ANNE ARUNDEL COUNTY, MARYLAND

CONSOLIDATED ANNUAL PERFORMANCE
AND
EVALUATION REPORT
FOR
LOCAL FISCAL YEAR 2014
(Federal Fiscal Year 2013)

Prepared for
ANNE ARUNDEL COUNTY
COUNTY EXECUTIVE LAURA NEUMAN

By
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SEPTEMBER 2014

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1. ESG Supplement to CAPER

IDIS Reports*
1. Summary of Accomplishments (C04PR23)
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* Reports are available to the public upon request from ACDS or can be found on the ACDS website at www.acdsinc.org.
CHAPTER ONE: INTRODUCTION

This Consolidated Annual Performance and Evaluation Report (CAPER) presents an assessment of the use of federal housing and community development entitlement funds and other financing resources by Anne Arundel County, Maryland, during Local Fiscal Year 2014 (July 1, 2013 through June 30, 2014) to achieve the goals, strategies, and objectives stated in the Anne Arundel County Consolidated Plan: FY 2011 – FY 2015. This reporting period constitutes the fourth year of the County’s five year plan. The housing and community development activities addressed in this report are those either completed or in progress during Local Fiscal Year 2014.

This report provides Anne Arundel County with a valuable opportunity to report to its citizens, community groups, stakeholders, as well as the U.S. Department of Housing and Urban Development (HUD), on the collaborative achievements of the last year in reaching the County’s housing and community development goals. This report provides the necessary evidence that federal, State, and County financial resources have been used in an efficient manner and have benefited low and moderate income residents to the maximum extent possible.

The CAPER demonstrates that HUD funded community planning and development programs, including Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), Housing Opportunities for Persons with AIDS (HOPWA), and Continuum of Care Program (CoC) funds are being carried out in compliance with all applicable rules and regulations. The CAPER provides HUD staff with the opportunity to assess Anne Arundel County’s capacity to effectively administer these funds. Finally, the CAPER incorporates the federal Outcome and Performance Measurement System requirements including outcome statements as evidenced in Table 10-1, in the Self Evaluation chapter (Chapter Ten).

This report is organized as follows:

**Summary of Program Financing Resources**

This summary identifies federal, State, and County financial resources available to Anne Arundel County between July 1, 2013 and June 30, 2014 to implement entitlement program activities.

**General Narrative Statement**

This narrative demonstrates how activities undertaken during the program year address goals and strategies identified in the Consolidated Plan.
Affirmatively Furthering Fair Housing

This summary reviews the activities undertaken to address the impediments outlined in the Anne Arundel County Fair Housing Plan.

Affordable Housing

This summary outlines how the County is meeting the Section 215 definition of affordable housing for rental and homeownership households.

Continuum of Care

This narrative provides an overview of the continuum of care services including homelessness prevention, emergency shelter, transitional, and permanent housing, and necessary supportive services that were undertaken to address the needs of homeless persons and those with special needs.

Other Actions

This narrative describes the County’s efforts to (i) address obstacles to meeting underserved needs, (ii) foster and maintain affordable housing, (iii) remove barriers to affordable housing, (iv) overcome gaps and enhance coordination between institutional structures, (v) reduce the incidence of childhood lead poisoning, (vi) improve the County’s public housing stock and encourage public housing residents to become more involved in the management of their communities and to become homeowners through innovative techniques, (vii) ensure compliance with program and comprehensive planning requirements including a discussion about project monitoring, and finally (viii) reduce the number of persons living below the poverty level.

Leveraged Resources

This summary identifies how federal funds “leveraged” other resources.

Public Participation Requirements

This narrative includes a summary of citizen comments received with regards to covered programs.

Self-Evaluation

In this chapter, the County reflects on its accomplishments as well as the unforeseen challenges experienced while working toward the goals and objectives listed in the Consolidated Plan.
Program Specific Narrative Statements

These narratives assess the relationship of the use of CDBG, HOME, HOPWA, and ESG funds, respectively, to the goals, strategies, objectives, and outputs identified in the Consolidated Plan. Each narrative includes an analysis of the extent to which each funding source was distributed among different categories of housing needs identified in the Consolidated Plan. These narratives also (i) describe the nature of or reasons for any changes in program objectives or programmatic initiatives, (ii) assess progress in complying with certifications, (iii) account for program income generated by covered activities, (iv) report on barriers to accomplishments and efforts to overcome them, and (v) report on match contributions as appropriate.

The draft CAPER was made available and accessible for public review for 15 days in all County libraries, at the office of Arundel Community Development Services, Inc. (ACDS) located at 2666 Riva Road, Suite 210, Annapolis, Maryland 21401, (410) 222-7600, and on the ACDS website at www.acdsinc.org.
## Chapter Two: Summary of Program Financing Resources

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CHAPTER THREE: GENERAL NARRATIVE

ASSESSMENT OF FIVE YEAR GOALS AND OBJECTIVES

The Anne Arundel County Consolidated Plan: FY 2011 – FY 2015 constitutes a strategic plan for addressing housing and community development needs in the County. The Plan provides a comprehensive analysis of the needs of County residents and sets out specific goals, strategies, and outcomes which are used to guide the expenditure of funds to address the identified needs over a five year period.

The following narrative describes housing and community development activities carried out between July 1, 2013 and June 30, 2014, the fourth year of implementation of the Anne Arundel County Consolidated Plan: FY 2011 – FY 2015. During the year, the County followed the guiding principles, established as part of the consolidated planning process, for investing housing and community development funds. The three guiding principles include:

1. The County will make as its utmost priority the stabilization, maintenance, redevelopment and expansion of affordable housing, whether it be for homeowners, renters, or special needs populations.

2. The County will concentrate housing and community development activities in the neighborhood revitalization areas of the Severn area, Brooklyn Park, and the Glen Burnie area.

3. Priority for public service dollars will be given to (i) housing related programs and services that improve housing stability and quality of life, and (ii) programs benefiting those living in neighborhood revitalization areas.

The narrative describes the specific strategies utilized to meet the housing and community development needs and goals identified as part of the Consolidated Plan. The discussion of each activity identifies the resources and program funds expended, the geographic location of the activity, the leveraging of non-federal resources, and matching contributions during Local Fiscal Year 2014.

Overall performance in meeting the goals and objectives of the County’s Consolidated Plan is also summarized in the Self Evaluation chapter (Chapter Ten). Chapter Ten evaluates the County’s progress in light of both internal and external factors affecting its programs. This
evaluation provides an excellent tool as the County moves forward to implement projects and programs to assist its low and moderate income residents.

**AFFORDABLE HOMEOWNERSHIP HOUSING**

**GOAL:** Maintain the existing supply of affordable housing for homeownership; increase the supply of well-maintained and well-designed affordable homeownership units; and assist low and moderate income buyers with the purchase of their first home.

**Strategy 1 – Provide low interest financial resources to low and moderate income County homeowners to make energy efficiency improvements, eliminate substandard housing conditions, and reduce maintenance costs, thereby allowing them to remain in their homes, while improving the overall quality of the community and its housing stock.**

The County continued to offer homeowners assistance in maintaining their homes through its Property Rehabilitation Program. This Program, funded with CDBG and State funds, is administered by ACDS who provides loans to lower income households whose homes are found to contain violations of health, occupancy, and other codes which endanger the health and welfare of the households. This Program is available countywide, but is aggressively marketed to the two neighborhood revitalization areas of Brooklyn Park and Glen Burnie. This Program also allows for the reconstruction of properties found to be deteriorated to a point beyond the cost of effective rehabilitation. The maximum household income to qualify for a CDBG funded rehabilitation loan through the Property Rehabilitation Program is 80 percent of the area median income as adjusted for household size. Homeowners whose incomes exceed the CDBG income limits may qualify for State funds. Up to $40,000 in CDBG funds are available to rehabilitate each home and up to $60,000 in CDBG funds are available if the home has to be reconstructed. An additional $20,000 in CDBG funds is available to homeowners in need of accessibility modifications. CDBG funds may be combined with up to $60,000 in Maryland Housing Rehabilitation Program (MHRP) funds, up to $60,000 in Indoor Plumbing Program (IPP) funds, and in some cases, up to $25,000 in Lead Paint Hazard Reduction Program funds, all available through the Maryland Department of Housing and Community Development (DHCD).

During Local Fiscal Year 2014, 27 homes were completed through the Property Rehabilitation Program. Of those cases, eight were located in the Glen Burnie neighborhood revitalization area and two were located in the Brooklyn Park neighborhood revitalization area. The average loan amount for a countywide rehabilitation case was $43,997 per unit, while the average cost of a case in Glen Burnie was $37,294; and $69,100 in Brooklyn Park. Of those households assisted through the Property Rehabilitation Program, 2 (7 percent) were elderly, 16 (59 percent) had household incomes at 50 percent or below the area median income, and 9 (33 percent) were non-white households.
Funds Expended: See financial data listed below the Rehabilitation Advisory Services narrative.

**Strategy 2 – Provide financial counseling and technical assistance to low and moderate income homeowners throughout the rehabilitation process to ensure that (i) the scope of work meets the homeowner’s rehabilitation needs and financial capacity; and (ii) quality work is completed in a timely manner by qualified contractors.**

The Rehabilitation Advisory Services Program, funded through the CDBG program, was provided in conjunction with the aforementioned Property Rehabilitation Program and the Accessibility Modification Program, and constitutes the staff support component of this activity. Services include financial analysis and counseling of homeowners to establish their eligibility to participate in the program, development of work write-ups and cost estimates, assistance in identifying qualified contractors, construction management, and oversight to ensure the rehabilitation has been completed according to the contract documents.

Funds Expended from the Property Rehabilitation Program and the Accessibility Modification Program and Rehabilitation Advisory Services Programs combined: $914,732 – CDBG; $660,075 – Maryland Housing Rehabilitation Program; $82,205 – State Lead Hazard Reduction Program; $15,000 – Community Legacy; $13,586 – IPP; $40,285 – MD Affordable Housing. Total: $1,725,884.

**Strategy 3 – Increase the supply of quality affordable housing units through the acquisition and rehabilitation of existing housing, including foreclosed units, and through the acquisition of land and construction of new units for qualified households.**

In the past, the Affordable Housing Program has used CDBG funds to acquire and rehabilitate homes in the neighborhood revitalization areas of Brooklyn Park, Severn, and Glen Burnie for sale to income eligible first time homeowners. However, in Local Fiscal Year 2014, the homes acquired and rehabilitated through this program were rented to income eligible households. Therefore, the outcomes for this program are reported under the Affordable Rental Housing Goal.

Work continued on the development of the Tree Side Park community, a 10 unit affordable housing development owned by ACDS. During Local Fiscal Year 2014, two energy efficient units were sold to income eligible households (earning 120 percent of AMI or below). Two additional units are under construction and are being marketed for sale to income eligible households.

Funds Expended: $391,358 – County.
Strategy 4 – Explore opportunities for use of surplus Board of Education properties and County owned surplus properties for adaptive reuse as workforce housing.

The County continued the development process on eight units of homeownership housing on surplus property donated by the County and adjacent lots purchased by ACDS. A total of 27 lots were assembled to produce the new development which is referred to as Glendale Terrace. Engineering work commenced during Local Fiscal Year 2014.

Strategy 5 – Provide homeownership education and counseling to prepare potential homebuyers for the financial commitment and responsibilities of purchasing a home, through intensive individual budget and credit counseling and group seminars on the home buying process, ensuring future homeownership success.

The County recognizes that many low and moderate income renters who wish to become homeowners can benefit from Homeownership Counseling as they may be faced with various challenges which prevent them from purchasing their first home. They may need to establish credit worthiness, learn about the steps involved in purchasing a home and understand the responsibilities associated with homeownership.

The County has two nonprofit agencies – ACDS and the Community Action Agency - administering homeownership counseling programs. The programs are similar in that they educate residents in the County and the City of Annapolis on the benefits of homeownership and the intricacies of becoming a homeowner.

The Homeownership Counseling Program (HOC) administered by ACDS, includes community outreach, workshops, and individual counseling targeted to low and moderate income renters who wish to become homeowners. The program includes a detailed review of the mechanics of the home purchase process from budgeting, resolving credit issues, identifying the house, negotiating the contract, obtaining financing, preparing for settlement, taking ownership and moving into the house.

During Local Fiscal Year 2014, a total of 428 new clients participated in the ACDS HOC Program. Of those new clients, 62 percent were minority households. In addition, 152 (35 percent) participants were female headed households. The average income of a HOC client during the last year was $46,931. Of the 115 clients who graduated during the last fiscal year, 20 clients have voluntarily notified ACDS that they had purchased homes.

Funds Expended: $398,591 – County funds; $5,375 – HUD Housing Counseling Grant. Total: $403,966.
Strategy 6 – Increase homeownership opportunities for first time homebuyers by lowering the up front purchase cost through the provision of funds for mortgage write-down, closing cost, and down payment assistance.

As the homeownership market picked up pace, housing costs in Anne Arundel County continued to exceed what many first time homebuyers can afford. The Mortgage Assistance Program (MAP) provides down payment, closing cost, and mortgage write-down assistance to help first time homebuyers, with incomes at or below 80 percent of the area median income, become homeowners. MAP loans are available at zero percent interest with the repayment deferred for 30 years, or until the sale or transfer of the home, whichever occurs first. The purchasers are required to complete the ACDS Homeownership Counseling Program as a prerequisite to establish their eligibility for mortgage assistance.

A total of 18 loans, averaging $21,833 per household, were awarded to income eligible, first time homebuyers in Local Fiscal Year 2014. Of the 18 loans provided, 22 percent (four loans) were made to female headed households; 33 percent (six loans) were provided to minority households and five percent (one loan) was provided to an Hispanic household. Homebuyers utilizing MAP loans had an average household income of $41,460.

Funds Expended: $341,360 – HOME; $85,340 – County Match. Total: $426,700.

Strategy 7 – Continue to develop opportunities to partner with the federal and State government, private lenders, and nonprofit organizations to create new financing tools to assist first time homebuyers with their purchase of a home.

ACDS continued to educate potential homebuyers going through the Homeownership Counseling Program about available federal and State financing tools, such as the Maryland Mortgage Program (MMP) and the Downpayment and Settlement Expense (DSELP) Program, both available through the Maryland Community Development Administration (CDA). Also, every year the County transfers its mortgage bond authority to the State of Maryland for their single family mortgage program, thereby expanding the amount of low cost funds available for first time homebuyers.

Strategy 8 – Provide comprehensive foreclosure prevention counseling to existing homeowners by providing technical assistance and intensive one-on-one counseling to develop a plan of action, repair credit, provide assistance with loan modifications and lender negotiations, and legal referrals to avoid foreclosure.

In addition to counseling prospective first time homebuyers, ACDS assists current homeowners who are facing foreclosure. The Foreclosure Prevention Counseling Program offers clients one-on-one assistance in developing a plan of action, negotiating with lenders, reworking budgets, and implementing the best solution to their individual situation in order to avoid foreclosure.
During Local Fiscal Year 2014, ACDS provided phone and/or in person assistance to 483 new clients facing foreclosure on their homes. Of the new clients reporting race and income data, 36 percent were minority households; 8 percent were Hispanic; and 36 percent had incomes below 80 percent of area median income. Overall the program served a total of 742 clients during the fiscal year including new and existing clients. Of these, approximately 299 households entered into a plan of action and 127 of these clients were able to save their homes.

Funds Expended: $174,851 – Maryland Housing Counseling Fund; $18,439 – National Foreclosure Mitigation Counseling. Total: $193,290, in addition to the County funds listed under Strategy 5.

**Strategy 9 – Promote all homeownership programs throughout the entire County for all households, regardless of race, religion, ethnicity, sex, disability, or other protected class status by marketing these programs through specially targeted housing fairs, community meetings and seminars.**

ACDS continued to market its housing programs to the County’s neighborhood revitalization areas and to minority communities to inform residents about the many programs and services offered, including homeownership counseling, foreclosure prevention, and property rehabilitation. Marketing efforts included presentations and outreach to faith based groups serving primarily African American, Hispanic, and diverse populations. ACDS also held special information sessions with the County’s Health Department and attended the County’s Commission on Disability Issues annual Disability Awareness Day. Outreach also included targeted mailings, door-to-door distribution of flyers, open houses, and attendance at community association meetings in minority communities.

**AFFORDABLE RENTAL HOUSING**

**GOAL:** Maintain and expand the existing supply of affordable rental housing through rehabilitation efforts and new construction of affordable units disbursed throughout the County.

Rental housing units affordable to low and moderate income families, individuals, and the elderly are in short supply nationally, as well as in Anne Arundel County. Several issues contribute to this situation. A reduction in the production of rental housing has resulted in lower vacancy rates, which in turn has allowed the market to support increased rents. Additionally, the increase in foreclosures has led more households to enter the rental market, which results in more households competing for rental units, furthering lowering the vacancy rates and increasing rents.
Federal funding, which is needed for the production of affordable rental housing and the preservation of aging units, has decreased significantly over the last 10 to 15 years. On the whole, State resources have also dwindled at the same time that federal funds have been reduced, resulting in a decreased number of affordable units being produced and/or rehabilitated.

**Strategy 1 – Provide financing and technical assistance to rehabilitate and modernize large multifamily affordable rental housing projects and small scattered site rental units.**

In Local Fiscal Year 2014, reconstruction of Burwood Gardens, an existing public housing facility, into a 100 unit affordable housing community was completed. Burwood Gardens, targeted to senior residents at or below 60 percent of the area median income (AMI), is located in the targeted neighborhood of Glen Burnie and is the first of a two phase project to stabilize the supply of affordable housing for low income households. Phase I of Burwood Gardens opened in November 2013. In addition to quality affordable rental units, Burwood Gardens offer ample community amenities and services including a fitness room, computer lab, kitchenette and a laundry room.


The Affordable Housing Program utilized CDBG funds, County funds and State Community Legacy Program, Lead Hazard Reduction Program and Neighborhood Conservation Initiative (NCI) funds to continue acquisition and rehabilitation activities in the neighborhood revitalization areas of Brooklyn Park, Severn, and Glen Burnie. During Local Fiscal Year 2014, construction was completed on a total of five homes, three of which were acquired during Local Fiscal Year 2014 and two of which were acquired during the previous fiscal year. All five homes have been rented to income eligible households; four are located in Brooklyn Park and one is located in Stillmeadows, a community in Severn. In addition, construction continued on seven units which were also acquired during Local Fiscal Year 2014. Once completed, these homes will be rented to income eligible households.


**Strategy 2 – Monitor, encourage and assist owners of privately owned rental properties, previously financed with federal subsidies, to secure new financing for the rehabilitation and continuation of these properties as affordable or encourage them to sell their properties to new owners who are able to rehabilitate them and continue to offer them as affordable housing to limited income tenants.**
During Fiscal Year 2014, a developer who had expressed interest in purchasing a dilapidated apartment complex in Annapolis that included both high rise and townhouse units, continued to work with the City of Annapolis to secure financing and work on the pre-application requirements. The development plan includes extensive upgrades and renovations to the high rise, while the townhouses would be demolished and reconstructed. As part of the financing package, the developer is pursuing federal and State funds in an effort to keep the units affordable.

**Strategy 3 – Encourage and facilitate construction by private developers of new affordable rental units by providing funds, in the form of gap financing, to make such projects feasible. Priority shall be given to projects serving low income families, projects located in the County’s targeted growth areas, projects located near transit stations and employment centers, projects that are mixed use or mixed income, and projects serving areas of the County traditionally less affordable.**

The County recognizes there is a strong need for additional affordable rental housing. In Local Fiscal Year 2014, one new rental housing project was completed. Oakwood Family Homes, which is a development that includes 22 one and two-story single family homes serving low income households at or below 60 percent of the AMI was completed in the Glen Burnie area. This project is under a Lease Purchase Program, where the homes will be rented for 15 years, after which the resident will have the option to purchase. Oakwood offers ample community amenities and services including a fitness room, computer lab, kitchenette, and a laundry room.

Oakwood Sources of Funds: $670,000 – HOME; $5,531,590 – LIHTC; $940,000 – State RHPP; $870,000 – Private loan; $311,625 – Developer Equity. Total: $8,323,215.

**Strategy 4 – Provide a Payment In Lieu of Taxes (PILOT) Program to encourage developers to produce affordable multifamily housing by reducing operating expenses and maximizing private financing. Encourage developers to serve an increased number of low income tenants by structuring PILOT agreements such that the PILOT payment is prorated to reflect the number of units being set aside for very low income tenants.**

No PILOT agreements were approved by the County during Local Fiscal Year 2014. However, several developers are looking at potential projects and have contacted ACDS about requesting PILOT agreements as part of the financial package, including Berger Square, a 48 unit multifamily rental housing community in Odenton.

**Strategy 5 – Explore changes to land use regulations which would allow affordable multifamily housing in nonresidential zoning districts or in lower density residential zoning district traditionally limited to single-family housing.**
No new legislation was passed by the County during Local Fiscal Year 2014 that affected affordable housing.

**PUBLIC HOUSING AND RENTAL SUBSIDY PROGRAMS**

**GOAL:** Provide rental assistance and support services to low income households by expanding effective programs and continue efforts to maintain the long term physical and social viability of the County’s existing public housing inventory.

Public and assisted housing units are essential in Anne Arundel County as there are not enough privately owned affordable rental units available to low income households. On behalf of the County, the Housing Commission of Anne Arundel County (Housing Commission) operates 934 public housing units in seven public housing communities for seniors and families. In addition, the Housing Commission administers 1,765 Housing Choice Vouchers allocated to the County.

