-19 crisis. Call Manna's main office during regular business hour to schedule a pick-up appointment.

Phone: 301-424-1130

Website: <https://www.mannafood.org/how-to-receive-food-from-manna/#>

Address

9311 Gaither Rd
Gaithersburg, MD 20877
Hours: M-F 8am- 4pm

Up 2 Us Foundation

A food assistance nonprofit that has been working to improve the quality of life for families in need by providing dependable access to reliable, nutritious, and culturally relevant food. Serves families in Silver Spring, Takoma Park, Germantown, Gaithersburg, and Rockville.

Phone: 202-440-3781

Email: info@up2usfoundation.org

Website: <https://up2usfoundation.org/home-1>

Educare Support Services Inc.

Delivers perishable and non-perishable food items to seniors and individuals with disabilities in Takoma Park and surrounding communities.

Phone: 240-459-2090

Email: info@educaremd.org.in

Address

7001 New Hampshire Avenue
Takoma Park, MD 20912

Hours: M-F 10am- 5pm

Utilities Assistance/Other Assistance

Emergency Assistance Program

Ministries United Silver Spring Takoma Park offers emergency financial assistance to anyone who lives within the city and is facing a crisis. These crises can range from loss of job or reduction in work hours, sickness or injury, family or relationship crises, or other situations that pose an immediate threat to a client's health and/or well-being. Anyone who is making 200 percent of the poverty limit are able to apply for this fund.

Email: musst@veizon.net

Phone: 301-891-7119

Maryland Office of Home Energy Programs (OHEP)

Provides bill assistance to low-income households in the State of Maryland to make their energy costs more affordable and to help with the prevention of loss and the restoration of home energy service. You can apply at any time during the year, but you can only receive benefits once each year and must reapply each fiscal year (July- June). Based on 175% of the Federal Poverty Level.

Phone: 1-800-332-6347

Website: <https://mymdthink.maryland.gov/home/#/>

Low-Income Household Water Assistance Program (LIHWAP)

Available statewide and provides Maryland households with financial relief toward water and/or wastewater bills. Eligible households may receive up to \$2,000. You can apply for LIHWAP assistance online using the consumer portal at DHS website. If you are unable to apply online, you may request an application be mailed to you through the service hotline at 1-800-332-6347.

Phone: 1-800-332-6347

Website: <https://mymdthink.maryland.gov/home/#/>

Arrearage Retirement Assistance

Helps customers with large, past due electric and gas bills. If eligible, customers may receive a grant for up to \$2,000 towards their past due bill. Customers must have a past due bill of \$300 or greater to be considered eligible. Customers may only receive a grant once every five years, with certain exceptions.

Phone: 1-800-332-6347

Website: <https://mymdthink.maryland.gov/home/#/>

Utility Service Protection Program (USPP)

Protects low-income families from utility turn-offs during the heating season. All MEAP eligible customers may participate in USPP. Participation also requires a year-round even monthly budget billing. Failure to make consecutive payments may result in removal from USPP.

Phone: 1-800-332-6347

Website: <https://mymdthink.maryland.gov/home/#/>

Homeowner Focused Programs

Rebuilding Together Montgomery County (RTMC)

Provides free critical home repairs, energy efficiency upgrades, and accessibility modifications for Montgomery County's most vulnerable residents – seniors, veterans, people with disabilities, families with children, and members of marginalized communities, all living in low-income households.

Phone: 301-947-9400

Email: sbadger@rebuildingtogethermc.org

Website: <https://rebuildingtogethermc.org/>

Address: 18225A Flower Hill Way, Gaithersburg, MD 20879

Habitat for Humanity Metro Maryland Home Repair Program

Construction based resource aimed at identifying and addressing health and safety related home repairs. The goal of this program is to provide owner-occupied homes with a safe, healthy, and accessible environment. You may be required to pay a small portion of the project cost.

Phone: 301-990-0014 X 19

Email: Repair@HabitatMM.org

Website: <https://habitatmm.org/how-to-apply/home-repair-services-for-homeowners/home-repair-program.html>

Habitat for Humanity Metro Maryland Weatherization Program

Free to the homeowner and are designed to improve the energy efficiency, overall indoor air quality, and comfort of your home. HFHMM gets funding every year to address services relating to air sealing, insulation, duct sealing, appliance replacement with Energy Star certified appliances, and HVAC system repairs and/or upgrades in eligible homes upon professional evaluation. This program is not an emergency or crisis-based program. You must submit an inquiry in order to receive application.

Phone: 301-990-0014 X 19

Email: Repair@HabitatMM.org

Website: <https://habitatmm.org/how-to-apply/home-repair-services-for-homeowners/weatherization-program.html>

Habitat for Humanity Metro Maryland Veterans Repairs

In order to be considered for the Veteran Repair Program a household must have an active duty or general/honorable discharge vet living in the home as their primary residence. Must submit an inquiry in order to receive an application at a time when funding is available.

Phone: 301-990-0014 X 19

Email: Repair@HabitatMM.org

Website: <https://habitatmm.org/how-to-apply/home-repair-services-for-homeowners/veterans-repairs.html>

The Montgomery County Design for Life Program

The goal of this program is to provide owner occupied homes with accessibility modifications. This program is FREE however applicants need to be income qualified and have at least one occupant over the age of 65 and/or has a physical disability.

Phone: 301-990-0014 X 19

Email: Repair@HabitatMM.org

Website: <https://habitatmm.org/how-to-apply/home-repair-services-for-homeowners/montgomery-county-design-for-life.html>

Montgomery County Homeowner Energy Efficiency Program

In order to qualify for energy efficiency services, appliances must meet the age requirement of 10 years or older. All applications and supporting documents should be mailed. Potential services include:

- Attic Insulation
- Furnace & A/C Upgrades
- Major Appliance Upgrades
- Water Heater Replacement
- LED Light Bulbs
- Solar Powered Attic Fan
- Programmable Thermostat

Phone: 301-990-0014 X 19

Email: Repair@HabitatMM.org

Website: <https://habitatmm.org/how-to-apply/home-repair-services-for-homeowners/montgomery-county-homeowner-energy-efficiency-program-mceep.html>

Address:

Montgomery County Energy Efficiency Program
Habitat for Humanity Metro Maryland, Inc.
8380 Colesville Road, Suite 700

Maryland Energy Assistance Program (MEAP)

MEAP is a federally funded program that operates year-round and assists eligible Maryland households free of charge. The program is aimed at making homes more comfortable by repairing and replacing heating, cooling, and water heating systems. Account does not have to be in the Applicant's name. Payments are made to the fuel supplier and utility company on the customer's behalf.

Phone: 301-429-7851

Website: <https://www.montgomerycountymd.gov/HHS-Program/Resources/Files/OHEP2016Application.pdf> Silver Spring, MD 20910

Cash Assistance Programs

City of Takoma Park Direct Cash Assistance

Provides a one-time, lump-sum payment per eligible household in the amount of \$1,000. This is not a loan, these funds will not have to be paid back to the City, and they are not income taxable. To qualify, household income must be less than \$50,000 and be located within the boundaries of Takoma Park, Maryland.

Phone: (855) 582-3973 Press 6

Website: <https://takomaparkmd.gov/government/american-rescue-plan-act-arpa/arpa-social-services-partnerships/direct-cash-assistance/>