



**BUILDING COMMUNITY,
ONE RESIDENT AT A TIME**

2025 Year in Review





Agenda

- About Rockville Housing Enterprises (RHE)
- RHE Mission
- RHE Leadership & Staffing
- RHE Programs
- Client Services
- Property Management
- Financials
- Highlights
- A Look Ahead





About Rockville Housing Enterprises

- Established in 1955 as the Housing Authority of the City of Rockville, MD and is its Public Housing Authority (PHA).
- Assists low- and moderate-income individuals and families transform their lives by providing affordable rental and homeownership housing opportunities.
- Created by the Rockville Mayor and Council as an independent agency to investigate the need for building and administering affordable housing in the City.
- RHE Board of Commissioners are appointed by the Mayor and City Council of the City of Rockville and provide oversight for the organization.



RHE mission



To be an effective and innovative agency dedicated to providing opportunities for self-sufficiency through the creation and preservation of quality, affordable housing for citizens of the City of Rockville.



RHE Leadership

RHE's new Interim Executive Director is James Hedrick. He previously served as RHE Board Chair and has 20 years experience in affordable housing and housing finance.



OUR BOARD

Stacy Kaplowitz **CHAIR**

Edward J. Duffy **VICE-CHAIR**

Kapres Meadows **COMMISSIONER**

Mayela Ngimbi **COMMISSIONER**

Bobby Byrd **COMMISSIONER**



RHE Public Housing Program

- Owns and operates **80 Public Housing (PH) units** in the City of Rockville.
- Public Housing is supported by operational capital and subsidy grants received from the US Department of Housing and Urban Development (HUD) and tenant rents
- Under the Public Housing program, **families pay approximately 30%** of their adjusted household income toward their rent.
- RHE plans to convert the remaining public housing units in its portfolio to Project Based Voucher developments using a Rental Assistance Demonstration (RAD) Blended conversion. This conversion work will begin in **mid-2026**.





RHE Housing Choice Voucher Program

- The HCV program enables households to rent housing in the private market with rental assistance.
- RHE operates the following special voucher programs for specific populations:
 - **Veterans Affairs Supportive Housing Vouchers (VASH)**
 - **Mainstream Vouchers**
 - **Foster Youth to Independence (FYI)**
 - **Moderate Rehabilitation Vouchers (Mod Rehab)**





Project-Based Voucher Assistance (PBV)

- The Project-Based Voucher Assistance Program (PBV) connects the voucher assistance to the physical unit. Unlike the tenant-based voucher program, a family under the PBV program may *not* utilize the voucher assistance at another location.
- RHE currently has the following active PBV Programs listed below. Each PBV Site maintains its own waiting list.

Victory Court 9 PBVs

Bealls Grant 5 PBVs

Community Ministries 5 PBVs

Parkside Landing 14 PBVs

Scarborough Square 30 PBVs





Foster Youth to Independence (FYI)

- The Foster Youth to Independence (FYI) initiative makes HCV assistance available to Public Housing Agencies (PHAs) in partnership with Public Child Welfare Agencies (PCWAs).
- Under FYI, PHAs provide housing assistance on behalf of youth ages 18–24 who left foster care or will leave foster care within 90 days.
- FYI vouchers may only be used to provide housing assistance for the youth for a maximum of 36 months.





Veterans Affairs Supportive Housing Vouchers (VASH)

- Combines HUD's Housing Choice Voucher rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA).
- RHE receives referrals from the VA for qualified applicants for VASH vouchers.
- The VA provides these services at:
 - VA medical centers (VAMCs)
 - Community-based outreach clinics (CBOCs) through VA contractors
 - Other VA designated entities.





Mainstream Vouchers

- Mainstream Vouchers assist persons with disabilities under age 65.
- Aside from serving a special population, Mainstream Vouchers are administered using the same rules as other housing choice vouchers.
- RHE works closely with partners to identify eligible potential residents, e.g., Jubilee Association of MD.





Moderate Rehabilitation Vouchers (Mod Rehab)

- The moderate rehabilitation program provides project-based rental assistance for low-income families. The program was repealed in 1991, and no new projects are authorized for development.
- Assistance is limited to properties previously rehabilitated pursuant to a Housing Assistance Payments (HAP) contract between an owner and a PHA.





HUD Stability Vouchers

- Newer housing program, started in April 2023, awarded through our partner, Housing Opportunities Commission of Montgomery County
- Provides rental assistance to people experiencing homelessness or who are at risk of homelessness
- Served three of residents and project that we will place another two in homes in the coming year





Statewide Rental Assistance Voucher Program

- The Maryland Department of Housing and Community Development launched a program to provide housing assistance payments for low-income **Maryland residents** that are on certain federal housing program *waitlists* under the federal HCV Program.
- This voucher will be available for five years. RHE received \$325,000 for FY 26 (up from \$97,858 in FY25).