_Strategy 1 – Support the Housing Commission’s efforts to maintain and expand its tenant based rental subsidy programs._

Households with a low income relative to average rent create a priority need for rental assistance in the County, particularly for households earning less than 50 percent of the AMI. However, identifying funds for rental subsidies can be difficult, even though efforts are made annually by the Housing Commission to secure additional vouchers. The Housing Commission’s waiting list as of July 2014 for Housing Choice Vouchers included 10,284 households. The Program will likely be level funded in Fiscal Year 2015, which will result in no new vouchers. Due to the extensive waiting list, on July 1, 2014, the Housing Commission closed its Housing Choice Voucher wait list for the first time since the Program’s inception.

As there is very little turnover in public housing units or vouchers, the Housing Commission strives to obtain additional vouchers from other sources whenever possible. As an example, the Housing Commission continues to provide rental vouchers to homeless families and individuals living with disabilities through the federally funded Continuum of Care program, and to individuals diagnosed with HIV/AIDS and their family members through the Housing Opportunities for Persons with AIDS (HOPWA) Program. These programs are more fully described in the Homeless and Special Needs sections.

_**Strategy 2 – Encourage outreach efforts to potential landlords facilitating increased acceptance of tenant based rental subsidies throughout the County thus avoiding concentration of subsidized or assisted housing and allowing for full utilization of available vouchers.**_
The Housing Commission continues to provide outreach to landlords in the community to educate them about their programs and help increase participation in voucher based programs. Landlord participation continues to increase as awareness builds. Since 2013, exception payment standards (110% and 120% of the Fair Market Rent) have been set by census tracts to encourage greater participation in difficult leasing areas where rent structures are higher. Also, the landlord’s portion of the Housing Commission’s website has been enhanced to create more convenient avenues for acquiring information.

Strategy 3 – Encourage and facilitate efforts to complete renovations or modernization improvements to the County’s public housing inventory to ensure long term viability.

The County recognizes that in order to continue to serve low income households, it is essential that the County’s public housing stock be maintained and rehabilitated on a regular basis. Federal Capital Fund Program dollars for Public Housing communities are often insufficient to cover necessary repairs and upgrades. The Housing Commission received $1,084,181 in Capital Funds in Fiscal Year 2014, which is close to the funding made available in prior years. There has been a continued flat level of funding in federal modernization funding for public housing during the past three years. The funds that are available are being used to complete exterior upgrades at each of the public housing communities. In addition, the Housing Commission began work on a $217,000 security enhancement grant from HUD to upgrade lighting, install cameras and security systems at several properties. The agency also received a $238,000 energy assistance grant from the State of Maryland to complete upgrades to systems, infrastructure and roofs at Freetown Village.

Strategy 4 – For public housing communities being redeveloped, priority will be given to mixed income family housing serving a variety of income levels and include opportunities for homeownership.

The Housing Commission continued the two phase demolition/disposition of the Burwood Gardens property. The re-developed property was considered to be functionally obsolete and not suitable for the elderly population it was intended to serve. Demolition and reconstruction was completed on a new 100 unit affordable housing community for the elderly in November 2013. The new building is more accessible and better able to serve an aging population, many of whom have mobility impairments. Phase II (100 units) is expected to commence in 2015 and also includes demolition and reconstruction.

Strategy 5 – Encourage supportive service programs that support the most vulnerable public housing residents, including recreation and education programs for youth and congregate services for the elderly.

The Boys & Girls Clubs of Annapolis and Anne Arundel County, Inc. continued to offer programs in two of the County’s public housing communities. In Local Fiscal Year 2014, the
Meade Village Boys & Girls Club, located in the Severn area, served 221 youth, while the Freetown Village Boys & Girls Club, located in Pasadena, served 239 youth. Both clubs offered after-school and summer programs which focused on providing many educational and recreational activities.

Funds Expended: $60,000 – CDBG funds for Meade Village; $20,000 – CDBG funds for Freetown Village. Total: $80,000.

**HOUSING AND RELATED SERVICES FOR SPECIAL NEEDS POPULATIONS**

**GOAL:** Assist in making available a variety of affordable housing options, which, in conjunction with needed supportive services, enable persons with special needs - including those with physical and developmental disabilities, mental illness, substance abuse challenges, HIV and AIDS, and the elderly - to live as independently as possible in the community of their choice.

*Strategy 1 – Expand or maintain the supply of housing for persons with special needs through various mechanisms such as the acquisition and rehabilitation of group housing, development of new housing, and expansion of tenant based rental assistance programs which enable independent living.*

Persons with special needs often lack the income to afford market rate homes and typically require some form of housing assistance. Group homes and tenant based rental assistance with supportive services provide needed housing to these individuals. Given the lengthy waiting lists for public housing, rental vouchers, and other housing programs, the County continues to work to maintain and add additional housing for the special needs population. Fortunately, an experienced network of nonprofit providers exists within the County. These providers administer the necessary supportive services for the County’s population with HIV/AIDS, developmental disabilities, mental illness, and physical disabilities.

In Local Fiscal Year 2014, the County worked with Omni House, Inc, a certified CHDO, to rehabilitate a total of 13 rental units, serving 26 individuals with severe mental illness, through the HOME funded Community Housing Development Organization (CHDO) Group Home Acquisition and Rehabilitation Program. The program makes funds available to certified CHDOs to acquire and/or renovate housing to serve special needs populations. Additionally, energy efficiency improvements were made to the units through the Maryland Energy Administration EmPOWER Clean Energy Communities Program.

Funds Expended: $205,373 – HOME including County Match funds; $30,571 – Maryland Energy Administration – EmPOWER Clean Energy Communities Program. Total $235,944.
The Housing Commission continued to administer the HOPWA funded Rental Subsidy Program which provides tenant based rental assistance to eligible households affected by HIV/AIDS. The Rental Subsidy Program served 52 households during Local Fiscal Year 2014.

Funds Expended: $483,628 – HOPWA.

Strategy 2 – Assist supportive housing nonprofit organizations maintain, rehabilitate, and make accessible the existing supply of supportive housing serving persons with special needs.

The Group Home Rehabilitation Program, funded with CDBG funds, provides nonprofit special needs housing providers with low interest loans to rehabilitate and make accessibility modifications to their existing group housing. In Fiscal Year 2014, there were no new group homes rehabilitated through this program. The County continues to assess the need for this program and has begun to leverage the CDBG funds with other resources – such as the Maryland Energy Administration EmPOWER Clean Energy Communities Program – to help make energy efficiency improvements to the County’s group home housing stock.

Funds Expended: $535 – CDBG.

Strategy 3 – Assist elderly and low income homeowners with disabilities to make accessibility repairs and alterations to their homes thereby allowing them to remain in their homes.

The County continued to offer its Accessibility Modifications Program to enable homeowners with long term physical disabilities to remain in housing of their choice. The Program provides deferred loans – up to $20,000 – for accessibility modifications, including the installation of ramps, chair lifts and grab bars, widening of doorways, and bathroom and kitchen modifications. During Local Fiscal Year 2014, three homes were rehabilitated through this program using CDBG funds and State funds. All households served were at or below 80 percent of the area median household income.

Funds Expended: $52,896 – CDBG funds from the Accessibility Modifications Program, in conjunction with expenditures from the Property Rehabilitation Program.

Strategy 4 – Support programs and explore financing opportunities for providing supportive services for the elderly which enable them to remain in their homes or in rental communities, allowing them to age in place.

Associated Catholic Charities, Inc. (Catholic Charities) continued the Services for Seniors Aging In Place Program, a congregate services program at the Friendship Station senior housing community in Odenton. Funds were used to subsidize the cost of providing services, such as daily meals, laundry services and housekeeping for very low income elderly residents. This assistance allows seniors to avoid expensive nursing home care prematurely. During Local
Fiscal Year 2014, Catholic Charities served six elderly residents at its Odenton Senior Housing site through this program.

Funds Expended: $20,000 – CDBG.

**Strategy 5 – Support the efforts of special needs providers to maintain and/or develop facilities that provide community based services, such as vocational and day programs, to persons with disabilities.**

No funds were expended on this strategy during Local Fiscal Year 2014.

**Strategy 6 – Increase the capacity and sustainability of supportive housing nonprofits organizations enabling these organizations to maintain and expand their ability to provide housing and support services to the special needs populations.**

No activities were undertaken for this strategy during Local Fiscal Year 2014.

**HOMELESSNESS**

**GOAL:** Work toward ending and preventing homelessness by (i) increasing the supply of affordable permanent housing with supportive services; (ii) preventing families and individuals from becoming homeless; (iii) ensuring adequate interim or short term housing options; and (iv) providing comprehensive essential services to support their efforts to transition quickly from a state of homelessness to becoming stably housed.

**Strategy 1 – Provide financial assistance and counseling to households preventing them from losing their homes and becoming homeless.**

The Calvary Rental Counseling Program, operated by the Calvary Economic Development Corporation, provided emergency financial assistance to prevent eviction and loss of housing. This program targets low to moderate income renters in the Glen Burnie area. During Local Fiscal Year 2014, 152 households were assisted through this program.

Funds Expended: $20,000 – CDBG.

The County continued to fund the Community Action Agency’s Emergency Assistance Program during Local Fiscal Year 2014. This program provided CDBG funded emergency financial assistance to 118 households, consisting of a total of 339 individual household members, to prevent the loss of housing and homelessness as well as to assist families with their first month’s rent in order to obtain housing.
Funds Expended: $20,000 – CDBG plus additional Federal, state, and local funds.

**Strategy 2 – Assist homeless persons, including chronically homeless, veterans, and unaccompanied youth, quickly access permanent affordable housing with accompanying supportive services.**

Arundel House of Hope, Inc. (AHOH) continued its Emergency Solutions Grant (ESG) funded Rapid Re-Housing Program (RAP) in Local Fiscal Year 2014. The program provides homeless households rental assistance and case management for up to a year. During its second year of operation, AHOH’s RAP program provided housing and supportive services to 21 households.

Funds Expended: $78,788 – ESG.

**Strategy 3 – Expand and maintain the supply of permanent supportive housing for homeless persons, including chronically homeless, veterans, and unaccompanied youth, through various mechanisms such as the acquisition and rehabilitation of group housing, development of transitional and permanent housing, and expansion of tenant based rental assistance programs.**

People Encouraging People, Inc. (PEP) began operation of the Housing First Program II in Local Fiscal Year 2014. This program provided tenant based rental assistance to eight chronically homeless men and women diagnosed with a severe mental illness.

Funds Expended: $104,040 – Continuum of Care Funds

PEP also continued the operation of the Housing First Program I during Local Fiscal Year 2014. This program provided tenant based rental assistance and supportive services to a total of five chronically homeless men and women. All of those served have been diagnosed with a severe mental illness.

Funds Expended: $47,973 – Continuum of Care funds.

AHOH continued operation of the Community Housing Program during the program year. This Program received funding to lease two three-bedroom apartments which provided three homeless men and three homeless women permanent housing and client-driven case management, as well as support services. In Local Fiscal Year 2014, eight homeless individuals were served by the Program.

Funds Expended: $51,798 – Continuum of Care Program

AHOH continued to operate its Safe Haven I Program for chronically homeless men in Brooklyn Park. This program provides permanent supportive housing for four homeless individuals with
disabling conditions who have either been continuously homeless for more than a year or have had multiple episodes of homelessness. Each participant signs a lease and is provided a private room while sharing common space in the home. The Safe Haven I Program provides a live-in resident manager to provide additional support as well as client driven case management services. The Safe Haven I Program served five chronically homeless individuals during this past fiscal year.

Funds Expended: $43,136 – Continuum of Care Program.

AHOH continued operation of the Safe Haven II Program for four chronically homeless men in Severna Park. The Safe Haven II Program provides each client with their own room and access to shared bathrooms, kitchen, and other living space. The program is staffed with a live-in resident manager and provides ongoing case management. In Local Fiscal Year 2014, it served four chronically homeless men.

Funds Expended: $57,497 – Continuum of Care Program.

AHOH continued operation of its permanent supportive housing program for chronically homeless women called the Women in Safe Haven (WISH) Program in Brooklyn Park. The WISH Program provides five chronically homeless women with a private room in a shared residence. The program is also staffed with a live-in resident manager and provides ongoing case management. In Local Fiscal Year 2014, the WISH Program served seven chronically homeless women.

Funds Expended: $55,440 – Continuum of Care Program.

The Housing Commission of Anne Arundel County continued its Permanent Supportive Housing Program, which provides rental subsidies and support services to homeless families and individuals living with disabilities. In Local Fiscal Year 2014, the Housing Commission served 28 households.

Funds Expended: $259,792 – Continuum of Care Program

The Anne Arundel Partnership for Permanent Housing serves homeless families and individuals with disabilities. During Local Fiscal Year 2014, the program supported the provision of supportive housing and case management services through three different agencies, the Housing Commission, Community Residences, Inc. and AHOH. Funds enabled the Housing Commission to provide tenant based rental assistance and Community Residences, Inc. to provide case management to a total of 20 homeless households. AHOH utilized a portion of the program funds to rent three supportive group homes to house single disabled homeless men. A total of 10 men were provided with permanent supportive housing through AHOH’s group homes. The
grant also supports the operating costs of the County’s Homeless Management Information System.

Funds Expended: $301,280 – Continuum of Care Program; $11,668 – CDBG. Total: $312,948.

The Supportive Housing Opportunity Program (SHOP), operated by the Mental Health Agency, provided tenant based rental assistance and targeted case management services to 10 households (or 24 participants) in Local Fiscal Year 2014. All of the households have an adult member who is diagnosed with a severe mental illness and/or substance abuse issue.

Funds Expended: $150,488 – Continuum of Care Program.

The Anne Arundel County Mental Health Agency also continued a tenant based rental assistance program to assist five chronically homeless individuals diagnosed with a mental illness. The program, called the Samaritan Housing Program, provides intensive case management, counseling, and support services. In Local Fiscal Year 2014, six chronically homeless individuals were served by the program.

Funds Expended: $47,948 – Continuum of Care Program.

The Shelter Plus Care Program in Anne Arundel County is overseen by the Maryland Mental Hygiene Administration Division of Special Populations. The program targets mentally ill persons who are exiting the detention center who would otherwise become homeless, as well as homeless individuals diagnosed with a mental illness. The program served 28 households (or 57 participants) with tenant based rental assistance.

Sources of Funds: $374,664 – Continuum of Care Program.

**Strategy 4 – Support the continued operation of existing day programs, emergency, transitional, and domestic violence shelters, as well as, the development or enhancement of those facilities and accompanying services.**

In Local Fiscal Year 2014, AHOH continued to operate the Homeless Resource and Day Center, a drop-in center for the homeless in the Glen Burnie area of the County. The Resource and Day Center provides case management, a day shelter, information and referral services, housing search assistance, and help with linking the homeless to mainstream resources. The Center also acts as the intake center for the Winter Relief Shelter Program. AHOH also expanded the services it offers by providing medical and addictions treatment. During the past year, the Program served 758 homeless persons.

Funds Expended: $35,000 – CDBG; $12,000 - County funds; $25,000 – United Way; $17,000 – Seedco–Earned Benefits; $45,500 - private funds. Total: $134,500.
Sarah’s House, operated by Associated Catholic Charities, Inc. (Catholic Charities) provides emergency and transitional shelter to the County’s homeless population. In addition to housing, Sarah’s House provides a wide array of supportive services to assist participants in their program. Services include child care, before and after school care, parenting classes, intensive case management, life skills, transportation and job training and employment services. Sarah’s House also provides one year follow-up services for residents once they leave the program. During Local Fiscal Year 2014, 362 persons were served in the emergency family shelter and 126 persons were served in the transitional housing program.

Funds Expended: $87,833 – ESG; $323,698 – Continuum of Care Program; $155,110 – County funds; $150,000 – U.S. Department of Defense Grant. In addition, Catholic Charities receives private funds.

Funds were provided to the Fouse Center, operated by AHOH, to continue the operation of a transitional housing program for homeless men. The Fouse Center provides housing, case management, life skills assistance, substance abuse counseling, mental health services, and employment services. The Fouse Center served 24 men during Local Fiscal Year 2014.

Funds Expended: $129,787 – Continuum of Care Program. In addition, AHOH supports the program with private funds.

Anchor House, operated by the Light House is a transitional housing program which offers homeless families with minor children a secure environment in which to become self sufficient. Each family in the program is provided case management and linkage to needed supportive services. During Local Fiscal Year 2014, five households (20 persons) were served by this program.

Funds Expended: $46,791 – Continuum of Care Program. In addition, Light House, Inc. supports the program with private funds.

Strategy 5 – Support and develop projects which provide supportive services such as case management, counseling, literacy, life skills, workplace training, and child care serving homeless families and individuals, and victims of domestic violence.

Community Residences, Inc. operates the Shelter Mental Health Assistance Program. This program employs a mental health advocate who provides assessments, referrals and advocacy to homeless clients residing at Sarah’s House Family Emergency Shelter and the Fouse Center Transitional Housing Program. During the past program year, the Program provided mental health assessments to a total of 193 homeless adults.

Funds Expended: $71,490 – Continuum of Care Program. In addition, the program is supported by private funds.
Strategy 6 – Support and develop programs which attempt to engage the homeless, including the chronically homeless, and connect them with the resources they need to work towards independence.

While no federal entitlement funds were expended for this strategy, the County has several outreach programs, described in more detail in Chapter Six, which are funded through the Anne Arundel County Mental Health Agency.

Strategy 7 – Increase the capacity and sustainability of nonprofit organizations to provide housing and supportive services to the homeless populations.

No activity was undertaken for this strategy during Local Fiscal Year 2014.

NEIGHBORHOOD REVITALIZATION
(A) Severn Area, (B) Brooklyn Park Community, and (C) Glen Burnie Area

GOAL: Concentrate housing and community development expenditures in order to revitalize neighborhoods in accordance with community plans which include projects and activities that create or retain affordable housing, stabilize neighborhoods and improve the overall quality of life.

Severn Area

Strategy 1 – Expand programs to acquire and rehabilitate homes in order to improve and stabilize the housing stock, increase the community’s overall desirability, and increase affordable housing opportunities.

The Affordable Housing Program funds were used to continue acquisition and rehabilitation activities in Severn Area (as described under the Affordable Rental Housing section). Funds from CDBG and the NCI program were utilized as part of this effort. In Local Fiscal Year 2014, one home was acquired and rehabilitated in the Stillmeadows community, which was rented to an income eligible household.

Funds Expended: The cost of these activities is described under the Affordable Housing Program in the Affordable Homeownership Housing section of this chapter.

Strategy 2 – Continue to offer a variety of programs and incentives that will encourage homeowners to invest in their community by upgrading and modernizing their homes, thus stabilizing the housing stock and improving the quality of neighborhoods.
The Property Rehabilitation Program provides financial assistance to homeowners to renovate and modernize their properties. No homes were rehabilitated in the Severn Area during Local Fiscal Year 2014.

**Strategy 3 – Support programs and efforts which seek to improve the quality of life for the residents of the Severn area, such as after school and child care programs, elderly services, health services, family support programs, and job training opportunities.**

The Boys & Girls Clubs of Annapolis and Anne Arundel County, Inc. continued to offer a program in the Meade Village community, serving youth from the Meade Village community and from the adjacent neighborhood revitalization area. As reported under Public and Assisted Housing, the Meade Village Boys & Girls Club served 221 youth during Local Fiscal Year 2014, of which 100 were from the Van Bokkelen Elementary School.

**Strategy 4 – Intensively market the County’s homeownership counseling and foreclosure prevention programs within the community to help residents increase and maintain successful homeownership.**

ACDS continued to market its housing programs throughout the County to inform residents about the many programs and services offered, including homeownership counseling and foreclosure prevention counseling. Marketing efforts included presentations and outreach to faith based groups serving primarily African American, Hispanic, and diverse populations. ACDS also held special information sessions with the County’s Health Department and presented information on available housing programs at the County’s Commission on Disability Issues annual Disability Awareness Day. Outreach also included targeted mailings, door-to-door distribution of flyers, open houses, and attendance at community association meetings.

**Brooklyn Park Area**

**Strategy 1 – Expand programs to acquire and rehabilitate homes in order to improve and stabilize the housing stock, increase the community’s overall desirability, and increase affordable housing opportunities.**

The Affordable Housing Program was used as a means to continue acquisition and rehabilitation activities in Brooklyn Park (as described under the *Affordable Rental Housing* section). Funds from the CDBG, Community Legacy, State Lead Hazard Reduction, State NCI, and County Workforce Housing programs were utilized as part of this effort.

During Local Fiscal Year 2014, in Brooklyn Park, construction was completed on a total of four homes, two of which were acquired during Local Fiscal Year 2014 and two of which were acquired during the previous fiscal year. All four homes have been rented to income eligible households. In addition, seven additional units in Brooklyn Park were also acquired during...
Local Fiscal Year 2014 and are in the process of being rehabilitated. Once completed, these homes will be rented to income eligible households.

Funds Expended: The cost of these activities is described under the Affordable Housing Program in the Affordable Homeownership Housing section of this chapter.

**Strategy 2 – Continue to offer a variety of programs and incentives that will encourage homeowners to invest in their community by upgrading and modernizing their homes, thus stabilizing the housing stock and improving the quality of neighborhoods.**

The Property Rehabilitation Program provides funds to homeowners to renovate and modernize their properties. Two homes were completed in the Brooklyn Park area during Local Fiscal Year 2014.

Funds Expended: Funds reported under the Property Rehabilitation Program, Affordable Homeownership Housing section.

**Strategy 3 – Support programs and efforts which seek to improve the quality of life for the residents of the Brooklyn Park area, such as after school and child care programs, elderly services, family support programs and job training.**

The Chesapeake Arts Center Scholarship Program provided scholarships to 26 youth from the Brooklyn Park community. The Scholarship Program allows youth from low income households to participate in courses in art, music, theater and dance at the arts center.

Funds Expended: $10,000 – CDBG.

The Anne Arundel County Department of Recreation and Parks used CDBG funds to provide scholarships to 34 income eligible youth to participate in the Brooklyn Park Youth Program during Local Fiscal Year 2014. The program provides after school and summer recreation activities, leadership development, and homework tutoring to low income youth attending the Brooklyn Park Middle School.

Funds Expended: $10,000 – CDBG.

**Strategy 4 – Intensively market the County’s homeownership counseling and foreclosure prevention programs within the community to help residents increase and maintain successful homeownership.**

ACDS continued to market its housing programs to the County’s neighborhood revitalization areas to inform residents about the many programs and services offered, including homeownership counseling, foreclosure prevention, and property rehabilitation. Outreach
included targeted mailings, open houses at ACDS owned properties, and attendance at community association meetings and community events to promote homeownership opportunities.

**Glen Burnie Area**

*Strategy 1 – Expand programs to acquire and rehabilitate homes in order to improve and stabilize the housing stock, increase the community’s overall desirability, and increase affordable housing opportunities.*

The Affordable Housing Program is used as a means to continue acquisition and rehabilitation activities in Glen Burnie (as described under the Affordable Housing section). No homes were acquired and rehabilitated in the Glen Burnie area during Local Fiscal Year 2014.

*Strategy 2 – Continue to offer a variety of programs and incentives that will encourage homeowners to invest in their community by upgrading and modernizing their homes, thus stabilizing the housing stock and improving the quality of neighborhoods.*

The Property Rehabilitation Program provides financial assistance to homeowners to renovate and modernize their properties. At year-end, renovations had been completed on eight homes in the Glen Burnie area.

Funds Expended: Funds reported under the Property Rehabilitation Program, Affordable Homeownership Housing section.

*Strategy 3 – Support programs and efforts which seek to improve the quality of life for the residents of the Glen Burnie community, such as after school and child care programs, eviction prevention, elderly services, family support programs and job training opportunities.*

CDBG funds were provided to the Calvary Chapel CDC for the Calvary Rental Counseling Program. This program provided emergency financial assistance to help prevent evictions and loss of housing primarily to persons from the Glen Burnie area. During Local Fiscal Year 2014, the program assisted 152 households.

Funds Expended: $20,000 – CDBG.

*Strategy 4 – Intensively market the County’s homeownership counseling and foreclosure prevention programs within the community to help residents increase and maintain successful homeownership.*

ACDS continued to market its housing programs to the Glen Burnie community to inform residents about the many programs and services offered, including homeownership counseling,
foreclosure prevention counseling, and property rehabilitation. Outreach included targeted mailings, open houses at ACDS owned properties, and attendance at community events.

**NON-HOUSING COMMUNITY DEVELOPMENT GOALS**

**Economic Development**

**GOAL:** Support the economic empowerment of low and moderate income residents by ensuring the availability of services such as job training and placement, transportation, childcare resources, and other services which directly support a household’s ability to obtain gainful employment and financial independence.

*Strategy 1 – Support activities that improve the skills of low to moderate income persons access employment opportunities and obtain financial independence.*

The Job Training and Education Program, operated by OIC of Anne Arundel County, Inc. (OIC), provides “English for Speakers of Other Languages” classes, basic academic skills training, and computer classes to low and very low income unemployed or underemployed participants from the Annapolis and greater Annapolis area. During Local Fiscal Year 2014, OIC served 66 students through its program.

Funds Expended: $13,000 – CDBG, in addition to funding from the City of Annapolis and private funds.

*Strategy 2 – Support the provision of quality affordable child care for low and moderate income residents to enable parents to work or obtain employment training.*

The Community Action Agency Child Care Program provided extended child care hours for children enrolled in Head Start Programs located at the Meade Village site in Severn and the Lloyd Keaser Community Center in Brooklyn Park. The program served a total of 48 children at both sites during Local Fiscal Year 2014, providing age appropriate educational activities and recreation, meals and snacks, in addition to referrals and advocacy for children with special needs.

Funds Expended: $20,000 – CDBG, in addition to federal Head Start funds, State Purchase of Care funds, and parent fees.

*Strategy 3 – Support the transportation needs of low and moderate income residents to allow them to gain or maintain employment.*
Vehicles for Change, Inc. operates a program that provides used “road ready” automobiles at a low cost to limited income households to help maintain their employment and become financially secure. During Local Fiscal Year 2014, automobiles were provided to 10 low and moderate income households.

Funds Expended: $24,000 – CDBG, in addition to private grants and donations and client paid fees.

**Historic Preservation**

**GOAL:** Focus historic preservation activities in older minority communities on facilities that enhance community identity and underscore community values.

*Strategy 1 – Support the rehabilitation and adaptive reuse of properties identified in joint venture with the Maryland Historical Trust and other historic preservation organizations within or serving minority communities in order to preserve culturally and historically significant structures, while at the same time, providing physical space for community needs including access to services such as health care, Head Start Programs, recreation, senior activities, housing counseling and youth services.*

No activities to report during Local Fiscal Year 2014.
CHAPTER FOUR: FAIR HOUSING

OVERVIEW

Although a jurisdiction’s obligation for affirmatively furthering fair housing arises in connection with the receipt of federal funding, the fair housing obligation is not restricted to just the design and operation of programs funded with the dollars received from HUD. The obligation to affirmatively further fair housing extends to all housing and housing related activities in the grantee’s jurisdiction, whether publicly or privately funded. As a recipient of funds, and as part of the County’s Consolidated Planning process, the County certifies that it is affirmatively furthering fair housing by completing an Analysis of the Impediments to Fair Housing (AI), taking actions to address those impediments, and maintaining records of the County’s actions to overcome the impediments. As part of the Anne Arundel County Consolidated Plan: FY 2011 – FY 2015, the County outlined a number of actions it would undertake in the next five years to address the impediments to fair housing.

As the last AI was conducted in 1996, Anne Arundel County recognized it was time for a new AI. The County joined with its regional counterparts in Baltimore City, Baltimore County, Harford County and Howard County (The Regional Fair Housing Group) and contracted with the independent consulting firm of Mullin & Lonergin to conduct another AI, examining both jurisdiction specific and regional impediments to fair housing and recommending actions to address both. After a lengthy review and public comment period, the AI was recently completed. The AI and its recommended actions will act as a guide for Anne Arundel County to plan jurisdiction specific actions to affirmatively further fair housing.

During Local Fiscal Year 2014, the County addressed many of the local impediments to Fair Housing identified in the recent AI. Additionally, the Regional Fair Housing Group worked on securing funding for a full time staff person who would support the Group in its efforts to affirmatively further fair housing in the region. This Group recently hired a Housing Policy Coordinator to coordinate the Group’s actions. Since the Coordinator has been working, the Group has developed a Regional Fair Housing Implementation Plan, which includes detailed actions and timeframes to address the actions recommended in the regional component of the AI.

The following segment of this chapter details the action taken on the local level to further fair housing. This chapter ends with a summary of the regional activities undertaken during Local Fiscal Year 2014.
ANNE ARUNDEL COUNTY FAIR HOUSING ACTIVITIES FOR LOCAL FISCAL YEAR 2014

Goal 1: Adopt an over-arching fair housing policy to establish a foundation for affirmatively furthering fair housing.

Task 1: Adopt a Fair Housing ordinance that designates a fair housing officer and establishes the procedures by which complaints are processed, investigated and resolved by the County Commission on Human Relations.

During Local Fiscal Year 2013, the Anne Arundel County Human Relations Commission worked with the County Executive’s office and the County Office of Law to research available options and has developed a plan to introduce legislation during Local Fiscal Year 2014 to create an Office of Human Rights. The Office of Human Rights will review additional components once it is established and becomes operational.

Task 2: In developing policy priorities for entitlement investment in affordable housing, the County should give first consideration to the use of HOME funds for new family rental housing on sites outside of impacted areas.

The County recognizes there is a strong need for additional affordable rental housing. In Local Fiscal Year 2014, two new rental housing projects were completed and funding was allocated for the construction of an additional project. Burwood Gardens Phase I included the reconstruction of an existing public housing facility into a new 100 unit affordable housing community targeted at senior residents at or below 60 percent of the area median income (AMI). Burwood Gardens is located in Glen Burnie and is the first of a two phase project to redevelop affordable housing for low income households. Oakwood Family Homes is a development which includes 22 one and two-story single family homes, serving low income households at or below 60 percent of the AMI and is located in non-impacted area of Glen Burnie, near Millersville. The homes operate under a Lease Purchase Program, where the homes will be rented for 15 years after which the resident will have the option to purchase the unit. Also, Berger Square, a multifamily rental housing project, will receive an allocation of HOME funding in Local Fiscal Year 2015 to construct a new affordable housing community in Odenton. The project site is located in an area where there is low concentration of poverty, as well as higher than average state school assessment scores and lower than the State average percent of students receiving free and reduced lunch. Furthermore, the site is located in close proximity to a regional transportation network and is within the Fort Meade BRAC area, which is fueling the creation of employment opportunities in the area. Construction is expected to begin in Local Fiscal Year 2015.
Goal 2: Amend policy and program documents to affirmatively further fair housing.

Task 1: Work toward the adoption of an inclusionary zoning ordinance that mandates a minimum set aside of affordable to lower income households, with the aim of creating new opportunities outside of impacted areas.

During Local Fiscal Year 2012, the County passed workforce housing legislation (Bill 56-11) which allows for multi-family with a density of up to 22 units per acre as a special exception use in R-2, R-5, R-10, and R-15 residential zones. In order to be eligible for the density bonus, the development must serve households at or below 120 percent of AMI, with 40 percent of rental units serving households with an income at or below 60 percent of AMI. During Local Fiscal Year 2013 and 2014, ACDS worked with the Baltimore Metropolitan Council’s Opportunity Collaborative to include outreach and education on inclusionary zoning as part of its Regional Fair Housing Implementation Plan and will hold regional sessions for local elected officials regarding the role inclusionary zoning could have in furthering fair housing opportunities in future fiscal years.

Task 2: Adjust the Section 8 Housing Choice Voucher Payment Standards based on the affordability of area neighborhoods.

In 2014, the Housing Commission worked with the U.S. Department of Housing and Urban Development (HUD) to maintain exception payment standards utilizing the methodology approved for Metropolitan Baltimore Quadel for Anne Arundel County pursuant to the consent decree. HUD approved a two tier system of Payment Standards (i.e. Exception Rents) at 110 and 120 percent of the Fair Market Rent (FMR). This increase will help to ensure rent payments paid as part of the Housing Choice Voucher Program allow for voucher holders to lease rental units in areas of opportunity, or non-impacted areas. The Housing Commission expects the current payment increases to be effective through the next fiscal year and will work to increase payment standards in the future. Should the ongoing trend of unreasonable FMR's continue for the County, the Housing Commission intends to seek HUD approval for exception rents in 2015 and future years.

Task 3: Amend the County’s zoning ordinance to remove undue restrictions on group homes.

In 2011, Anne Arundel County’s Office of Law, in conjunction with the Office of Planning and Zoning, drafted legislation to immediately address the issues raised in the AI concerning the fact that Anne Arundel County’s zoning code placed undue restrictions on group homes. Bill No. 14-11 was adopted on April 4, 2011 and amends the definition of “group homes” removing parking restrictions and other group home requirements from the County’s zoning code so that group homes are treated as any other residential structure. The County’s Health Code, which regulates
the number of persons able to occupy a structure based on square footage, whether related or unrelated, will continue to govern the number of residents allowed, along with any applicable State of Maryland regulations pertaining to the operation of group home facilities.

Task 4: Amend both Section 8 Administrative Plan and the ACOP to ensure consistency among terms used and include detailed policies on reasonable accommodation.

During Local Fiscal Year 2012, the Housing Commission of Anne Arundel County amended its plans to revise their definition of family and to include detailed policies for providing reasonable accommodation, based on the recommendations of the AI. The revisions are now included as part of the ACOP plan as an addendum.

Task 5: Amend the ACOP to enable applicants to turn down two units before being moved to the bottom of the waiting list.

HUD has approved the Housing Commission's amendment to the ACOP and now allows applicants the ability to turn down the offer of one unit without cause. In addition, they allow an applicant to turn down a second unit due to financial, health, disability and/or economic reasons.

Task 6: Work toward amending the County’s Comprehensive Plan to add specific policies and strategies addressing unmet housing needs for all household types, including families.

As outlined in the Action Plan of the local AI, Anne Arundel County is expected to address this impediment beginning in Local Fiscal Year 2017.

Task 7: Conduct a four-factor analysis as outlined at lep.gov to determine the extent of which the translation of vital documents is necessary to assist persons with Limited English Proficiency (LEP) in accessing the County’s federal entitlement programs.

During the last fiscal year, ACDS began the data gathering process and preliminary data indicates a LEP plan will need to be developed to address the needs of the Spanish speaking community. This plan will be developed as part of the five year consolidated planning process over the next fiscal year. Currently, ACDS hires translators for any language whenever needed by clients accessing the programs it administers, and will continue this in the coming fiscal year. ACDS has also established a close working relationship with the Center of Help, a community based organization serving the County’s Hispanic population, the largest group of non-English speakers in the County. Staff from the Center provides in person translation at homeownership seminars and community events, as well as provides assistance in translating written program information and documents into Spanish when needed.

The Housing Commission of Anne Arundel County has completed a LEP via a third party consultant. As a result, the Housing Commission has amended applications, brochures and its
website to include Spanish versions. Similar processes have been completed for documents in the Korean language, which has been identified as a growing segment of non-English speaking residents of the County. The Housing Commission has also established a working relationship with the Center of Help to provide translation services when needed.

**Goal 3: Increase the supply of housing affordable to households below 80 percent of area median income, specifically in opportunity areas.**

*Task 1: Work with area landlords and property management companies to encourage acceptance of vouchers in non-impacted neighborhoods of the County.*

The Housing Commission of Anne Arundel County continued to work with landlords by providing information on its Landlord Information website, as well as making direct phone calls to nonparticipating property management companies to encourage participation in the program. The Housing Commission of Anne Arundel County also worked with the Maryland Multi-Family Housing Association to conduct a half day seminar targeted to rental companies to provide an overview of the Housing Commission’s programs in an effort to recruit and retain participating landlords.

In 2014, a new and more interactive website will be introduced to increase efficiency and participation. The new website includes a section encouraging owners in high opportunity areas to consider participating in the program. This has already yielded inquiries and several new owners to the program. The Housing Commission will also continue to provide direct deposit services to participating landlords and will explore other ways to make the program more appealing to private owners. Also, in Local Fiscal Year 2014, exception payment standards continued and were set at 110 percent and 120 percent of Fair Market Rent, allowing voucher holders increased access to leasing in non-impacted areas. The agency continues to advocate for more region-wide exception rents to enhance leasing in opportunity area census tracts. The Housing Commission is also working with several other jurisdictions in the metropolitan area and the Maryland Association of Housing and Redevelopment Agencies (MAHRA) on a full day landlord training to be held in the Fall of 2014. This training will contain elements pertaining to the program guidelines, fair housing, inspection procedures, special programs, the “Consider the Person” initiative, and a potential session on enhanced efficiency of program procedures.

The Housing Commission and ACDS actively worked on the Maryland HOME Act in Local Fiscal Year 2014 and will continue to support this legislation during Local Fiscal Year 2015. The Maryland HOME Act, if successful, would include source of income as a protected class in the State’s Fair Housing law and expanded leasing opportunities to Housing Choice Voucher holders throughout the County. The Housing Commission and ACDS are both actively involved and support the "Consider the Person" campaign now being created and implemented statewide to enhance the image and viability of the voucher program.
Task 2: Expand incentives for property owners and investors to build new apartment buildings or substantially rehabilitate existing buildings for occupancy for lower income families.

As noted herein, the County previously passed workforce housing legislation (Bill 56-11) which allows multi-family development with a density of up to 22 units per acre as a special exception use in R-2, R-5, R-10, and R-15 residential zones. In order to be eligible for the density bonus, the development must serve households at or below 120 percent of area median income, with 40 percent of rental units serving households with an income at or below 60 percent of area median income.

The County also recently passed legislation which established a new impact fee schedule, including a provision to waive impact fees for nonprofit developers of affordable housing. As a result, projects such as Oakwood Family Homes, a 22 unit affordable housing development for families, have benefited from lower development costs. This incentive will write down the cost of future developments, enabling developers to provide more affordable housing.

In addition, whenever possible, the County offers a Payment In Lieu of Taxes (PILOT) Program to developers of affordable housing. During Local Fiscal Year 2014, no PILOT agreements were approved; however, Berger Square is being considered for a PILOT Agreement this year.

Task 3: Partner with regional affordable housing developers to increase the supply of affordable housing throughout the County. Provide land, extend financial assistance and reduce fees and regulatory requirements that impede the development of affordable housing for families (as funding allows).

- Anne Arundel County expended $352,429 in CDBG Affordable Housing Program, leveraging additional County and State funds to acquire and rehabilitate and/or construct new homes throughout the County, specifically in the County’s neighborhood revitalization areas, which are eligible for State Sustainable Communities funding. A total of five homes were completed and rented to income eligible households.

- The County utilized $391,358 in local funds to continue construction on a 10 unit subdivision of new energy efficient homes for income eligible households. Two homes were sold during the fiscal year. The project, known as Tree Side Park, is located in the Odenton area, a non-impacted area. To date, four homes have been constructed and sold to limited income households in this opportunity neighborhood.

- A total of 27 lots have been assembled in the Glendale Terrace subdivision, in Glen Burnie, for the development of eight affordable homeownership units. Engineering work will began during FY 2014.
• HOME funds in the amount of $362,994 were allocated to the Rental Housing Production Program (RHPP) to provide gap financing loans to developers for the acquisition, rehabilitation and/or new construction of rental housing for households earning at or below 60 percent of the area median income. These funds, along with prior year HOME funds, will be allocated to the Berger Square, a new multifamily affordable rental project that will serve families in Odenton, a non-impacted “opportunity” area.

• In Local Fiscal Year 2014, Oakwood Family Homes was completed, a lease-to-own community consisting of 22 one and two-story single family homes serving low income families. The project, which is located in a non-impacted area of southern Glen Burnie near Millersville, includes three accessible one-story units which were prioritized for persons with mobility issues.

Goal 4: Advance Understanding of rights and obligations under the Fair Housing Act and related laws.

Task 1: Continue to provide fair housing education and outreach efforts to landlords, building owners, rental agents, and Realtors.

ACDS hosted two lender/real estate agent days during Local Fiscal Year 2014. Each event was attended by approximately 25 local lenders and real estate agents who learned about fair housing opportunities and Anne Arundel County’s affordable housing programs. In addition, ACDS co-sponsored a “Mini Housing Expo” which included real estate agents, and was marketed to the predominately African American church community in Glen Burnie. ACDS also worked with the regional Fair Housing Group to develop detailed brochures aimed at both rental housing professionals and homeownership housing professionals, detailing the different fair housing requirements pertaining to both. The brochures were completed in FY 2014 and will be distributed to real estate agents, landlords and rental property management firms in the region during the next fiscal year. Also, as noted above, the Housing Commission worked with several other jurisdictions in the metropolitan area and the Maryland Association of Housing and Redevelopment Agencies (MAHRA) to plan for a full day landlord training in the Fall of 2014. This training will contain elements pertaining to the program guidelines, fair housing, inspection procedures, special programs, the "Consider the Person" initiative, and a potential session on enhanced efficiency of program procedures.

Task 2: Contract with a qualified fair housing agency to perform fair housing discrimination testing in Anne Arundel County.

During FY 2013, Anne Arundel County allocated $5,000 in general funds to support BNI, a fair housing organization serving jurisdictions throughout the State of Maryland. The funds were used to complement BNI’s Fair Housing Initiative Program (FHIP) funding, allowing BNI to
sustain its fair housing outreach and education activities in Anne Arundel County as well as fair housing testing in the County. However, funding was discontinued in FY 2014.

**Goal 5: Broaden Community Outreach in ensuring fair housing access to members of the protected classes.**

*Task 1: Engage the Anne Arundel County Association of Realtors in efforts to ensure that local Realtors reflect the County’s diversity by encouraging the Association to maintain data that reflects the number of Realtors who are members of the protected classes.*

As outlined in the Action Plan of the local AI, Anne Arundel County is expected to address this impediment beginning in Local Fiscal Year 2015.

*Task 2: Continue to engage HUD certified counselors to target credit repair education through existing advocacy organizations that work with minority populations on a regular basis.*

During Local Fiscal Year 2014, ACDS continued to operate the County’s Homeownership Counseling and Foreclosure Prevention Counseling Programs, which are HUD certified and offer individual, one-on-one counseling on budget management and credit repair assistance. During the last year, these services were aggressively marketed to agencies, community organizations and faith based groups that serve minority populations including organizations such as the Anne Arundel County chapter of the NAACP, the Health Department, United Black Clergy, Heritage Community Church, and Empowering Believers Church. ACDS staff co-sponsored and/or attended at least 19 such outreach events throughout the fiscal year.

*Task 3: Continue to facilitate homeownership workshops and training sessions, with special outreach in impacted neighborhoods to engage members of the targeted classes.*

During Local Fiscal Year 2014, ACDS continued to market its homeownership programs through special marketing in our targeted communities and in partnership with organizations that support members of the targeted classes, including the Commission on Disability Issues, the Housing Commission, faith based groups, and the County’s Health Department. As noted above, ACDS staff co-sponsored and/or attended at least 19 such outreach events throughout the fiscal year.