Voucher Program Summary

	Allocated
Regular Voucher (TP, PBV, Port Out)	365
VASH	10
Scattered Site (PBV)	29
Stability (Homelessness)	5
Foster C	29
Total	438
State Voucher Program	~12
Mod Rehab	5
Mainstream Voucher Program (Adult Disability)	50



Client Services Department

- Partners with local agencies and nonprofits to provide services that are suitable to the specific needs of RHE's resident population.
- RHE's two Resident Service Programs (HUD-funded) are:
 - Family Self Sufficiency Program (FSS)
 - Resident Opportunities and Self Sufficiency Coordinator (ROSS) Program.
- New Employee Argaret Roberts!



Family Self-Sufficiency Program (FSS)

The Family Self-Sufficiency Program (FSS) promotes the **development of local strategies** to coordinate public and private resources that help RHE program participants **obtain employment and achieve economic independence**. RHE partners with employers and service providers to provide:

- Childcare
- Transportation
- Basic adult education
- Job training and employment counseling
- Substance/alcohol abuse treatment
- Financial empowerment coaching
- Household skill training & homeownership counseling



Resident Opportunities and Self Sufficiency (ROSS) Program

- Provides funding to hire and maintain Service Coordinators to **assess resident needs of conventional Public Housing** and coordinate available resources to meet those needs.
- Promotes the development of local strategies to coordinate the assistance under the Public Housing program with **public and private resources for supportive services and resident empowerment activities.**
- Enables participating families to increase earned income, **reduce or eliminate the need for welfare assistance**, make progress toward achieving economic independence and housing self-sufficiency, or help improve living conditions and enable residents to age-in-place.



Asset and Property Management

- Parkside Landing, David Scull, Scattered Sites, and Scarborough Square
- **Parkside Landing:** Lease Up and Improve On-Site Management
- **Scarborough Square:** Refinance and Rehabilitate
- **David Scull:** Repair and Reorganize



Asset & Property Management

Asset	Units
David Scull	76
RHE PBV Scattered Site	29*
RELP One	56
RHEP	4
Scarborough Square	121
Parkside Landing	236
Total	439

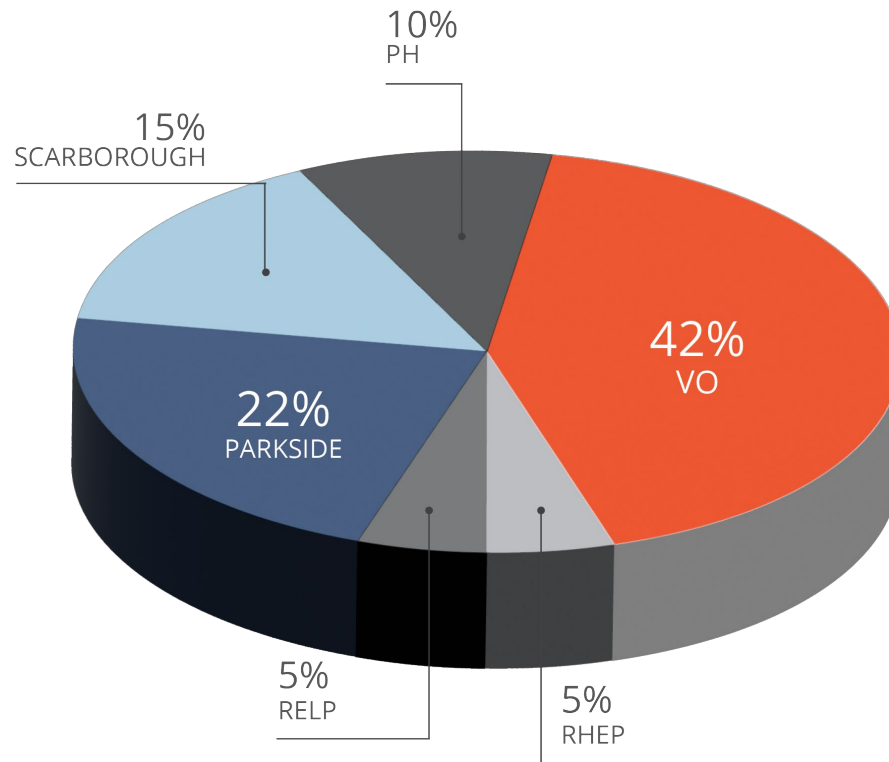


Combined Assets & Vouchers

Voucher/Asset	Units
Regular Voucher (TP, PBV, Port Out)	365
VASH	10
Scattered Site (PBV)	29
Stability (Homelessness)	5
Foster Youth to Independence (FYI)	29
State Voucher Program	~12
Mod Rehab	5
Mainstream Vouchers(Adult Disability)	50
David Scull	76
REL P One	56
RHEP	4
Scarborough Square	121
Parkside Landing	236
Total	998