*Task 4: Continue to strengthen partnerships with local lenders that will offer homebuyer incentives to purchase homes in the County.*

During Local Fiscal Year 2014, ACDS hosted two lender/real estate agent days to encourage lenders and Realtors to market affordable homebuyer programs to their clients. Approximately 25 local lenders and real estate agents attended each session.
Chapter Four: Fair Housing Strategy

Task 5: Conduct an annual demographic survey of appointed citizens who are members of public boards to gauge participation by members of the protected classes.

The independent consultant who completed the AI conducted a survey of County appointed boards and commissions, which included information on protected class status of appointees. During FY 2014, ACDS staff met with the County’s Boards and Commissions staff to discuss how the County could track demographic information for Boards and Commission members. The Boards and Commission staff agreed to explore the issue with the County’s Office of Law.

REGIONAL FAIR HOUSING ACTIONS FOR LOCAL FISCAL YEAR 2014

During Local Fiscal Year 2014, the Regional Fair Housing Group accomplished the following actions:

- Won a competitive $125,000, 18-month Fair Housing Initiatives Program (FHIP) grant to produce and distribute educational materials, educate elected officials and professionals, and to provide funds for the Housing Policy Coordinator position, allowing the position to be funded beyond the Opportunity Collaborative grant period.

- Designed and printed 4000 English-language fair housing education booklets for both rental and owner-occupied housing. Booklets include table clarifying fair housing protections at federal, state, and local levels in the Baltimore area. Booklets in Spanish and Korean will be added in FY 2015.

- Began meetings with high-level local government officials regarding the duty to affirmatively further fair housing.

- Conducted May 20, 2014, three-hour briefing entitled “Keeping Your Jurisdiction on the Right Side of the Fair Housing Act” attended by 38 individuals, including high level staff from surrounding jurisdictions.
  - Panel included HUD Assistant Secretary for Fair Housing Enforcement, Sara Pratt and Michael Allen, a partner with the law firm Relman, Dane & Colfax.

- Worked with Innovative Housing Institute to conduct June 4, 2014 tour of affordable homes generated by inclusionary zoning ordinances in Montgomery and Howard Counties, which included discussion on and information about the implementation of the ordinances.
• Successfully proposed and began organizing the following educational events for FY 2015:
  
  o a workshop at the annual Maryland Association of Counties (MACo) conference in Ocean City entitled, “What You Need to Know about the Fair Housing Act”; and
  
  o a panel discussion at the Maryland State Bar Association’s Advanced Real Property Institute entitled, “Fair Housing for Non-Experts: Compliance and Consequences.”

• Successfully supported passage of HB 453, legislation passed by the 2014 Maryland General Assembly that streamlines the State’s rental housing programs, removes any requirement for a local government resolution of support, and removes ability to veto a State-funded rental housing project through a local resolution. This issue was identified in the 2012 Regional Analysis of Impediments to Fair Housing Choice (AI) as a key impediment.

• Compiled and submitted comments on the U.S. Dept. of Housing and Urban Development’s proposed rule on affirmatively furthering fair housing. Comments were submitted jointly by all county-level HUD entitlement jurisdictions in the Baltimore metropolitan area.

• Successfully proposed and participated in a session at the Sept. 27, 2013 Governor’s Housing Conference on the duty to affirmatively further fair housing (AFFH). Panel also included a representative from HUD’s Policy Development and Research program office on HUD’s proposed AFFH rule.

• Proposed changes to the Maryland Department of Housing and Community Development’s Housing Maryland policy framework that highlight the state and local duty to affirmatively further fair housing, which were implemented.

• Participated in publicizing and advising the Maryland Transit Administration’s Bus Network Improvement Program in order to promote suburban access changes called for in 2012 Regional Fair Housing Action Plan. MTA conducted substantial public outreach during FY 2014, and multi-year plan is still under development.

• Received a 2013 Award of Excellence from the National Association for County Community and Economic Development (NACCED) at their October annual conference for the Baltimore Regional Fair Housing Group’s multi-year collaboration to reduce obstacles to housing choice in the metropolitan area.
• Through the development of the Opportunity Collaborative’s draft Regional Housing Plan and Fair Housing Equity Assessment:
  o updated many data points in the 2012 AI with 2010 census data;
  o updated Opportunity Map;
  o adopted the Maryland Department of Housing and Community Development’s (DHCD’s) calculation of a regional unmet housing need of 14,000 units of housing both accessible to people with mobility impairments and affordable to households at 30 percent of area median income (AMI) and adopted DHCD’s calculation that Anne Arundel, Baltimore, and Howard Counties have a need for hundreds of units of accessible housing affordable to households at 80 percent of AMI; and
  o proposed general policy goal of no regional net loss of housing affordable at 50 percent of AMI and below, and called for development of a more specific policy and a plan to implement it.

• Presented on our Baltimore Regional Fair Housing Group work and Opportunity Collaborative Regional Housing Plan at the following events:
  o Neighborhood Funders Group’s Housing Justice Tour in Baltimore Sept. 26, 2013;
  o New Partners for Smart Growth conference in Denver, Colorado, Feb. 14, 2014;
  o Maryland Affordable Housing Coalition brown bag discussion Mar. 26, 2014; and
  o University of Maryland/Maryland Commission on Civil Rights Fair Housing Matters conference April 25, including development of a video highlighting the work of the Baltimore Regional Fair Housing Group.

• Convened area public housing agencies (PHAs) for several meetings, developing plans for the following:
  o joint request to HUD for exception rents that mirror the higher levels used by the Thompson Baltimore Regional Housing Mobility Program in higher opportunity areas;
  o allowing tenants to move among jurisdictions without porting their voucher and enabling PHAs to coordinate inspections and administration of the vouchers among themselves; and
  o exploring the development and joint administration of a regional project-based voucher pool.
• Three jurisdictions (Baltimore City and Baltimore and Howard Counties) participated in an Opportunity Collaborative-sponsored April 2014 learning trip to Chicago where coordination of PHA regional innovations and possible fundraising among interested metropolitan areas were discussed.

• Furthered efforts to increase housing choice and the number of Housing Choice Vouchers accepted by landlords throughout the region, together with the region’s county-level public housing agencies (PHAs), and the Community Development Network’s (formerly ABCD Network) through the Consider the Person Campaign by:
  o participating in the November 7, 2013 campaign kickoff at the Community Development Network’s Annual Meeting;
  o participating in the interview with the Baltimore Sun, WYRR radio show and WJZ TV morning show; and
  o assisting in the development of content for the campaign’s web site (including blog posts), fact sheet, and videos.
CHAPTER FIVE: AFFORDABLE HOUSING

MEETING THE SECTION 215 DEFINITION OF AFFORDABLE HOUSING FOR RENTAL AND HOMEOWNERSHIP HOUSEHOLDS

Section 215 refers to the qualification as affordable housing pursuant to Section 215 of the HOME Investment Partnerships Act. HUD’s regulations at 24 CFR 92.252 and 24 CFR 92.254 further define the qualification for rental and homeownership housing. These regulations state that affordable rental housing is housing where rents do not exceed the fair market rent in the area, or where it does not exceed 30 percent of household income for a household earning at or below 65 percent of the area’s median income. The regulations also define affordable owner-occupied housing as that which has an initial purchase price not exceeding 95 percent of the median purchase price for a comparable unit for the jurisdiction, or has an estimated appraised value at acquisition that does not exceed this limit.

To report the Section 215 housing accomplishments for the year, Anne Arundel County counts the number of households and units, both rental and homeowners, assisted with CDBG, HOME, ESG, and HOPWA funds that meet the Section 215 housing definition, as described above.

As illustrated in Table 5-1, *Annual Housing Completion Goals for Local Fiscal Year 2014 (Program Year 2013)*, Anne Arundel County successfully exceeded its Section 215 goals as defined in the *Anne Arundel County Consolidated Plan FY2011 – FY2015*. This year, the County met both the Section 215 affordable homeowner goal and the rental housing goal.
### Table 5-1, Annual Housing Completion Goals for Local Fiscal Year 2014 (Program Year 2013)

<table>
<thead>
<tr>
<th>Grantee Name: Anne Arundel County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Program Year: 2013</td>
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<table>
<thead>
<tr>
<th></th>
<th>Expected Annual Number of Units To Be Completed</th>
<th>Actual Annual Number of Units Completed</th>
<th>Resources used during the period</th>
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<tbody>
<tr>
<td></td>
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<td>CDBG</td>
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<tr>
<td>BENEFICIARY GOALS (Sec. 215 Only)</td>
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<tr>
<td>Homeless households</td>
<td>8</td>
<td>21</td>
<td>☑</td>
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<tr>
<td>Non-homeless households</td>
<td>91</td>
<td>69</td>
<td>☑</td>
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<tr>
<td>Special needs households</td>
<td>58</td>
<td>168</td>
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<tr>
<td>Total Sec. 215 Beneficiaries</td>
<td>157</td>
<td>258</td>
<td>☑</td>
</tr>
</tbody>
</table>

| RENTAL GOALS (Sec. 215 Only) |                                               |                                        |      |      |     |       |
| Acquisition of existing units | 8                                             | 5                                      | ☑    | ☑    | ☑   |       |
| Production of new units      | 40                                            | 22                                     | ☑    | ☑    | ☑   |       |
| Rehabilitation of existing units | 13                                            | 113                                    | ☑    | ☑    | ☑   |       |
| Rental Assistance            | 53                                            | 73                                     | ☑    | ☑    | ☑   |       |
| Total Sec. 215 Affordable Rental | 114                                           | 213                                    | ☑    | ☑    | ☑   |       |

| HOME OWNER GOALS (Sec. 215 Only) |                                               |                                        |      |      |     |       |
| Acquisition of existing units | 0                                             | 0                                      | ☑    | ☑    | ☑   |       |
| Production of new units      | 0                                             | 0                                      | ☑    | ☑    | ☑   |       |
| Rehabilitation of existing units | 25                                            | 27                                     | ☑    | ☑    | ☑   |       |
| Homebuyer Assistance         | 18                                            | 18                                     | ☑    | ☑    | ☑   |       |
| Total Sec. 215 Affordable Owner | 43                                             | 45                                     | ☑    | ☑    | ☑   |       |

| COMBINED RENTAL AND OWNER GOALS (Sec. 215 Only) |                                               |                                        |      |      |     |       |
| Acquisition of existing units | 8                                             | 5                                      | ☑    | ☑    | ☑   |       |
| Production of new units      | 40                                            | 22                                     | ☑    | ☑    | ☑   |       |
| Rehabilitation of existing units | 38                                            | 140                                    | ☑    | ☑    | ☑   |       |
| Rental Assistance            | 53                                            | 73                                     | ☑    | ☑    | ☑   |       |
| Homebuyer Assistance         | 18                                            | 18                                     | ☑    | ☑    | ☑   |       |
| Combined Total Sec. 215 Goals | 157                                           | 258                                    | ☑    | ☑    | ☑   |       |

| OVERALL HOUSING GOALS (Sec. 215 + Other Affordable Housing) |                                               |                                        |      |      |     |       |
| Annual Rental Housing Goal | 114                                           | 213                                    | ☑    | ☑    | ☑   |       |
| Annual Owner Housing Goal | 43                                            | 45                                     | ☑    | ☑    | ☑   |       |
| Total Overall Housing Goal | 157                                           | 258                                    | ☑    | ☑    | ☑   |       |
MEETING AFFORDABLE HOUSING OBJECTIVES
BY SUBPOPULATION AND INCOME LEVELS

During the Anne Arundel County consolidated planning process, the County identified its high, medium, and low priorities for housing needs with regards to different subpopulations including renters, owners, and special needs populations broken down by income level. The County also established five year goals to meet these priority housing needs.

As illustrated in Table 5-2, *Priority Housing Needs Chart*, the County is making steady progress towards meeting its five year goals. The chart reflects only the beneficiaries (households) assisted with CDBG, HOME, ESG, COC, or HOPWA funds, and does not include beneficiaries receiving either public housing or Housing Choice Vouchers. As illustrated in Table 5-2, year 4 output, the County exceeded its annual renter goal and fell short in meeting its annual owner goal during Local Fiscal Year 2014.

Table 5-2, Priority Housing Needs Chart

<table>
<thead>
<tr>
<th>Priority Need</th>
<th>Yr 1 Goal</th>
<th>Yr 1 Output FY2011</th>
<th>Yr 2 Goal</th>
<th>Yr 2 Output FY2012</th>
<th>Yr 3 Goal</th>
<th>Yr 3 Output FY2013</th>
<th>Yr 4 Goal</th>
<th>Yr 4 Output FY2014</th>
<th>Yr 5 Goal</th>
<th>Yr 5 Output FY2015</th>
<th>Total 5 Year Goals</th>
<th>Total 5 Year Outputs</th>
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</thead>
<tbody>
<tr>
<td>Renters</td>
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<td>151</td>
<td>133</td>
<td>6</td>
<td>133</td>
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<td>133</td>
<td>27</td>
<td>133</td>
<td></td>
<td>665</td>
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<tr>
<td>0 – 80% AMI</td>
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<td>54</td>
<td>56</td>
<td>55</td>
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<td>56</td>
<td>45</td>
<td>45</td>
<td>56</td>
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<td>280</td>
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<td>Owners</td>
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<td>Individuals</td>
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<tr>
<td>Families</td>
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<td>114</td>
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<tr>
<td>Non-Homeless Special Needs</td>
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<tr>
<td>Elderly</td>
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<td>165</td>
<td>19</td>
<td>125</td>
<td>19</td>
<td>12</td>
<td>19</td>
<td>126</td>
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<td>Frail Elderly</td>
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<td>Severe Mental Illness</td>
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<tr>
<td>Alcohol/Drug Abuse</td>
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*Homeless individuals and families assisted with transitional and permanent housing
EFFORTS TO ADDRESS WORST CASE NEEDS

Worst case housing needs occur when low income households spend more than half of their income for rent, live in seriously substandard housing, or are involuntarily displaced. Data provided by HUD (based on the 2000 Census) estimates that more than 70 percent of households making less than 30 percent of the area median income were cost burdened and were vulnerable and at risk of homelessness. The County seeks to address the needs of these households through the provision of Housing Choice Vouchers, Public Housing, and the provision and expansion of subsidized housing.

In order to address the worst case housing needs for very low income households in Local Fiscal Year 2014, the Housing Commission subsidized the rent of 100 very low income or homeless households through its specialized programs funded with Continuum of Care and HOPWA funds. This is in addition to providing 1,765 low income households with Housing Choice Vouchers and providing public housing to 934 seniors and families.

Additionally, according to the 2000 Census, it was estimated that 815 rental units and 1,566 owner-occupied units were substandard. However, many more units contain some type of code violation or other hazard. The County has sought to rehabilitate substandard housing through its Property Rehabilitation Program. In Local Fiscal Year 2014, 27 homes were rehabilitated through the County’s Property Rehabilitation Program. See the General Narrative (Chapter Three), Affordable Homeownership Housing section, for more information.

EFFORTS TO ADDRESS NEEDS OF PERSONS WITH DISABILITIES

Architectural Barriers/Accessibility Modifications

To enable individuals with disabilities to remain in housing of their choice, the County continues to offer an Accessibility Modifications Program. The County offers deferred loans of up to $20,000 for the modifications, including the installation of ramps, chair lifts, grab bars, the widening of doorways, and bathroom and kitchen alterations.

During Local Fiscal Year 2014, three households received financial assistance for the purpose of improving handicap accessibility and correcting code and health violations. All households served were at or below 80 percent of the area median household income.
Group Home Acquisition and Rehabilitation Program

While many residents with special needs are able to live in their own homes, the County recognizes the need for development of assisted housing for many of these residents. Non-traditional housing types, such as group homes for special needs populations, are encouraged. In Local Fiscal Year 2014, a total of 13 group homes providing housing to 26 individuals diagnosed with a mental illness were rehabilitated.

Supported Tenant Based Rental Subsidy Programs

Housing Opportunities for Persons with AIDS (HOPWA) funds were utilized during Local Fiscal Year 2014 to fund the Rental Subsidy Program, operated by the Housing Commission of Anne Arundel County. This program provided rental subsidies and supportive services to 52 households affected by HIV/AIDS. (See the HOPWA Narrative, Chapter Fourteen for more information regarding this program.)

The Supportive Housing Opportunity Program (SHOP), operated by the Mental Health Agency, continued to provide tenant based rental assistance and targeted case management services to 10 households in Local Fiscal Year 2014. All of these households have an adult member who is diagnosed with a severe mental illness. Additionally, the Mental Health Agency provided tenant based rental assistance to six households in the Samaritan Housing Program during the fiscal year.

The Shelter Plus Care Program, administered by the Maryland Department of Health and Mental Hygiene, continued to provide tenant based rental assistance to 28 households during Local Fiscal Year 2014. The program targets mentally ill persons who are exiting the detention centers and would otherwise be homeless, as well as the chronically homeless.

The Housing Commission continued its permanent supportive housing program to provide rental subsidies and support services to homeless families and individuals living with disabilities. In Local Fiscal Year 2014, the Housing Commission served 28 households.

The Anne Arundel Partnership for Permanent Housing served a total of 30 homeless families and individuals with disabilities, providing rental assistance and case management services.

People Encouraging People, Inc. (PEP) served 13 chronically homeless persons in their Housing First programs. This program provides tenant based rental assistance and supportive services.
CHAPTER SIX: CONTINUUM OF CARE

ACTIONS TO DEVELOP AND IMPLEMENT A “CONTINUUM OF CARE STRATEGY”

Anne Arundel County has a collaborative and well coordinated community based planning process that seeks to ensure the needs of persons who are homeless within the County are being met. The continuum of care planning group, called the Anne Arundel and Annapolis Community Coalition to End Homelessness (Homeless Coalition), is responsible for planning and policy and program development. The Homeless Coalition includes representatives from State, County, and City of Annapolis agencies administering mainstream resources, homeless shelter and nonprofit service providers, members of the County’s Affordable Housing Coalition, the FEMA Board, representatives from organizations serving the HIV/AIDS population, formerly homeless persons, advocates, and others with roles, interests and responsibilities in addressing issues associated with homelessness in the County.

The Homeless Coalition meets monthly to discuss key topics and to learn about new services and programs that can be of benefit to the homeless. These meetings are supplemented with committee meetings designed to further the Coalition’s goals and objectives. During the past fiscal year, members of the Homeless Coalition have worked to address the new HEARTH Act requirements, including implementing the County’s Coordinated Assessment system, adopting a Governance Charter, and defining Continuum of Care policies and procedures.

In brief, the Anne Arundel County Continuum of Care (CoC) process involves a planning cycle to ensure that a comprehensive system of care is in place and to provide outreach, prevention, supportive services, emergency and transitional shelter or interim housing, and permanent supportive housing with the goal of making homelessness rare and brief. Additionally, the County works to address the needs of subpopulations including chronically homeless persons, persons with substance abuse, serious mental health issues, co-occurring disorders, physical disabilities, persons with HIV/AIDS, veterans, victims of domestic violence and youth.
ACTIONS TAKEN TO ADDRESS THE NEEDS OF HOMELESS PERSONS

The Anne Arundel County Consolidated Plan: FY 2011 - FY 2015 establishes a comprehensive goal of working towards ending and preventing homelessness by (i) increasing the supply of affordable permanent housing with supportive services; (ii) preventing families and individuals from becoming homeless; (iii) ensuring adequate interim or short term housing options; and (iv) providing comprehensive essential services to support their efforts to transition quickly from a state of homelessness to becoming stably housed.

In Local Fiscal Year 2014, Anne Arundel County applied through the competitive application process and was awarded a total of $2,259,568 in CoC funds. Specifically, the funds were awarded to eleven permanent supportive housing programs and three transitional housing programs for the homeless. The County plans to apply for approximately $2,300,000 in CoC program funds through the competitive 2014 CoC NOFA.

Actions Taken To Prevent Homelessness

In Local Fiscal Year 2014, the County awarded CDBG funds to the Calvary Chapel Community Development Cooperation (CDC) and the Community Action Agency to provide emergency financial assistance and counseling to households who were in danger of losing their housing. A total of 152 households were assisted by the Calvary Chapel CDC and a total of 118 households were assisted by the Community Action Agency with funds to prevent eviction or loss of utilities. In addition, Department of Social Services (DSS) continued to assist families and individuals with eviction prevention and/or utility cut off assistance through their emergency services division. The Family Investment Administration, the child welfare division of DSS, also assisted many households with eviction prevention and utility payments. Additionally, a number of faith based organizations continued to provide financial assistance to prevent homelessness in the County.

Actions Taken To Prevent Homelessness Caused by the Discharge of Persons from Publicly Funded Institutions

Foster Care

The County continued to ensure that children leaving the foster care system did not become homeless in Local Fiscal Year 2014. Approximately 15 children age out of foster care on any given year in Anne Arundel County. DSS is responsible for implementing discharge planning for children in foster care. The County’s goal is to make sure that every child has a permanent supportive connection before they age out of care. As policy, if youth leave after they turn 18,
they can return until they are 21 and receive after care assistance including housing. Other activities used to prevent homelessness among youth aging out of foster care include: (i) providing an annual allotment of 10 Housing Vouchers specifically for children leaving the foster care system; (ii) employment training and career planning through the Anne Arundel Workforce Development Corporation; (iii) at 17, youth must participate in a team decision making meeting to talk about a plan for transitioning out of care; (iv) an Independent Living Coordinator begins working with youth in the foster care system at age 14 to initiate independent living skills training and begin permanency planning; (v) providing a youth lead permanency team as a support network; (vi) connecting youth to family finder and kinship programs helping to connect youth to family supports; and (vii) providing aftercare services. Youth attending school are eligible for up to $5,000 per year to help pay for school or related living costs.

Health Care

Although there are no publically funded hospitals or health care facilities in the County, the two privately funded hospitals have agreed to work with DSS, on behalf of the County, to help ensure individuals are not released to homelessness. These efforts continued in Local Fiscal Year 2014. The Baltimore/Washington Medical Center in Glen Burnie, a quasi-public/private hospital, employs six case workers to work with patients exiting the hospital. Anne Arundel Medical Center, a privately funded hospital in Annapolis, also employs social workers to link patients to services prior to discharge. The Mental Health Agency also employs discharge workers to help link hospitalized individuals with mental illnesses to services, crisis beds, and housing.

Mental Health

The Health General Article, 10-809, Annotated Code of Maryland prohibits discharges from state facilities to homelessness. Approximately 40 County residents remain in a State funded mental health facility. Each facility is required to prepare a written discharge plan. The inpatient hospital social worker or treatment team complete a needs assessment upon entry into the hospital and develop a treatment plan that addresses needs such as mental health, housing, substance abuse, job skills, and life skills. A discharge plan is required before release from the hospital. Priority for services is given to those exiting State hospitals. Services include mental health treatment, housing, and other services. The Anne Arundel County Mental Health Agency also employs aftercare service workers which provide the local link between psychiatric hospitals, residential treatment facilities and community resources to ensure effective discharge planning. Individuals discharged from member health facilities can be housed in residential rehabilitation programs or are allowed to return home, with their families and are provided with support services, such as respite care. These activities were continued in Local Fiscal Year 2014.
Correction Facilities

The members of the Homeless Coalition meet annually with staff of the County’s Department of Detention Facilities to ensure that activities are in place to prevent homelessness. The Detention Centers provide case management, including discharge planning, to all individuals sentenced for a time period of greater than seven days in either of the two County detention facilities. All detainees meet with a case manager within a week of their arrival to complete a needs assessment. At that time, they begin to create a discharge plan. Detainees are referred to internal GED preparation, job training, drug treatment, and other life skills type courses. Mentally ill detainees are referred to the State funded Mental Health Jail Project which link inmates to services and housing upon discharge from the jail. The Detention Centers host on-site Community Service Fairs to help link inmates to programs, services and housing options upon release. Additionally, inmates released from State Prisons also receive discharge planning services. The Mental Health Agency receives notification about mentally ill prisoners with release date and documentation of disabilities. These individuals are referred to a provider who sets up three intake/case management appointments to help with housing/service planning.

Actions Taken To Address Emergency Shelter Needs

Agencies providing emergency shelter and services for the general population in the County include Sarah’s House, the Light House Shelter, North County Winter Relief, and the YWCA.

Sarah’s House, which is located at Fort Meade, is operated by Catholic Charities on behalf of the County. Sarah’s House, supported with Emergency Solutions Grant (ESG), County, State and private funds, has 66 emergency beds. Referrals are accepted 24 hours a day, seven days a week and residents may stay up to 90 days. Sarah’s House emergency shelter expended $87,833 in ESG funds and served 362 persons, including children in Local Fiscal Year 2014.

The Light House continued the operation of their 65 bed homeless shelter in the City of Annapolis. In Local Fiscal Year 2014, the Light House served 181 homeless persons, including nine families.

The Winter Relief program is operated by Arundel House of Hope and provides 60 emergency shelter beds for single men and women by a consortium of churches between October and early April. The Winter Relief shelter served 213 unduplicated homeless persons this past year.

Finally, the YWCA operates a shelter for victims of domestic violence and continued to provide shelter and services to families and individuals during the fiscal year.
Actions Taken To Address Transitional Housing Needs of Individuals and Families

Several transitional housing programs are available in Anne Arundel County. These programs serve families with children, as well as individuals with substance abuse problems and mentally ill individuals. Transitional housing programs provide a secure housing situation in addition to supportive services to help stabilize a family or individual and thus assist them with the process of moving into permanent housing.

Catholic Charities operates Sarah’s House Transitional Housing Program, which accommodates up to 22 households for stays from six to 18 months. Catholic Charities was awarded renewal funding for Sarah’s House through the 2013 Continuum of Care competition. A total of $322,127 in SHP funds was expended to operate the program in Local Fiscal Year 2014. Sarah’s House transitional housing program served 126 homeless persons. Sarah’s House will apply for renewal funding through the 2014 Continuum of Care NOFA competition, which will allow them to maintain the current supply of transitional housing.

The Light House operates Anchor House, a transitional housing program for families in the City of Annapolis. Anchor House has two apartments and one single-family home with the capacity to serve three families at any given time. During Local Fiscal Year 2014, the transitional program assisted 20 homeless persons, including children. A total of $46,791 in CoC funds was expended during the program year. Anchor House will also apply for renewal funding through the 2014 Continuum of Care NOFA competition, which will help maintain the current supply of transitional housing.

Arundel House of Hope (AHOH) operates the Fouse Center, the only transitional housing program for single, homeless men in the County. The Fouse Center, which houses up to 10 individuals, is funded with SHP funds and provides housing, case management, life skills assistance, addictions assessment and counseling, and employment assistance for up to 12 months. The Fouse Center served 24 men and expended $129,787 in CoC funds in Local Fiscal Year 2014. AHOH will apply for renewal funds as part of the 2014 Continuum of Care NOFA competition.

In Local Fiscal Year 2014, AHOH continued to operate the Patriots House, located in Brooklyn Park, which is a housing program serving US Armed Forces veterans. Patriots House served 11 homeless veterans during the last year.
Chapter Six: Continuum of Care

Actions Taken To Address Permanent Housing Needs of Homeless

Permanent affordable housing is a continuing challenge for those individuals and families who have been homeless and are ready for independent living. The cost of housing in Anne Arundel County remains a barrier for extremely low and low income households. Although the Housing Commission gives priority to those households who are homeless, the waiting lists for public and subsidized housing are substantial. The County continually works to increase the supply of affordable housing options, especially for households facing a housing crisis or homelessness.

Permanent Supportive Housing Programs

AHOH was awarded ESG funds to develop a rapid re-housing program. The rapid re-housing program provides medium term rental assistance funds in order to assist homeless households move quickly into their own unit. Case management is also provided. In Local Fiscal Year 2014, 37 adults and children were assisted.

The Housing Commission received SHP funding for a permanent supportive housing program which provides rental subsidies and support services to homeless families and individuals living with disabilities. In Local Fiscal Year 2014, the Housing Commission served 28 homeless households.

The Supportive Housing Opportunity Program (SHOP), operated by the Anne Arundel County Mental Health Agency, provides tenant based rental assistance and targeted case management services. All of the households have an adult member who is diagnosed with a severe mental illness and substance abuse issue. Housing was provided to 10 households in Local Fiscal Year 2014.

The Anne Arundel Partnership for Permanent Housing serves homeless families and individuals with disabilities. During Local Fiscal Year 2014, the Housing Commission and Community Residences, Inc. worked together to provide tenant based rental assistance and intensive case management to 20 homeless households. AHOH utilized a portion of these SHP funds to rent three supportive group homes to house single disabled homeless men. A total of 10 men were provided with permanent supportive housing through these group homes.

The Shelter Plus Care Program, administered by the Maryland Department of Health and Mental Hygiene and operated by the Anne Arundel County Mental Health Agency, continued to provide tenant based rental assistance to 28 households during Local Fiscal Year 2014. The Program targets the chronically homeless and individuals with a mental illness who are exiting the detention center and would otherwise become homeless.
In Local Fiscal Year 2014, AHOH continued the Women in Safe Haven (WISH) Program, which provides permanent supportive housing for five chronically homeless women. Each participant signs a lease and is provided a private room, sharing common space, kitchen, and bathrooms. The program also has a live-in resident manager to provide additional support. A total of seven chronically homeless women were served by the program during this fiscal year.

AHOH also continued operation of its Safe Haven I Program and served five homeless men in Local Fiscal Year 2014. The Safe Haven I Program provides permanent supportive housing for four homeless individuals with disabling conditions who have either been continuously homeless for more than a year or have had multiple episodes of homelessness. Each participant signs a lease and is provided a private room while sharing common space in the home. A live-in resident manager provides additional support. The program also offers client driven case management services.

AHOH also continued to operate the Safe Haven II Program for four chronically homeless men in Severna Park. The Safe Haven II provides each participant a private room with a shared bathroom, kitchen, and other living space as well as intensive case management. The program is also staffed with a live-in resident manager. In the past fiscal year, the program served four chronically homeless men.

The Anne Arundel County Mental Health Agency continued operation of a tenant based rental assistance program for chronically homeless individuals diagnosed with a mental illness. The program, called the Samaritan Housing Program, also provides intensive case management, counseling, and support services. In Local Fiscal Year 2014, six chronically homeless individuals were assisted.

AHOH continued operation of the Community Housing Program during the program year. The Community Housing Program received funding to lease two three-bedroom apartments to provide six homeless men and women with permanent housing and client-driven case management and support services. In Local Fiscal Year 2014, eight homeless individuals were assisted.

People Encouraging People, Inc. (PEP) continued the operation of the Housing First I and Housing First II Programs in Local Fiscal Year 2014. The Housing First I Program provides tenant based rental assistance to five chronically homeless men and women. Additionally, the Housing First II Program provided tenant based rental assistance and intensive case management services to eight chronically homeless persons. All of those served have been diagnosed with a severe mental illness.

The Light House, Inc. also continued to operate Willow House, a permanent supportive housing program for homeless women. In the past fiscal year, a total of six women were served by the program.
Other Housing Programs for Low and Moderate Income Households

The Housing Commission operates the County’s Public Housing Program and the Housing Choice Voucher Program. These programs address the housing needs of low income residents as discussed in the General Narrative, Public Housing and Rental Subsidy Programs sections (Chapter Three). Additionally, ACDS funds several programs which seek to increase housing options for low and moderate income residents of the County. The Rental Housing Production Program, funded with HOME funds, provides funding for the development or rehabilitation of affordable rental housing projects. The Mortgage Assistance Program, funded with HOME funds, provides deferred repayment loans for down payments, mortgage write-down and closing costs for first time homebuyers. Furthermore, the Affordable Housing Program encourages the acquisition and rehabilitation of housing affordable to limited income households. Recognizing the increasing need for affordable housing, Anne Arundel County will continue to seek ways to increase the supply of affordable, permanent supportive housing.

Essential Supportive Services

In addition to needing affordable housing, individuals and families experiencing homelessness also need an array of services to support their transition from homelessness to permanent housing and independent living. These essential supportive services include case management, assistance in paying for security deposits/first month rent, alcohol and drug abuse treatment, mental health care, AIDS related treatment and services, educational and employment programs, child care, transportation services, medical services, and food. The County works with many nonprofit organizations to ensure these services are available to homeless persons.

In Local Fiscal Year 2014, AHOH continued operation of the Homeless Resource and Day Center. The Resource and Day Center provides case management, day shelter, information and referral services, housing search, and helps link the homeless to mainstream resources. The Homeless Resource and Day Center also acts as the intake center for the Winter Relief Shelter Program. During the past year, the Program served 758 homeless persons. AHOH also offers a free health clinic for the homeless and other low income persons next door to the Homeless Resource and Day Center.

Anne Arundel County also hosted its sixth Homeless Resource Day on March 29, 2014. The Homeless Resource Day provided a wide variety of services to over 495 persons, including children. Ninety-Five service providers offered an array of services including assisting individuals obtain photo identification from the Motor Vehicle Administration, Social Security cards, birth certificates, health and dental services, jobs, credit counseling, legal services, and hair cuts. The Homeless Resource Day also streamlined applying for benefits such as housing, Temporary Cash Assistance, Food Stamps, Medical Assistance, and veterans’ assistance by
providing on-site staff from DSS, the County Department of Health, and the Veterans Administration.

**Outreach**

The County’s Mental Health Agency continues to administer several programs that are critical to the County’s outreach efforts. The major outreach program for the County is the Assertive Community Treatment Program together with Consumer Outreach, Entitlements, & Care Coordination (COOECC), which engages and provides services to 110 mentally ill persons at a time. The Assertive Community Treatment Program receives referrals from all of the County’s shelters and homeless providers in addition to other sources. The Mental Health Agency’s other outreach vehicle, the COOECC, works in collaboration with the mobile crisis teams as part of the comprehensive Crisis Response System (CRS). The CRS has contact with all of the County’s shelters and the Homeless Resource and Day Center. The Community Outreach Team primarily targets individuals living with mental illness or with a dual diagnosis, but will also provide referral services to any homeless individuals needing linkage to community resources. Partnership Development Group (PDG) is contracted by the Mental Health Agency to operate the mobile crisis team. PDG offers case management, crisis case management, a psychiatric rehabilitation program, benefits counseling including the SSI/SSDI Outreach, Access, and Recovery (SOAR) Program and vocational rehabilitation services.

AHOH operates the Homeless Resource and Day Center, which offers case management, day shelter, information and referral services, housing search, and links to mainstream resources.

**SUBPOPULATIONS**

Within the homeless population, there are several special needs populations which require additional resources beyond which would be provided as part of the general programs and services available throughout the homeless service network. These homeless populations include the chronically homeless, seriously mentally ill, persons with addiction issues, victims of domestic violence, and persons diagnosed with HIV/AIDS.

**Chronically Homeless Persons**

This year Anne Arundel County also continued to identify the needs of chronically homeless persons, defined as unaccompanied homeless individuals with a disabling condition who are residing on the streets or in other locations not fit for human habitation or having multiple episodes of homelessness. As a result of this planning, the County has increased and maintained the number of permanent supportive housing beds for the chronically homeless from zero in 2005 to 70 in 2014. The County has further prioritized serving vulnerable chronically homeless
persons by requiring all CoC funded permanent supportive housing programs to utilize a single County permanent housing waitlist that ranks the homeless by a vulnerability index. Services for the chronically homeless are also offered by the Homeless Resource and Day Center, located in Glen Burnie, which provides case management, day shelter, information and referral services, housing search, and links to mainstream resources. The Center also serves as the Winter Relief intake center between October and April.

In addition to the Homeless Resource and Day Center, AHOH operates the four housing programs for the chronically homeless including: the Safe Haven I Program, the WISH Program, Safe Haven II Program, and the Community Housing Program. These programs provide permanent supportive housing in a group home setting. In the past year, these programs served 21 chronically homeless men and women. People Encouraging People, Inc. (PEP) provided tenant based rental assistance and supportive services to 13 chronically homeless persons in their Housing First Program I and II.

The Anne Arundel Mental Health Agency continued the Samaritan Housing Program this fiscal year. This program covers the leasing costs of five units for chronically homeless men or women with mental illnesses. The Shelter Plus Care Program also provides tenant based rental assistance to the chronically homeless. Finally, all of the CoC funded tenant based rental assistance programs give priority to the chronically homeless population on their waitlists so that when new slots become available, they are first to be served.

**Persons Diagnosed with a Mental Illness**

There are several service providers assisting mentally ill residents of Anne Arundel County including Partnership Development Group, Inc. (PDG), Arundel Lodge, Inc., Omni House, Inc., Vesta, Inc., Community Residences, Inc., and Psychotherapeutic Services Inc. Services from these providers include (i) psychiatric rehabilitation, day programs, case management and vocational services; (ii) benefits counseling and special programs for mentally ill persons who are also chemically addicted, elderly, or deaf; (iii) life skills training in personal care, housekeeping, budgeting, use of public transportation, shopping and medication monitoring; (iv) family counseling; and (v) an outpatient psychiatric clinic.

Community Residences, Inc. operates the Shelter Mental Health Assistance Program. This program, funded with CoC funds, provides mental health services to clients at AHOH and Catholic Charities facilities. The advocates assess all clients and work with their case managers to assist those clients exhibiting signs of mental illness to access appropriate resources and services. During the past year, the program assessed and served a total of 193 unduplicated homeless adults.
Persons with Addiction Issues

The County also has several programs for individuals with chronic substance abuse issues. This group often consists largely of homeless individuals living on the streets or doubled up with family or friends. Residential treatment facilities include Hope House, Samaritan House, Damascus House, and Chrysalis House. These treatment facilities provide intensive group and individual counseling, referrals to outside community sources, employment training and location assistance, health care, and life skills training. These programs are available for adults over the age of 18.

Victims of Domestic Violence

The YWCA of Annapolis and Anne Arundel County operates a Domestic Violence Counseling Program and a Battered Women’s Shelter, Arden House. The YWCA offers their clients counseling, transportation, child care, employment training services, and legal services. Women and children may also be referred to Sarah’s House and other shelters while male victims are given motel placement.

Persons Diagnosed with HIV/AIDS

During Local Fiscal Year 2014, Anne Arundel County received $499,760, in HOPWA funding through the Baltimore Eligible Metropolitan Statistical Area (EMSA). The County funded the Rental Subsidy Program administered by the Housing Commission of Anne Arundel County. The program provided permanent housing for 52 households. See the HOPWA Narrative (Chapter Fourteen) for further discussion about what is available for those families and individuals affected by HIV/AIDS.

ACTIONS TAKEN TO ADDRESS THE SPECIAL NEEDS OF PERSONS THAT ARE NOT HOMELESS BUT REQUIRE SUPPORTIVE HOUSING

Removal of Architectural Barriers

To enable individuals with disabilities to remain in housing of their choice, the County continued to offer the Accessibility Modifications Program. During Local Fiscal Year 2014, three households received financial assistance for the purpose of improving accessibility within their homes and for correction of code and health violations. See General Narrative (Chapter Three), Special Needs Populations section for details on who the program served and the dollar amount expended.
Supportive Services to Public Housing Residents

Resident Services caseworkers are available to all public housing residents to provide counseling, information and referrals to services which address the social, health, emotional and economic problems of households. This assistance helps to prevent financial and personal problems from becoming unmanageable.

Housing for Individuals with Disabilities Exiting Institutions

The Anne Arundel County Mental Health Agency works to develop transition plans to assist individuals with mental illness exiting institutions to obtain permanent housing.

Housing Opportunities for Persons with Special Needs

Housing opportunities for special needs populations is among one of the highest priorities for investment of funds, as outlined in Anne Arundel County’s Consolidated Plan. The County uses CDBG and HOME funds to acquire, maintain, rehabilitate and make accessible the existing supply of group homes. In Local Fiscal Year 2014, 13 two-bedroom group homes were rehabilitated through the CHDO Group Home Acquisition and Rehabilitation Program. See General Narrative (Chapter Three), Special Needs Populations section for details including funding.

Housing Services for Youth

In order to prevent homelessness among youth, the County’s DSS continued to implement the Independent Living Preparation Program, as defined by the Maryland Department of Human Resources. Through this program, foster care caseworkers begin working with youth in the foster care system at age 14 to initiate independent living skills training and begin permanency planning. Caseworkers attempt to keep their clients in the foster care system until they are 21 by working to ensure they remain eligible to participate. This requires that the youth maintain employment and enroll in courses at a college/university, trade school, or employment program. If a youth leaves the program, they are eligible to return for services as needed. After care services are also provided to youth once they leave foster care.

Additionally, County service providers and shelters assisting homeless youth include the Pascal Youth and Family Service Center, Safe Haven, and Mary’s Mount Manor.
CHAPTER SEVEN: OTHER ACTIONS

OVERVIEW

In addition to the programs and projects described in the General Narrative (Chapter Three), Affordable Housing (Chapter Five), and Continuum of Care (Chapter Six), the County and its partners continued to work to address the County’s housing and community development needs through other activities. This chapter describes these complementary actions which include efforts to (i) address obstacles to meet underserved needs, (ii) foster and maintain affordable housing, (iii) eliminate barriers to affordable housing, (iv) overcome gaps and enhance coordination between institutional structures, (v) improve the County’s public housing stock and encourage public housing resident initiatives, (vi) reduce the incidences of childhood lead poisoning, (vii) ensure compliance with program and comprehensive planning requirements (including a discussion about project monitoring), and (viii) reduce the number of persons living below the poverty level.

ADDRESSING OBSTACLES TO MEETING UNDERSERVED NEEDS

The main obstacle the County identified in the Anne Arundel County Consolidated Plan FY 2011 – FY 2015 to meeting the unmet needs of low and moderate income residents is the lack of resources necessary to meet the demand for housing and related services. This is especially true at a time when various funds available to meet the needs are shrinking and governments at all levels are forced to cut programs due to budget shortfalls. The demand for housing for those with the lowest incomes far exceeds the inventory and the need for additional supports, such as child care, transportation and medical assistance, also makes meeting the needs of the underserved a significant challenge.

In Local Fiscal Year 2014, the fourth year of the Consolidated Plan, 100 percent of the County’s federal entitlement funds were targeted to serving low to moderate income residents through an array of programs outlined in Chapter Three, General Narrative. Additionally, the County allocated $665,000 in County general funds to support and complement activities, projects and programs funded with federal dollars. As stated in Chapter Eight, Leveraging Resources, the County works diligently to leverage the State and federal funds as much as possible with private dollars to meet the needs of our low and moderate income residents.
Chapter Seven: Other Actions

FOSTERING AND MAINTAINING AFFORDABLE HOUSING

The County has decided to target its scarce housing and community development resources to three neighborhood revitalization areas (Glen Burnie area, Brooklyn Park community and the Severn area), whenever possible, and to make programs which support affordable housing the top priority.

Specific activities to foster and maintain affordable housing undertaken in Local Fiscal Year 2014 are outlined in the General Narrative (Chapter Three) in detail. Some of these activities are highlighted below.

- The Housing Commission continued to administer several rental assistance programs including the Housing Choice Voucher program, the Rental Allowance Program (RAP), the HOPWA financed Rental Subsidy Program, and two permanent tenant based supportive housing programs for the homeless.