Financials



PROPERTY	\$	%
PUBLIC HOUSING (PH)	\$1,947,793	10%
VOUCHER PROGRAMS (VO)	\$7,937,175	42%
RHE PROPERTIES INC. (RHEP)	\$987,742	5%
RELP ONE LP	\$897,509	5%
PARKSIDE LANDING	\$4,209,650	22%
SCARBOROUGH SQUARE (SSQ)	\$2,928,685	15%
TOTAL	\$18,908,556	100%



Highlights from the Year

- David Scull Community Center Re-Opening
- Scarborough Square Refinance
- New Leadership & Team Members
- City of Rockville Financial Literacy Grant
- Expanding Partnerships







Highlight: David Scull Community Center Ribbon Cutting

We had a ribbon-cutting event in February 2025 to celebrate the opening.



From left to right: former RHE board member and current Commissioner, Montgomery County Planning Board, James Hedrick, RHE board chair, Stacy Kaplowitz, RHE board member, Ed Duffy, Mayor of Rockville, Monique Ashton, Montgomery County Council Member Andrew Friedson, RHE executive director, Christele Etienbla, city council member Marissa Valeri, city council member, Barry Jackson, District 17 Maryland State Delegate Julie Palakovich Carr, and city council member Adam Van Grack



Highlights from the Year: David Scull Community Center Before and After

BEFORE



AFTER





Highlight: YouthBuild

- In May 2023, RHE was awarded a \$1.8M YouthBuild Grant from the US Department of Labor (USDOL). YouthBuild (serving Montgomery County, MD) is a workforce and career preparation program that engages young people between the ages of 16-24 who face barriers to employment and aid in their development towards self-sufficiency.
- During the life of the 3-year term of the grant, RHE will work with 65 program participants to graduate, secure employment, and complete the program with their Multi-Core Craft Curriculum (MC3), OSHA 30, CPR Certification, along with their GED.
- The grant is helping Rockville and residents throughout Montgomery County by closing the achievement gap and adding a pathway towards a life of self-sufficiency for families and children experiencing various barriers.



YouthBuild Graduates

RHE Youth Build held our Second Capstone event on October 15, 2025. Congratulations to our 12 graduates!

- These hardworking students completed more than 100 hours of hands-on job training renovating homes for low-income families, earning their industry-recognized credentials, and completing internships. We're extremely proud of you and excited for your future endeavors.
- A special thanks to all the local leaders who attended the event.







RHE in the Community

RHE is proud of the work we have done in our community. It's also important to us to give back and support our fellow community organizations which is why RHE has participated in these initiatives this past year.



National Night Out

RHE partnered with the Mt. Calvary Baptist Church and Lincoln Park Community Center to host a festive night out to meet neighbors and learn about efforts in the City to reduce crime.



Meal Donations

Through our partnership with **Nourish Now**, RHE received more than 1,000 pounds of food to provide healthy meals to its program participants.



Demand is high, donating is easy
foundation.rockvillehe.org

RHE launched the RHE Foundation in 2023, a 501(c)(3) non-profit subsidiary of Rockville Housing Enterprises dedicated to raising money to fund resident-oriented initiatives.

Programs that will be funded through the RHE Foundation include:

- Homeownership down payment assistance
- Rental Deposit down payment Assistance
- Disaster Relief for residents impacted by fire, flood or other disasters
- Funding of resident activities across the RHE portfolio, such as the holiday drive and downpayment assistance.
- Green initiatives for RHE units such as solar and other energy conservation initiatives.

We re-launched our online donor portal through the RHE Foundation website in conjunction with the YouthBuild Capstone Event and will be expanding our activities in the coming year.



Partnerships

We remain grateful to the City of Rockville, Montgomery County Department of Housing and Community Affairs, and the State of Maryland Department of Housing and Community Development. With their continued support, we are able to provide more housing options for our residents.





A Look Ahead



- 2025 was RHE's 70th Anniversary!
- We celebrated *70 years* of service to the City of Rockville.
- Scarborough Square Final Refinance
- Organizational Reinforcement
- RHE Foundation Re-Launch
- Expanding YouthBuild (FY26)
- Increasing Property Management Capabilities



Thank you!

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