- A total of 27 low income households were assisted with property rehabilitation services, including eight in the Glen Burnie Community, a designated neighborhood revitalization area.

- The Mortgage Assistance Program administered by ACDS provided 18 loans, averaging $21,833 per household, to first time homebuyers to assist them with down payment, closing cost assistance and mortgage write-down.

- The Affordable Housing Program, funded in part with CDBG funds, targeted the Brooklyn Park and Severn areas. During Local Fiscal Year 2014, construction was completed on five homes which have been rented to income eligible households; four are located in Brooklyn Park and one is located in Stillmeadows, a community in the Severn area.

- Work continued on the development of the Tree Side Park Community, a 10 unit affordable housing development owned by ACDS. During Local Fiscal Year 2014, two units were sold to income eligible households at or below 120 percent of AMI. Additionally, two units are under construction and listed “for sale”. The program has been marketed to the Wounded Warriors Program and through the Fort Meade relocation office in an effort to serve veterans.

- Burwood Gardens – Phase I, a four story, 100 unit multifamily senior housing facility was completed during Local Fiscal Year 2014. The project is located in the targeted neighborhood of Glen Burnie and serves low income households.
• Oakwood Family Homes, a 22 single family detached affordable home subdivision, was substantially completed during Local Fiscal Year 2014. The project is located in the targeted neighborhood of Glen Burnie and serves low income households.

ELIMINATING BARRIERS TO AFFORDABLE HOUSING

As outlined in the General Narrative (Chapter Three) and previously mentioned in this chapter, Anne Arundel County continues to administer an array of programs to address affordable housing needs throughout the County. Additionally, the County works to address the four prevailing barriers to the development of affordable housing in the County as identified in the Anne Arundel County Consolidated Plan: FY 2011- FY 2015. These four barriers include (i) housing demand, (ii) current land use patterns; (iii) NIMBYism (“Not in My Back Yard”); and (iv) financing.

Housing Demand

Despite the recent downturn in the housing market and the corresponding boost in the active housing inventory, according to a study completed by the Sage Policy Group, Inc. for Anne Arundel County, the housing market is affected by the relocation of jobs to Fort George G. Meade as a result of the Base Realignment and Closure (BRAC) process. Job growth for years has outstripped housing growth in Anne Arundel County, a pattern expected to continue into the future. Increases in the number of housing units in the County are not expected to keep pace with increases in the population seeking housing. The research shows that the housing market will grow even tighter during the period in which BRAC is expected to increase the demand for housing.

Specifically, by 2015, the Sage Policy Group estimated that 15,700 households looking for housing in Anne Arundel County will be unable to find it. Excess demand will keep existing housing prices unaffordable to households at the lower end of the income scale and will encourage new construction at the high end of the market. Vacancy rates for all housing will be relatively low, resulting in fewer options for lower income households to obtain rental housing.

In Local Fiscal Year 2014, the County addressed this barrier by continuing to offer a number of housing programs to assist first time homebuyers and current homeowners including the Affordable Housing Program, the Mortgage Assistance Program, Property Rehabilitation Program, and the Homeownership and Foreclosure Prevention Counseling Programs. These programs and others are more fully described in Chapter Three.

The County also continued to address the needs for rental housing through the administration of the Rental Housing Production Program and the Payment in Lieu of Taxes (PILOT) Program.
These programs provide low interest loans and operating subsidies to developers of affordable rental units. These programs and others are more fully described in Chapter Three.

**Current Land Use Patterns**

One of the main barriers to constructing new affordable housing in the County is the fact that there is very little raw land zoned for multifamily housing, and what land is available is cost prohibitive. The County’s General Development Plan was recently updated and adopted by the County Council. This Plan outlines the County’s vision for development and growth and establishes land use policies and recommendations to guide local planning decisions over the next 20 years. The Land Use Plan adopted by the County as part of the General Development Plan directs development throughout the County according to development type and density. Currently, over half of the County land area (52 percent) is planned for rural or low density residential uses. When combined with land designated as open space and environmental preservation areas, the percentage increases to nearly 70 percent of the total land area. These land use patterns reflect the community vision that has existed in the County for the past decades and continues today. Residents feel strongly about preserving the suburban character of the community.

This presents a challenge when attempting to develop affordable housing. Housing prices can be attributed to the cost of land and the value of improvements. Construction and other improvements tend to be manageable and flexible. By contrast, the price of land is much less subject to control. The price of land tends to reflect the value the overall community and the local market place upon it. The only policy option for making land more affordable per housing unit is to increase permissible housing density. Housing developed at six units or 16 units per acre by definition creates more options for workforce/affordable housing than housing using one or two acres per home.

The County was successful in past years at getting workforce housing legislation passed which allows for multi-family housing with a density of up to 22 units per acre as a special exception use in R-2, R-5, R-10, and R-15 residential zones. The development must serve households at or below 120 percent of area median income, with a minimum of 40 percent of rental units serving households with an income at or below 60 percent of area median income in order to be eligible for the density bonus. The County continues to monitor opportunities to expand workforce housing options in the County.
NIMBYism

The lack of support by a community or by neighboring residents for proposed affordable housing communities or projects presents a challenge for projects benefiting low and moderate income persons. Sometimes referred to as NIMBYism (“Not in My Back Yard”), this phenomenon presents an additional obstacle to affordable housing developers and group home providers ability to procure affordable, developable land or to buy existing homes for a special needs population. Although a community may understand the need for a certain type of housing, they may oppose the location of a specific type of housing in their community. A community may be misinformed or have inadequate information about a project, such as who the project will serve. This lack of support may also occur when a stigma exists about the proposed project beneficiaries or participants.

The County continued to address the lack of support by a community or by neighboring residents for proposed projects benefiting low and moderate income persons on a case-by-case basis. The County works diligently with communities to prevent the dissemination of misinformation. For instance, when ACDS builds houses on County surplus land, ACDS works with the community before the land is transferred so the community can have input on the design of the new homes. In addition, when the County funds a multifamily project, the developer is required to meet with representatives of adjacent communities to discuss their plans.

Financing

The lack of financing for affordable developments also presents a challenge. Federal funding for entitlement programs supporting housing, such as Community Development Block Grant (CDBG) and the HOME Investment Partnerships Program (HOME) has been significantly cut over the past few years making the programs unable to keep pace with cost increases over the same time period. The outlook for increased funding, or even level funding, at the local, State and federal levels is very discouraging. Funding for affordable housing programs continue to face an uphill battle in Congress and are under a constant threat of severe cuts. Meanwhile, market factors, such as more stringent underwriting criteria, require deeper State and local subsidies to make projects financially feasible.

As illustrated in Chapter Eight, Leveraging Resources, the County continues to pursue new funding opportunities and partnerships to supplement housing and community development programs whenever the opportunity presents itself through federal, State and private initiatives and competitive grant applications. Recent examples of pursuing additional funding opportunities have included ACDS’ application to the State of Maryland for competitive funds to provide foreclosure prevention counseling. Specifically, during the last fiscal year, ACDS on behalf of the County, was successful in securing $30,000 in National Foreclosure Mitigation Counseling (NFMC) funds from the Maryland Department of Housing and Community
Development (DHCD) and $125,800 through DHCD’s competitive Maryland Housing Counseling Fund.

**OVERCOMING GAPS AND ENHANCING COORDINATION BETWEEN INSTITUTIONAL STRUCTURES**

Anne Arundel County is uniquely organized to administer housing and community development programs and has developed a comprehensive approach to enhance the coordination between various departments of County government, State agencies, other public agencies, private nonprofit agencies and organizations, and for profit developers and lenders.

**Anne Arundel County Government and ACDS**

Anne Arundel County is governed by an elected County Executive and County Council. The County Council is the legislative body of Anne Arundel County government and approves all policy and budgetary actions. The County Executive, representing the executive branch of government, appoints the Chief Administrative Officer and other heads of executive agencies in order to implement the policies and budgets as approved by the County Council. The Chief Administrative Officer, on behalf of the County Executive, oversees ACDS which is responsible for administering housing and community development activities in the County.

ACDS functions as the lead agency for housing and community development programs in the County. ACDS is a private nonprofit corporation created to address housing and community development needs and is under contract with the County to plan, administer, and implement the federally funded CDBG Program, HOME Program, ESG Program, HOPWA Program, CoC and State housing rehabilitation programs and County funded housing and community development programs. Subrecipients, private nonprofit service providers and housing developers carry out many of the activities funded under these programs. ACDS directly administers programs such as the Property Rehabilitation Program, Affordable Housing Program, and the Homeownership Counseling and Foreclosure Prevention Counseling Program. Depending on the project, ACDS takes on the role of the developer, the lender, and/or the construction manager which necessitates careful coordination with many governmental agencies and departments.

The structure of the ACDS Board of Directors allows for coordination among various lead agencies. The 11 member Board includes three members appointed by the County Executive and one appointed by the Housing Commission. These appointed members provide integral communication links between ACDS and the departments and agencies these members represent. The involvement of the Board members adds a depth of experience to the planning and delivery of housing and community development programs and activities in the County.
In addition to ACDS, Anne Arundel County benefits from strong governmental agencies, commissions, and closely connected nonprofit organizations with well defined roles in meeting the needs of the low income community. These agencies and nonprofit organizations include the Housing Commission, Department of Social Services, Department of Health, Mental Health Agency, Department of Aging and Disabilities, the Commission on Disability Issues, Anne Arundel County Workforce Development Corporation, the Community Action Agency and the Human Relations Commission. The County also benefits from a strong economic development arm. The Anne Arundel Economic Development Corporation (AAEDC) provides economic development leadership for the County by building alliances with regional partners, recruiting new employers, supporting existing employers, and providing loans to new and expanding businesses.

Finally, as evidenced in the General Narrative (Chapter Three), and Continuum of Care (Chapter Six), and in many other chapters, the County also has the opportunity to work with many nonprofit and for profit housing developers and service providers, including CHDO organizations, who assist low income and special needs populations. These organizations provide housing and services to the homeless, developmentally disabled, the mentally ill, those infected with HIV/AIDS and chronic substance abusers among others.

The collective efforts of all of these departments and agencies are instrumental in defining the needs of the various low income populations and implementing programs to address those needs.

**Planning Groups**

Anne Arundel County has a collaborative and well coordinated community based planning process that seeks to ensure the needs of extremely low, low and moderate income persons, homeless persons and the special needs populations within the County are being met.

The Anne Arundel and Annapolis Coalition to End Homelessness (Homeless Coalition) is a planning group consisting of over 50 organizations, including County and City of Annapolis agencies, nonprofit homeless service providers, private nonprofit organizations serving special needs clientele, as well as concerned citizens with interests and roles in ending homelessness in the County. The Homeless Coalition meets monthly and provides ongoing input into the needs and current issues facing the homeless. The Homeless Coalition is working to implement the changes required by the new federal HEARTH legislation.

The HOPWA Planning Group meets on an as needed basis and consists of the Housing Commission, the Department of Health and nonprofit service providers. This group meets to discuss the ever changing needs of the HIV/AIDS population of the County. Regular reports are given by the Housing Commission and the nonprofit providers in order to constantly measure whether the HIV/AIDS population is being adequately served.
The County also participates in the Anne Arundel County Affordable Housing Coalition. This Coalition brings together for profit and nonprofit housing developers, Realtors, lenders, the Housing Commission, ACDS, other County agencies, faith based institutions, and concerned citizens. The Coalition is the lead entity in advocating for and educating the community about affordable housing needs.

The County, ACDS and the Housing Commission work closely to identify needs, accomplish shared goals, and implement strategies. ACDS and the Housing Commission share a Board member who helps to coordinate the efforts of these two organizations. In addition, the Housing Commission assigns staff to participate in the Homeless Partnership, the HOPWA Planning Group, and Affordable Housing Coalition meetings. Although ACDS and the Housing Commission are managed by separate Executive Directors, their policies and programs complement one another.

Intergovernmental coordination on housing and community development issues within the region is accomplished through various means. ACDS, on behalf of the County, works closely with the City of Annapolis Department of Planning and Zoning and the Housing Authority of the City of Annapolis staff.

Additionally, the County joined with its counterparts in Baltimore City, Baltimore County, Harford County and Howard County (Regional Fair Housing Group) to conduct an Analysis of Impediments, examining both jurisdiction specific and regional impediments to fair housing. The County continues to work with the Regional Fair Housing Group to implement the recommendations from the plan. Finally, the County works very closely with the State on planning and implementing its housing and community development goals and strategies. Specifically, ACDS, on behalf of the County, has a daily working relationship with the Maryland Department of Housing and Community Development. This relationship ensures the County has access to all available funds to accomplish its goals and receives technical assistance as needed.

**IMPROVING PUBLIC HOUSING AND RESIDENT INITIATIVES**

**Improving Public Housing**

As indicated earlier, the Housing Commission of Anne Arundel County operates seven public housing communities for seniors and families with a total of 934 units. As of July 2014, the Housing Commission had a total of 7,151 households on its public housing waiting list and few vacant units. The demand for public housing underscores the need for the County and the Housing Commission to continuously upgrade the public housing stock to preserve this source of affordable housing for extremely low and low income households.
All of the Housing Commission’s public housing communities are extremely well maintained as the Housing Commission provides continued capital improvement funds for modernization. The Housing Commission is also in the process of implementing security enhancement features at several of their communities. Improvements include upgraded and enhanced site lighting, security doors and camera systems. The Housing Commission is completing a $217,000 grant from HUD in this past year to complete these upgrades. The agency also received a $238,000 energy assistance grant from the State of Maryland to complete upgrades to systems, infrastructure and roofs at Freetown Village.

To address ongoing maintenance issues, the Housing Commission has developed an extensive inspection and assessment system. The system establishes a proactive approach to maintenance rather than a reactive response. The Housing Commission also hires a private contractor to annually inspect all public housing units and all exterior site systems and common areas. These inspections yield a detailed analysis of needs for capital improvements. In addition, the Housing Commission plans to continue to provide training opportunities for on-site staff managers and maintenance personnel to improve responsiveness to resident’s requests.

In an effort to upgrade their housing stock, the Housing Commission has begun a two phase demolition/disposition of Burwood Gardens, one of their oldest complexes. The property was functionally obsolete and not suitable for the elderly population which it serves. Phase I began with demolition during the Winter of 2012-2013. The new facility for the elderly includes 100 project based voucher units and opened in November 2013. The new building has been designed to better serve an aging population, many of whom have mobility impairments. Phase II is expected to commence in 2015 and will also include the demolition and reconstruction of up to 100 apartments and town homes for persons with disabilities and working families.

**Public Housing Resident Initiatives**

The Housing Commission actively encourages its public housing residents to become more involved in the overall health and well being of their communities. The Capital Fund Program is reviewed and updated annually to incorporate ideas received through personal interviews and group meetings with residents. The personal interview allows each resident to rate the quality of each facet of their housing, as well as the services provided. The information is compiled and reviewed to identify areas of greatest concern.

Residents from each public housing community are surveyed regularly to assess and gather opinions relative to conditions within the living units, as well as general management and maintenance issues, and the resident services provided. These results are analyzed by the Center for the Study of Local Issues at Anne Arundel Community College for use as a tool in setting priorities for maintenance services, and resident services. Survey results are tabulated and reported quarterly, as well as annually in the Capital Fund Program. Copies of the results are also made available to public housing residents.
Resident Councils continued to operate at each of the public housing communities, providing a forum for residents to express their concerns and needs at monthly meetings. Any resident unable to attend the annual Capital Fund meeting can review the proceedings and make comments to the staff charged with developing the Capital Fund Program. A 14 member Resident Advisory Board meets with key staff persons as a conduit for communicating information, sharing ideas, and ensuring that resident concerns are clearly identified, analyzed and evaluated for service. In addition, the Housing Commission continues to have a resident serve on their Board of Commissioners.

Public housing residents also have available a variety of opportunities to participate in programs that assist in leading them from welfare to independence, referred to as the Family Self Sufficiency Program. As of July 2014, 227 families were participating in the program. This program assists low income families achieve economic self-sufficiency. Participants who want to own a home are encouraged to take part in the Homeownership Voucher Program, which allows residents who are ready for homeownership to use their vouchers towards a mortgage payment. Interested participants are referred to the Homeownership Counseling Program administered by ACDS. This fiscal year, 18 families have purchased homes through this program. These families also received assistance through the County’s Mortgage Assistance Program; a program where HOME funds are used to provide down payment, closing cost and mortgage write-down assistance to those clients who have successfully completed homeownership counseling and are ready to purchase a home.

The Housing Commission’s Resident Services Program assists public and assisted housing residents with counseling and referrals to address the social, health, emotional and economic problems that may be barriers to independence and homeownership. These services provide the necessary support for these households to deal effectively with personal issues and possibly enhance their economic situation so they can move into the private housing market.

The Housing Commission also continues to work with the Boys & Girls Clubs of Annapolis and Anne Arundel County, Inc. to provide a variety of programs to residents of its family communities. During the past year, Boys & Girls Club programs were offered at the Meade Village and Freetown Village public housing communities.

Finally, the Housing Commission’s Congregate Housing Services Program is designed to help older residents in public housing age in place and delay or avoid the need for institutionalization in adult foster care or nursing homes. Participants in the program are provided services such as meals, laundry, housekeeping, personal care and socialization based on an assessment of their individual needs. Utilizing funding from the Maryland Department of Aging for the Individualized Congregate Housing Services Program, seniors have been able to age in place and live with dignity.
EVALUATING AND REDUCING LEAD-BASED PAINT HAZARDS

Anne Arundel County continued to address the existence of lead-based paint hazards in both its single-family and multifamily housing stock. Based on latest data from the Childhood Blood Lead Surveillance in Maryland 2012 Annual Report, released by the Maryland Department of the Environment, of the 8,338 children tested in the County in 2012, only five children had elevated blood lead levels. This is a significant decrease from data based on testing in 1998 which reported 104 children with elevated blood lead levels and two children with lead poisoning. Even though there continues to be a decrease in the number of elevated blood levels in children, the County will continue its many programs to further decrease the number of children affected by lead-based paint hazards.

First, the County continued to educate the public about lead-based paint hazards. The Department of Health’s community outreach includes a variety of activities in high risk areas of the County and is aimed at the business community, parents, tenants and property owners. This program includes a community health nurse who provides targeted outreach to pediatric providers in the County by distributing information and answering questions about risk factors, prevention, screening and treatment of lead poisoning.

The Department of Health also continued to inspect multifamily residences during the course of the biennial, multifamily licensing program. The inspectors are trained and certified in identifying and properly abating lead-based paint. The Department of Health is equipped with an X-Ray Fluorescence (XRF) analyzer to test surfaces on sites which appear to be peeling. A majority of lead-based paint cases are in the northern part of the County, where older housing stock is most prevalent. Housing which contains lead-based paint is most often found in such areas as Brooklyn Park, Glen Burnie, Pasadena, and Annapolis.

ACDS, which is responsible for administering federal and State funded housing rehabilitation programs in the County, continued monitoring for lead-based paint hazards associated with all rehabilitation work performed for single-family residential housing built prior to 1978, in accordance with the Lead-Based Paint Hazard Reduction Act of 1992, or Title X, which took affect in September 2000. In compliance with these regulations, ACDS has established procedures for all homes being rehabilitated with federal, State and/or County funds. The homes are assessed by an ACDS Construction Specialist who has received professional training in the identification of lead-based paint hazards and the safe and proper procedures for its removal. In addition, ACDS utilizes the services of a qualified Risk Assessor to properly test each applicable residence for the existence of lead-based paint and to prepare a risk assessment report which dictates the required methods for the abatement, stabilization, or encapsulation of any identified lead-based paint hazard. If a lead-based paint hazard is identified, the Construction Specialist incorporates the abatement or other approved methods of treatment into the scope of work and
the cost is added to the cost of the rehabilitation loan. Prior to the commencement of work to address lead-based paint hazards the Construction Specialist ensures that the contractor has fulfilled the certification requirements of the United States Environmental Protection Agency and is accredited by the Maryland Department of the Environment. At the completion of work, an independent clearance test is performed to ensure that the residence is lead-safe.

Similar to the process for the housing rehabilitation programs, ACDS is also responsible for overseeing and managing federally assisted capital projects, such as the renovation of community facilities or rehabilitation of historically significant structures to ensure the work meets federal and State regulations related to the treatment of lead-based paint. If the existence of lead-based paint is identified, the project design professional is responsible for incorporating its abatement or other approved methods of treatment in the overall project plans and scope of work. At the completion of work, an independent clearance test is performed to ensure the property is lead-safe.

Additionally, the County’s Homeownership Counseling Program, administered by ACDS, addresses lead-based paint hazards. During the course of the program, participants are made aware of the hazards presented by the acquisition of a property containing lead-based paint. Participants are also educated about the seller’s responsibilities for disclosing the existence of lead-based paint and the implications to the buyer if they choose to purchase the property.

Graduates of the Homeownership Counseling Program are eligible to apply for assistance as first time homebuyers in purchasing a property through the County’s Mortgage Assistance Program which offers down payment, closing cost and mortgage write-down assistance. If the graduate utilizes the Mortgage Assistance Program in the purchase of a home, an ACDS Construction Specialist will inspect the property to be purchased and prepare a housing quality inspection report which will indicate whether or not there is visual evidence of loose, peeling or flaking paint.

If the residence was built after January 1, 1978, all peeling, flaking or blistering painted surfaces must be painted or protected from the elements and decay. If peeling, flaking and/or blistering paint is identified on a pre-1978 dwelling unit, it will be presumed that the painted surfaces contain lead-based paint. In accordance with the HUD Lead Safe Housing Rule 24 CFR 35.1350 (D), the Construction Specialist shall determine if the painted surface area is over de minimis levels. If the property is over the de minimis levels, then the client may not use funds from the Mortgage Assistance Program to purchase this property until the home is determined to be lead paint safe. For the property to become eligible, the homeowner must address the noted deficiencies following lead safe work practices and provide copies of applicable EPA and MDE certificates to ACDS demonstrating the work was performed by trained or supervised workers using lead safe work practices and a passed lead-based clearance report, as prepared by a certified lead-based paint risk assessor. The clearance report and applicable certificates must demonstrate that safe work practices were followed. Upon review and acceptance of the
clearance report; EPA and MDE certificates and an inspection of the property, the property may then be eligible for funding.

Finally, ACDS also administers the Affordable Housing Program to improve the quality of the County’s housing stock and to provide affordable homeownership and rental opportunities to limited income households. Each property acquired by ACDS through this program built prior to 1978 is tested for the existence of lead-based paint and a risk assessment report is prepared which dictates the required methods for the abatement or reduction of any identified lead-based paint hazard. The process followed for the rehabilitation of the acquired property is similar to the process outlined for the housing rehabilitation programs. At the completion of work, a clearance test is performed to ensure that the residence is lead-safe.

**ENSURING COMPLIANCE WITH PROGRAM AND COMPREHENSIVE PLANNING REQUIREMENTS**

**Monitoring**

The *Anne Arundel County Consolidated Plan: FY 2011 - FY 2015*, as well as each Annual Action Plan, is implemented through County agencies, private nonprofit organizations, and for profit entities using federal, State, County, and private financing. In this complex undertaking, standards and procedures for the regular monitoring of performance and compliance with requirements for the use of funds are essential. The objectives guiding the County’s monitoring activities, as undertaken by ACDS under contract to the County, are:

1. to ensure compliance with federal statutory and regulatory requirements for the CDBG, HOME, ESG, HOPWA and Continuum of Care Programs;
2. to ensure adequate documentation for information systems providing accurate, reliable, and timely information for monitoring purposes;
3. to enhance the administrative and management capacities of subrecipients through training, orientation, and technical assistance;
4. to provide information for making informed judgments about program effectiveness and management efficiency as well as to identify any instances of fraud, waste, and abuse; and
5. to enable continual improvements of the County’s effectiveness and efficiency in the use of federal entitlements to provide maximum benefits through self-evaluation of performance.
In general, standards governing the monitoring of activities identified and described in each Annual Action Plan are those set forth in HUD monitoring guidebooks for each covered program (i.e. CDBG, HOME, ESG, HOPWA, and Continuum of Care Programs). In addition to checking program progress and overall management systems, basic monitoring has been performed to ensure compliance with statutory and regulatory requirements for personal property management, subrecipient and third party contracting, financial management and audits, allowable costs based on cost principles, program income and program disbursements, records maintenance and activity status reporting. Monitoring reviews have also been conducted to ensure compliance with federal labor standards, the reversion of assets, real property inventory and reporting, antidiscrimination and equal opportunity, affirmative action, religious and political activity, conflict of interest, procurement methods and standards, environmental standards and others.

Specific emphasis in monitoring has been placed on assurance of compliance with certifications submitted to HUD with the Consolidated Plan and each Annual Action Plan. These include, but are not limited to, affirmatively furthering fair housing; acquisition, anti-displacement and relocation assistance; drug-free workplace; Section 3 and Minority Business Enterprise recruitment; use of excessive force; anti-lobbying and program specific certifications for CDBG, HOME, ESG, HOPWA and Continuum of Care Programs.

ACDS is responsible for managing and administering the federal, State and County funds to implement the goals and strategies outlined in the Consolidated Plan. ACDS’ monitoring of projects and activities is completed through risk assessments, desk reviews and on-site inspections. Risk assessments involve a review of the project’s complexity and size, funding sources, management staff and capacity, quality of reporting and documentation, and past compliance problems. Desk reviews involve examining information and materials provided by the project and program sponsors in order to track performance and expenditures as well as to identify potential problem areas.

Although ACDS conducts desk reviews on a continuous basis for funded projects, on-site monitoring has been or will be completed for CDBG, CoC (formally SHP), ESG, and HOPWA, funded public service projects funded in Local Fiscal Year 2014. Additionally, staff completed desk reviews on an ongoing basis for all HOME funded projects and programs. On-site monitoring visits for HOME projects were also completed in accordance with the annual monitoring schedule, which requires annual monitoring of all rental properties containing 26 or more units. A summary of the monitoring performed for HOME funded projects can be found in the HOME Narrative (Chapter Thirteen).

**Monitoring Project and Program Sponsors**

ACDS monitors the performance and compliance of all subrecipient agencies, (i.e. all project sponsors whether for a public service activity or capital project) implementing approved
activities. ACDS reviews these projects prior to appropriating funding and continues to review them on an annual basis as required by applicable federal regulations, and includes the following components (as more fully described in the Consolidated Plan).

1. **Initial Compliance Review.** Projects will be reviewed for compliance with (i) eligibility, (ii) national objective (if CDBG funded), and (iii) consistency with the policies and funding priorities described in the Consolidated Plan. Staff also determines the required level of environmental review and completes all applicable environmental regulatory requirements for all projects, programs and activities.

2. **Orientation, training and technical assistance.** Orientation for new subrecipients is conducted so that they understand all of the HUD and County requirements associated with their use of federal funds. Training and technical assistance will continue during the development of funding agreements for approved activities and throughout project implementation and close out.

3. **Financial and program records management.** File documentation to be maintained on-site is specified in the contract provisions. Other file documentation, including that requested from subrecipients in contract provisions, is maintained by ACDS. Program management involves the recording and tracking of each funded activity from the point at which it is entered in the financial system through all financial transactions to close out. The tracking system also includes beneficiary information including numbers of persons served and socioeconomic data.

4. **On-site comprehensive monitoring.** An on-site monitoring schedule is developed annually. On-site monitoring is scheduled for the Fall and Winter 2014-2015 for all public service grants funded in Local Fiscal Year 2014. On-site monitoring visits include a review by ACDS staff of all necessary performance documentation and financial data. A monitoring report is provided to the subrecipient, which includes identification of deficiencies, feedback about the program, and budget performance. Guidance and technical assistance is provided to subrecipients at any time, but especially if problems or discrepancies were noted during monitoring.

During Local Fiscal Year 2014, three CHDO group homes, one CDBG funded group home, five CDBG funded multifamily projects, and 16 HOME multifamily projects received full on-site, compliance monitoring including a physical inspection of 273 housing units and all common areas at each property, as well as a review of 254 tenant files. The compliance review monitoring conducted for HOME funded projects is more fully described in **HOME Narrative** (Chapter Thirteen).
Underwriting and Monitoring for Capital Projects

In addition to the above listed monitoring process, additional procedures are utilized to monitor capital projects, as more fully described in the County’s Monitoring Plan. Capital projects include (i) non-residential community facilities; (ii) residential projects such as group homes and multifamily apartment communities; and (iii) public improvements. Capital projects undergo an extensive application review process before being approved for funding, including an extensive financial underwriting process. Project applications are also reviewed for the project’s compliance with applicable federal requirements. During construction, capital projects are monitored for ongoing compliance with federal requirements (e.g. lead-based paint, Section 3), minority and women owned business participation, handicap accessibility, debarment and suspension applicability for all general contractors and subcontractors, and County construction standards.

Post construction, ACDS monitors projects to ensure compliance during the term of the loan and/or the HUD insured mortgage, the terms and conditions established by the Deed of Trust and/or the Declaration of Covenants and other applicable requirements, including the following.

1. The project must serve income eligible households as defined within the appropriate federal program regulations and further defined within the Deed of Trust and/or the Declaration of Covenants.

2. Project rents and tenant utility allowances shall not exceed the rents and utility allowances periodically established by HUD for the appropriate federal program regulations and further defined within the Deed of Trust and/or the Declaration of Covenants.

3. Project leases shall contain terms and conditions which are consistent with federal program requirements. A current, valid lease must be on file for each household named on the owner’s rent roll and identified as living in an assisted unit.

4. The project must comply with all applicable Housing Quality Standards and local code requirements.

5. Projects shall comply with affirmative marketing requirements, as defined within each project’s approved Affirmative Marketing Plan and shall be in compliance with Equal Opportunity and Fair Housing laws and regulations. Staff reviews the affirmative marketing requirements as stated in the loan documents and then assesses all efforts taken by the owner as well as the demographics of current and perspective tenants.

6. The project is reviewed to ensure compliance with all other applicable federal requirements.
REDUCING THE NUMBER OF PERSONS LIVING BELOW THE POVERTY LEVEL

Approximately 5.5 percent of the County’s residents live below the poverty level. Poverty impacts all aspects of an individual’s life and is caused by a myriad of complex factors which in turn makes ending poverty a difficult task. Primarily, it is a function of income, which is related to opportunity, education, job training, and employment. Therefore, the County’s primary anti-poverty strategy is to create and foster employment and economic opportunities for low income residents.

The responsibility for implementing these strategies is shared and coordinated among various government agencies, service providers, and other organizations. However, the County’s Department of Social Services (DSS) is the agency primarily tasked with assisting residents who fall below the poverty line. DSS partners with the Anne Arundel Workforce Development Corporation and the Community Action Agency on a number of efforts to assist County residents with moving beyond poverty. The Community Action Agency not only administers the County’s Head Start Program, but also offers a micro-enterprise program, as well as other programs designed to support low income families and individuals become self-sufficient. In addition, Anne Arundel Community College and the Opportunities Industrialization Center of Anne Arundel County (OIC) provide courses and programs to enhance employment skills. The County also benefits from the Community Action Agency and the Community Foundation of Anne Arundel County who are promoting awareness about poverty in the County through public discussion and education.

Anne Arundel County Family Support Centers, operated by Friends of the Family and located at the offices of DSS in Annapolis and Glen Burnie, provide a wide range of programs including (i) education and employment readiness, (ii) adult education and GED preparation, (iii) programs for parents, young fathers, and children, and (iv) a teen parent alternative high school program.

DSS also operates a Community Resource Center and a Customer Service Center in Glen Burnie and Annapolis. These Centers offer ‘one-stop’ access to community services at a single location. Not only can residents access the traditional income supports such as Temporary Cash Assistance (TCA) or Food Stamps, but they can also access job services from the Anne Arundel County Workforce Development Corporation. The Centers also provide space for the County’s community partners such as the Literacy Council of Anne Arundel County, Anne Arundel Community College, the Organization for Hispanic and Latin Americans, the Maryland Division of Rehabilitation Services, and the YWCA.

In Local Fiscal Year 2014, the County used federal funds for projects and programs providing maximum benefit to extremely low, low and moderate income households. Specifically, the County provided $13,000 in CDBG funds to support OIC. The program offers English for
Speakers of Other Languages (ESOL), basic academic skills, GED preparation, and computer skills training classes to low income unemployed and underemployed County residents. The program benefited 66 very low and low income persons.

Additionally, the County continued to support the provision of quality affordable child care for low and moderate income residents to enable parents to work or obtain employment training. CDBG funds in the amount of $20,000 were used to continue the Community Action Agency’s Child Care Program which provided extended child care hours for children enrolled in Head Start Programs located at the Meade Village site in Severn and the Lloyd Keaser Community Center in Brooklyn Park. This program served 48 limited income children this past fiscal year.

CDBG funds in the amount of $24,000 were also allocated to Vehicles For Change, Inc. to continue their program during Local Fiscal Year 2014. This program prepares donated cars for resale at a low cost to limited income households to enable them to maintain employment and become financially secure and independent. The program provided road-ready used cars to 10 limited income households during this past fiscal year.
CHAPTER EIGHT: LEVERAGING RESOURCES

PROGRESS IN OBTAINING OTHER PUBLIC/PRIVATE RESOURCES TO ADDRESS CONSOLIDATED PLAN PRIORITIES

Many projects and programs compete for the County’s finite federal dollars; however, typically only a portion of the total cost can be funded with the County’s limited federal funds. In order to leverage additional dollars from other sources and work toward meeting the goals and objectives of the Anne Arundel County Consolidated Plan: FY 2011 – FY 2015, the County works with many partners including other County departments, the State, many nonprofit organizations, companies and agencies who are able to bring additional resources to fully fund desired projects and programs. As described more fully in General Narrative (Chapter Three), all of the projects which were funded to accomplish the Consolidated Plan goals and priorities, leveraged additional sources of funding to operate their programs or complete their projects.

During Local Fiscal Year 2014, ACDS and its partners worked to increase the amount of funds obtained from other public and private sources. Examples of efforts to secure additional funds are summarized below.

- The County strives to complement and supplement the County funded Homeownership Counseling and Foreclosure Prevention Counseling Programs with other funding. In the last year, ACDS was awarded $30,000 in National Foreclosure Mitigation Counseling (NFMC) funds from the Maryland Department of Housing and Community Development (DHCD), as well as $125,800 through DHCD’s competitive Maryland Housing Counseling Fund.

- During the last year, the Countywide Property Rehabilitation Program successfully leveraged its CDBG funds with $660,075 in State MHRP funds and $82,205 in State Lead Hazard Reduction funds to be able to complete 27 cases.

- During the last fiscal year, ACDS successfully applied for $150,000 in competitive State Community Legacy funds, to be leveraged with CDBG and State Lead Paint funds to acquire and rehabilitate townhomes in the targeted communities of Brooklyn Heights and Arundel Village.
• ACDS, on behalf of the County, administered local financial assistance for first time homebuyer programs that work in tandem with State mortgage loans totaling more than $30 million through DHCD.

• Arundel House of Hope (AHOH) complemented its CDBG award to operate the Homeless Resource and Day Center with $12,000 in County funds, $25,000 in a United Way grant, $45,500 in private funding, and $17,000 in other sources.

HOW FEDERAL RESOURCES LEVERAGED OTHER PUBLIC AND PRIVATE RESOURCES AND MET MATCH REQUIREMENTS

Leveraging Resources

The County gives priority to projects where there is owner equity or a commitment of private or other public financing. Public service and public facilities projects receive priority consideration, in part, due to their ability to leverage other sources of financing providing greater overall benefit for limited income and special needs populations. Some examples of programs and projects that have leveraged funds for housing and community development activities are as follows.

• Construction was completed on Oakwood Family Homes, a development that includes 22 one and two-story single family homes, located in Glen Burnie. The project, which serves low and moderate income families, leveraged $670,000 in HOME funds with $5,531,590 in Low Income Housing Tax Credit equity, $940,000 in Maryland Rental Housing Production Program funds, and $870,000 in a private loan.

• Reconstruction of Burwood Gardens, an existing public housing facility, into a 100 unit affordable housing community was completed. Burwood Gardens, targeted to senior residents at or below 60 percent of the area median income (AMI), is located in the targeted neighborhood of Glen Burnie and is the first of a two phase project to stabilize the supply of affordable housing for low income households. The project leveraged $615,000 in CDBG funds with $11,355,300 in Low Income Housing Tax Credit equity, $3,983,397 in Maryland Rental Housing Production Program funds, and $3,485,471 in a private loan.

• Each year, the County’s Homeless Coalition, staffed by ACDS on behalf of the County, applies for competitive Continuum of Care Grant funds. This past year, the County received $2,259,568 to fund 13 programs providing transitional shelter, permanent supportive housing, and supportive services. These funds will leverage more than $1
million in State, private, and other federal funds to support local homeless programs.

**Match**

For federal programs requiring local matching contributions (i.e. Emergency Solutions Grants and the HOME Investment Partnerships Program), the County meets or exceeds its matching commitment through the use of County general funds.

- During Local Fiscal Year 2014, the County provided $155,110 in support of the Operation costs of Sarah’s House emergency shelter complementing their federal Emergency Solutions Grant award of $87,837. Additionally, over $150,000 in U.S. Department of Defense funds as well as over $300,000 in private funds were provided to support Sarah’s House located at Ft. Meade. The County far exceeded the local match requirement of $127,795 for the ESG Program in Local Fiscal Year 2014.

- In Local Fiscal Year 2014, the local HOME Match requirement was $125,958. The County provided funds to meet this match. The County also provided an additional $809,042 to support the production and stabilization of affordable housing.
CHAPTER NINE: PUBLIC PARTICIPATION REQUIREMENTS

CITIZEN COMMENTS

Public Hearings

ACDS holds two public hearings every year to give County residents the opportunity to comment on programs and activities undertaken to further the goals and objectives of the *Anne Arundel County Consolidated Plan FY2011 – FY2015*. The first public hearing was held in October 2013. At this hearing, staff presented the accomplishments of the previous year and reviewed the funding application process, including what activities are eligible for funding and the amount of entitlement funds the County expects to receive from HUD for the upcoming year. The public was provided the opportunity to comment on the previous year’s activities, as well as to ask questions, express concerns, or describe an activity for which they will be requesting funding.

A second hearing was held in March 2014. At this hearing, ACDS staff presented its recommendations for projects to be funded during the upcoming year to the public and the ACDS Board of Directors. The public was invited to comment on the recommendations and provide feedback. Both hearings serve as a forum for public participation and provide ACDS with the opportunity to receive valuable comments from members of the community. These comments allow for an ongoing evaluation of existing programs and provide recommendations for additional programs and services to better serve the low and moderate income residents of the County.

In addition to the public hearings held by ACDS, the County Council holds annual budget hearings, where the community is able to comment on the housing and community development budget, as well as the entire County budget.

Finally, the 11 member ACDS Board of Directors, including representatives appointed by the Housing Commission and the County Executive, as well as at-large members of the public, provides input to staff throughout the year. They approve the agency’s annual budget, all budget amendments, all projects and programs funded and/or administered by ACDS, and review planning documents before submission to HUD.
Planning Groups

ACDS coordinates two planning groups which provide for continuous evaluation of programs as well as a forum for ongoing discussions of issues the special needs populations they serve are facing. The Anne Arundel and Annapolis Coalition to End Homelessness (Homeless Coalition) and the HOPWA Planning Group are discussed in further detail in Chapter Six and Chapter Thirteen, respectively.

CITIZEN INPUT ON SPECIFIC PROGRAMS

In order to establish an ongoing dialogue, ACDS has found it very useful to survey the participants of the programs it implements with the County’s federal and local funds. Each year, ACDS reviews comments and evaluations it has received on the programs it administers and looks for ways to improve them. These programs include the Homeownership Counseling and Foreclosure Prevention Counseling Programs, the Mortgage Assistance Program, the Property Rehabilitation Program and the Accessibility Modification Program.

Homeownership Programs

During the last year, the letters and evaluations completed in response to the ACDS Homeownership Counseling Program were mainly positive, expressing gratitude for the assistance provided in making the mortgage lending process less intimidating. Generally, staff was praised for its dedication to ensuring that participants graduate. At the same time, clients gave several comments and suggestions on how the program could improve.

ACDS continually reevaluates the program to ensure it is meeting the needs of clients, and takes these comments and suggestions into consideration in implementing the Homeownership Counseling Program.

Property Rehabilitation Program

Many letters are received annually by ACDS regarding benefits received through the Property Rehabilitation Program, and Local Fiscal Year 2014 was no exception. These letters cite the professionalism and perseverance of ACDS staff in ensuring the completion of contracted improvements to the satisfaction of private homeowners.

ACDS continually reevaluates the success of the Property Rehabilitation Program utilizing an evaluation form, which is provided to each participant at the end of construction. Applicants are encouraged to complete the form and provide suggestions on how the program could be modified to meet the needs of the clientele served. While most clients expressed satisfaction, over the past few years several have expressed concerns about contractor performance. As a result, a top
priority for management staff has been to work to improve contractor performance by incorporating new marketing strategies to recruit new contractors to the program and by developing a process for notifying contractors of deficient performance.

PUBLIC PARTICIPATION REQUIREMENTS

In accordance with the public notification requirements of Anne Arundel County’s Citizen Participation Plan, notice of the availability of the draft CAPER was published on Wednesday, September 3, 2014 in The Annapolis Capital and Maryland Gazette newspapers. Notices will be mailed to concerned citizens; representatives of low and moderate income neighborhoods in the County; nonprofit and for profit agencies who have previously received funding; and representatives of County departments and agencies who serve low and moderate income persons, the elderly, and individuals with special needs. The draft CAPER was also made accessible and/or available for review and public comment at all County libraries, at the office of ACDS, and on the ACDS website at www.acdsinc.org. Public comments were due by the close of business on September 19, 2014.

Public Notice is printed on the next page.

COMMENTs REGARDING THE CAPER

The comment period for the Local Fiscal Year 2014 CAPER (Program Year 2013) was opened from September 3rd to September 19th. No comments were received during this 15 day period.
PUBLIC NOTICE
September 3, 2014

NOTICE OF AVAILABILITY OF THE ANNE ARUNDEL COUNTY DRAFT CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT FOR FEDERALLY FUNDED HOUSING AND COMMUNITY DEVELOPMENT PROGRAMS INCLUDING: COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME INVESTMENT PARTNERSHIPS (HOME), EMERGENCY SOLUTIONS GRANT (ESG), HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA) AND CONTINUUM OF CARE (COC).

Notice is hereby given that the Anne Arundel County draft Consolidated Annual Performance and Evaluation Report (CAPER) for Local Fiscal Year 2014 (July 1, 2013 through June 30, 2014) is available for public review and comment. This report consists of:

1. Summary of Program Financing Resources
This summary is required by HUD to identify resources received by Anne Arundel County between July 1, 2013 and June 30, 2014, including CDBG, HOME, ESG, HOPWA, and COC funds in addition to other resources which are used to implement projects and programs to further achieve the goals and objectives as outlined in the Consolidated Plan: FY 2011 – FY 2015.

2. General Narrative Statement
This narrative is required to demonstrate how activities undertaken during the program year address Strategic Plan objectives and areas of high priority as identified in the County’s adopted and approved Consolidated Plan, affirmatively further fair housing, provide affordable housing, address the needs of the homeless population and those with special needs through the Continuum of Care initiative, and serve other purposes. This statement also identifies how federal funds “leveraged” other resources, includes a summary of citizen comments received in regard to covered programs, and incorporates a self-evaluation to provide an awareness of the extent to which all related programs serve to achieve Strategic Plan objectives.

3. Program Specific Narrative Statements
These narratives assess the relationship of the use of CDBG, HOME, ESG, and HOPWA funds to the priorities, needs, goals and specific objectives identified in the Consolidated Plan, including an analysis of the extent to which each was distributed among different categories of housing needs identified in the Consolidated Plan. These narratives also describe the nature of reasons for any changes in program objectives or programmatic initiatives, assess compliance with certifications, accounts for program income generated by covered activities, reports on barriers to accomplishments and efforts to overcome them, and reports on match contributions as appropriate.

The draft CAPER is accessible and/or available for review in all County libraries; at the office of Arundel Community Development Services, Inc. (ACDS) at 2666 Riva Road, Suite 210, Annapolis, MD, (410) 222-7600, and on the ACDS website at www.acdsinc.org. Copies of the draft CAPER will be made available in a form accessible to persons with disabilities upon request. Oral and written comments received by or before September 19, 2014 will be considered and changes made, if such changes are deemed appropriate, prior to submitting the final plan to HUD on or about September 28, 2014. A summary of all comments, with reasons provided for any comments not incorporated, will be included in the CAPER submitted to HUD.

Kathleen M. Koch
Executive Director, ACDS
CHAPTER TEN: SELF EVALUATION

ANNE ARUNDEL COUNTY’S ACCOMPLISHMENTS AND PROGRAM ASSESSMENT

This chapter evaluates the County’s efforts in achieving its goals of addressing the housing and community development needs of low and moderate income County residents. Table 10-1, Summary of Goals, Strategies, Objectives, Outcomes & Outputs, depicts the long-term objectives and expected outputs, which were established at the beginning of the Consolidated Plan process. Table 10-1 depicts the actual units completed for the first four years of the Plan period. In addition, the narrative includes a comparison of the proposed versus actual outcomes or outputs for each strategy as submitted with the Anne Arundel County Consolidated Plan: FY 2011 – FY 2015 and Annual Action Plan for Local Fiscal Year 2014. In order to be consistent when counting accomplishments for multi-year projects, the table does not document an output until the activity is fully completed. For example, with the Affordable Housing Program, a unit is not documented as an output until it has been sold to an income eligible first time homeowner or rented to an income eligible tenant, even if the unit was purchased and/or rehabilitated during the fiscal year.

Not only does Anne Arundel County operate programs that meet its expenditures and commitment time requirements, but overall, Anne Arundel County achieved its goals and accomplished its strategies through the activities undertaken during the fourth year of the Consolidated Plan period. ACDS continually reexamines and reevaluates the County’s housing and community development programs and policies in order to improve program delivery and ensure all federally funded programs meet federal requirements. More detailed information about each of these programs can be found in General Narrative (Chapter Three).

The following summarizes the accomplishments achieved during Local Fiscal Year 2014, the third year of the five year planning period.

AFFORDABLE HOMEOWNERSHIP HOUSING

GOAL: Maintain the existing supply of affordable housing for homeownership; increase the supply of well maintained and well designed affordable homeownership units; and assist low and moderate income buyers with the purchase of their first home.
Rehabilitation Efforts

As summarized in Table 10-1, the County strives to help stabilize the existing supply of affordable housing by providing low interest financing to low and moderate income households for substantial home improvements enabling them to maintain their homes. In Local Fiscal Year 2014, 27 households received assistance through the Property Rehabilitation Program. As indicated in Table 10-1, the County’s goal for this fiscal year for this program was to rehabilitate 25 houses. The County successfully met this annual goal.

New Construction, Acquisition and Rehabilitation

The County has a number of programs which have been used to acquire, rehabilitate and develop new affordable units for resale to income eligible households. Although, no CDBG funds were used to acquire, rehabilitate, and sell affordable units to first time homebuyers, homes continued to be developed with private funding. During Local Fiscal Year 2014, work continued on the development of the Tree Side Park community and two energy efficient units were sold to moderate income households. As indicated in Table 10-1, the County did not anticipate developing any affordable housing units for homeownership this fiscal year. Therefore, the County exceeded this annual goal.

Homeownership Counseling

The County provides counseling to prepare low and moderate income homebuyers for homeownership and counseling to current homeowners facing foreclosure on their homes. In Local Fiscal Year 2014, 428 new clients participated in the Homeownership Counseling Program administered by ACDS. Of the 115 clients who graduated during the last fiscal year, 20 clients voluntarily notified ACDS that they had purchased homes. As indicated in Table 10-1, the County exceeded its goal for this program by serving a total of 428 persons, 78 more than its goal of serving 350.

Mortgage Assistance

The County has worked to lower the cost for first time homebuyers by providing funds for mortgage write-down, down payment and closing cost assistance. In Local Fiscal Year 2014, 18 households were provided funds through the Mortgage Assistance Program. As indicated in Table 10-1, the County’s goal was to provide mortgage assistance to 18 households during the fiscal year. Therefore, the County met their goal.
Foreclosure Prevention Counseling

In addition to counseling prospective homebuyers, ACDS assists current homeowners who are facing foreclosure through the Foreclosure Prevention Counseling Program. Through this program, clients receive one-on-one assistance in developing a plan of action, negotiating with lenders, reworking budgets, and implementing the best solution to their individual situation in order to avoid foreclosure. During Local Fiscal Year 2014, ACDS provided phone and/or in person assistance to 483 new and 259 existing homeowners serving a total of 742 homeowners facing foreclosure during the fiscal year. Of those, 299 worked with a counselor to complete a Plan of Action; 127 of whom were able to save their homes. As indicated in Table 10-1, the County’s goal was to provide foreclosure prevention counseling to 700 households during Local Fiscal Year 2014, and the County exceeded this goal this year.

Marketing Housing Programs to the Minority Community

In both the Homeownership Counseling Program and the Mortgage Assistance Program, efforts have been made to address the disparities in income, homeownership rates and home values between minority and non-minority households. In Local Fiscal Year 2014, 62 percent of the Homeownership Counseling Program participants and 38 percent of the Mortgage Assistance Program participants were racial or ethnic minorities. ACDS, on behalf of the County, markets its affordable housing programs to neighborhood revitalization areas and to minority communities.

AFFORDABLE RENTAL HOUSING

**GOAL: Maintain and expand the existing supply of affordable rental housing through rehabilitation efforts and new construction of affordable units disbursed throughout the County.**

Rehabilitation Efforts

During Local Fiscal Year 2014, five homes, which were acquired and rehabilitated with a combination of CDBG, State Lead Hazard Reduction, Community Legacy, NCI, and County funds were completed and were rented to income eligible households. Additionally, the reconstruction of Burwood Gardens, an existing public housing facility, into a 100 unit affordable senior housing community was completed. As indicated in Table 10-1, the County anticipated the rehabilitation of 8 rental units during the fiscal year. Therefore, the County was able to meet its fiscal year goal for the redevelopment of rental housing this fiscal year.
New Construction

In Local Fiscal Year 2014, one new rental housing project was completed. Oakwood Family Homes is a development that includes 22 one and two-story single family home in Glen Burnie. As indicated in Table 10-1, the County’s goal was to develop 40 units of affordable rental housing during Local Fiscal Year 2014. Given the multi-year nature of new development, the County anticipates exceeding its overall five year goal; however, it did not meet its goal this fiscal year.

PUBLIC HOUSING AND RENTAL SUBSIDY PROGRAMS

GOAL: Provide rental assistance and support services to low income households by expanding effective programs and continue efforts to maintain the long term physical and social viability of the County’s existing public housing inventory.

In addition to offering the Housing Choice Voucher Program, the County continued to expand the availability and supply of tenant based rental subsidies by funding rental subsidy programs through the HOPWA and Continuum of Care (CoC) programs. As illustrated in Table 10-1, the Housing Commission provided tenant based rental assistance to 100 households through these programs. The County is on target to exceed its five year goal to maintain or expand the availability of tenant based rental subsidies. Also, the Housing Commission continued to recognize the importance of maintaining their public housing stock. This fiscal year, the agency was awarded a $238,000 energy assistance grant from the State of Maryland to complete upgrades to systems, infrastructure and roofs at Freetown Village.

The Boys & Girls Clubs of Annapolis and Anne Arundel County, Inc. continued to offer programs in two of the County’s public housing communities. The Meade Village Boys & Girls Club served 221 youth, including youth from the Severn area, while the Freetown Village Boys & Girls Club served 239 youth. Therefore, the County exceeded its Local Fiscal Year 2014 goal of 200 by serving a total of 460 youth.
HOUSING AND RELATED SERVICES FOR SPECIAL NEEDS POPULATIONS

GOAL: Assist in making available a variety of affordable housing options, which, in conjunction with needed supportive services, enable persons with special needs - including those with physical and developmental disabilities, mental illness, substance abuse challenges, HIV and AIDS, and the elderly - to live independently as possible in the community of their choice.

The County sought to maintain and expand rental assistance programs to persons with special needs. In Local Fiscal Year 2014, the Housing Commission provided HOPWA funded tenant based rental assistance to 52 households diagnosed with HIV/AIDS. As illustrated in Table 10-1, the County met its annual goal of providing rental housing to 45 special needs households this fiscal year. The County also worked with Omni House, Inc., a certified CHDO, to rehabilitate a total of 13 of their rental units, serving 26 individuals with severe mental illness. Again, the County met its Fiscal Year goal.

As indicated on Table 10-1, the County did not anticipate rehabilitating any group homes for persons with special needs in Local Fiscal Year 2014. The County also sought to assist low income homeowners with disabilities to make accessibility modifications to their homes. During Local Fiscal Year 2014, three households received financial assistance for the purpose of improving accessibility within their homes and for the correction of code and health violations. As indicated in Table 10-1, the County did not anticipate making any accessibility modifications this fiscal year, therefore, County successfully met this goal this fiscal year.

In Local Fiscal Year 2014, Catholic Charities provided meals, laundry services and housekeeping to six very low income elderly residents who needed limited assistance but are otherwise independent. This program met its projected goal of serving five low income elderly residents during the fiscal year.

HOMELESSNESS

GOAL: Work toward ending and preventing homelessness by (i) increasing the supply of affordable permanent housing with supportive services; (ii) preventing families and individuals from becoming homeless; (iii) ensuring adequate interim or short term housing options; and (iv) providing comprehensive essential services to support efforts to transition quickly from a state of homelessness to becoming stably housed.

The County has continued to provide emergency financial assistance and counseling to households at risk of becoming homeless. As indicated on Table 10-1, the County’s goal was to
prevent 100 households from becoming homeless during the fiscal year. In Local Fiscal Year 2014, a total of 270 households received financial assistance or counseling through the Calvary Chapel CDC Rental Counseling Program and the Community Action Agency Emergency Assistance Program. The County significantly exceeded its annual goal. The County also achieved its goal of assisting six households rapidly re-house from homelessness to housing by serving 21 households in Local Fiscal Year 2014.

The County assisted homeless households, including the chronically homeless, to access permanent affordable housing with accompanying supportive services. As indicated in Table 10-1, the County set a goal of assisting 122 homeless households to become permanently housed. In Local Fiscal Year 2014, a total of 139 homeless households were provided rental assistance and supportive services, thereby, exceeding the fiscal year goal. These programs were awarded federal CoC Program funds through the competitive NOFA process to operate their programs.

The County also continued to support the operation of existing emergency, transitional, and domestic violence shelters. In Local Fiscal Year 2014, the County continued to provide homeless persons, including children, day shelter, emergency shelter or transitional housing. These programs received funds from federal entitlement programs, such as ESG and CDBG, as well as the competitive federal CoC funds. As indicated in Table 10-1, the County’s annual goal was to shelter and provide services to a total of 682 homeless persons during the year. The County exceeded its projected one year goal by serving 1,290 homeless persons.

Two supportive services programs, the Homeless Supportive Services Program and the Shelter Mental Health Assistance Program, were supported with CDBG and SHP funds in Local Fiscal Year 2014. As indicated in Table 10-1, the County’s goal was to provide a total of 100 homeless persons with supportive services. In the past year, intensive case management, mental health assessments, and other resources were provided to 213 homeless persons.

**NEIGHBORHOOD REVITALIZATION**

**GOAL: In Severn, Brooklyn Park and Glen Burnie, concentrate housing and community development expenditures in order to revitalize neighborhoods in accordance with community plans which include projects and activities that create or retain affordable housing, stabilize neighborhoods and improve the overall quality of life.**

The County did not meet its goal to increase the supply of affordable housing in its neighborhood revitalization areas during Local Fiscal Year 2014. In the Brooklyn Park community, four homes were acquired, rehabilitated and rented to income eligible households. Additionally, in the Severn area, one home was rehabilitated and rented to an income eligible household. The County’s goal was to acquire and rehabilitate eight units but completed only five units. However,
construction continued on seven units which were also acquired during the fiscal year. Once completed, these homes will be rented to income eligible households.

The County continued to offer a variety of programs and incentives that encourage homeowners to invest in their community by upgrading and modernizing their homes. These efforts have helped to stabilize the housing stock and improve the quality of the neighborhoods in Glen Burnie and Brooklyn Park. During the last year, eight homes in the Glen Burnie area were rehabilitated and two homes in the Brooklyn Park area were rehabilitated for income eligible homeowners. As indicated in Table 10-1, the County met its goal of assisting 10 households rehabilitate their homes in the County’s targeted neighborhoods in Local Fiscal Year 2014.

The County has continued to support activities and programs focusing on improving the quality of life for the residents of the Severn area, its Brooklyn Park community, and the Glen Burnie area. As indicated in Table 10-1, the County had a goal of serving 240 households in Local Fiscal Year 2014. In Local Fiscal Year 2014, 100 youth from the Van Bokkelen Elementary school were provided services at the Meade Village Boys & Girls Club. In Brooklyn Park, the Chesapeake Art Center Scholarship Program provided scholarships to 26 youth and the Brooklyn Park Youth Program provided 34 youth scholarships. Finally, in the Glen Burnie area, the Calvary Rental Counseling Program, operated by the Calvary Chapel CDC, targeted emergency financial assistance to also prevent eviction and loss of housing to 152 renters during the fiscal year. As a total 312 youth and/or households were served, the County succeeded in meeting its goal of serving 240 youth and/or households in neighborhood revitalization areas in Local Fiscal Year 2014.

**ECONOMIC DEVELOPMENT GOAL**

*GOAL: Support the economic empowerment of low and moderate income residents by ensuring the availability of services such as job training and placement, transportation, child care resources, and other services which directly support a household’s ability to obtain gainful employment and financial independence.*

The County established and surpassed its goal of providing 40 persons with education and job training as 66 persons were served by the OIC Job Training and Education Program. The County also met its goal of providing 10 households with transportation assistance. Vehicles for Change was able to provide road-ready automobiles to 10 households during the fiscal year. The County surpassed its goal to serve 34 persons with child care services by providing child care through the Community Action Agency Child Care Program to 48 children.
HISTORIC PRESERVATION

GOAL: Focus historic preservation activities in older minority communities on facilities that enhance community identity and underscore community values.

The County did not establish a Historic Preservation goal in Local Fiscal Year 2014.
## Table 10-1 Summary of Goals, Strategies, Objectives, Outcomes & Outputs

**HOMEOWNERSHIP HOUSING GOAL:** Maintain the existing supply of affordable housing for homeownership; increase the supply of well-maintained and well-designed affordable homeownership units; and assist low and moderate income buyers with the purchase of their first home.

<table>
<thead>
<tr>
<th>Strategy</th>
<th>Objective</th>
<th>Outcomes</th>
<th>Five Year Output Goal (Local Fiscal 2014 Goal)</th>
<th>Cumulative Output Total</th>
<th>Local Fiscal Year 2014 Outputs</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Strategy 1</strong> - Provide low interest financial resources to low and moderate income County homeowners to make energy efficiency improvements, eliminate substandard housing conditions, and reduce maintenance costs, thereby allowing them to remain in their homes, while improving the overall quality of the community and its housing stock.</td>
<td>Provide Decent Affordable Housing</td>
<td>Affordability</td>
<td>90 Owner-Occupied Units (LFY14-25)</td>
<td>121 Total (LFY14-27)</td>
<td>Property Rehabilitation Program 27 units (also reported in Neighborhood Revitalization Goal)</td>
</tr>
<tr>
<td><strong>Strategy 2</strong> - Provide financial counseling and technical assistance to low and moderate income homeowners throughout the rehabilitation process to ensure that (i) the scope of work meets the homeowner’s rehabilitation needs and financial capacity; and (ii) quality work is completed in a timely manner by qualified contractors.</td>
<td>Provide Decent Affordable Housing</td>
<td>Affordability</td>
<td>6 units (LFY14-0)</td>
<td>12 Total (LFY14-2)</td>
<td>Tree Side Park 2 unit</td>
</tr>
<tr>
<td><strong>Strategy 3</strong> - Increase the supply of quality affordable housing units through the acquisition and rehabilitation of existing housing, including foreclosed units, and through the acquisition of land and construction of new units for qualified households.</td>
<td>Provide Decent Affordable Housing</td>
<td>Affordability</td>
<td>1,600 persons (LFY14-350)</td>
<td>1,659 Total (LFY14- 428)</td>
<td>Homeownership Counseling Program 428 homeownership counseling clients</td>
</tr>
<tr>
<td><strong>Strategy 4</strong> - Explore opportunities for use of surplus Board of Education properties and County owned surplus properties for adaptive reuse as workforce housing.</td>
<td>Provide Decent Affordable Housing</td>
<td>Affordability</td>
<td>125 households (LFY14-18)</td>
<td>79 Total (LFY14-18)</td>
<td>Mortgage Assistance Program 18 households</td>
</tr>
</tbody>
</table>
## HOMEOWNERSHIP HOUSING GOAL:

Maintain the existing supply of affordable housing for homeownership; increase the supply of well-maintained and well designed affordable homeownership units; and assist low and moderate income buyers with the purchase of their first home.

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<th>Strategy</th>
<th>Objective</th>
<th>Outcomes</th>
<th>Five Year Output Goal (Local Fiscal 2014 Goal)</th>
<th>Cumulative Output Total</th>
<th>Local Fiscal Year 2014 Outputs</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Strategy 7</strong> - Continue to develop opportunities to partner with the federal and State government, private lenders, and nonprofit organizations to create new financing tools to assist first time homebuyers with their purchase of a home.</td>
<td>Provide Decent Affordable Housing</td>
<td>Affordability</td>
<td>Process Strategy</td>
<td>--</td>
<td>County explored opportunities for additional State and federal funding.</td>
</tr>
<tr>
<td><strong>Strategy 8</strong> - Provide comprehensive foreclosure prevention counseling to existing homeowners by providing technical assistance and intensive one-on-one counseling to develop a plan of action, repair credit, assistance with loan modifications and lender negotiations, and legal referrals to avoid foreclosure.</td>
<td>Provide Decent Affordable Housing</td>
<td>Sustainability</td>
<td>600 households (LFY14-700)</td>
<td>2,748 Total (LFY14-742)</td>
<td>Foreclosure Prevention Counseling Program 742 households</td>
</tr>
<tr>
<td><strong>Strategy 9</strong> - Promote all homeownership programs throughout the entire County for all households, regardless of race, religion, ethnicity, sex, disability, or other protected class status by marketing these programs through specially targeted housing fairs, community meetings, and seminars.</td>
<td>Provide Decent Affordable Housing</td>
<td>Availability</td>
<td>Process Strategy</td>
<td>--</td>
<td>Housing programs were marketed to targeted neighborhoods.</td>
</tr>
<tr>
<td>Strategy</td>
<td>Objective</td>
<td>Outcomes</td>
<td>Five Year Output Goal (Local Fiscal 2014 Goal)</td>
<td>Cumulative Output Total</td>
<td>Local Fiscal Year 2014 Outputs</td>
</tr>
<tr>
<td>----------</td>
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<td>-------------------------------</td>
</tr>
<tr>
<td><strong>Strategy 1</strong> - Provide financing and technical assistance to rehabilitate and modernize large multifamily affordable rental housing projects and small scattered site rental units.</td>
<td>Provide Decent Affordable Housing</td>
<td>Affordability</td>
<td>400 Units (LFY14-8)</td>
<td>265 Total (LFY14-105)</td>
<td>Affordable Housing Program - 5 units</td>
</tr>
<tr>
<td><strong>Strategy 2</strong> - Monitor, encourage and assist owners of privately owned rental properties, previously financed with federal subsidies, to secure new financing for the rehabilitation and continuation of these properties as affordable or encourage them to sell their properties to new owners who are able to rehabilitate them and continue to offer them as affordable housing to limited income tenants.</td>
<td>Provide Decent Affordable Housing</td>
<td>Affordability</td>
<td>250 Units (LFY14-40)</td>
<td>306 Total (LFY14-22)</td>
<td>Rental Housing Production Program 22 units (Oakwood Family Homes)</td>
</tr>
<tr>
<td><strong>Strategy 3</strong> - Encourage and facilitate construction by private developers of new affordable rental units by providing funds, in the form of gap financing, to make such projects feasible. Priority shall be given to projects that serve low income families, projects located in the County’s targeted growth areas, projects located near transit stations and employment center, projects that are mixed use or mixed income, and projects serving areas of the County that have been traditionally less affordable.</td>
<td>Provide Decent Affordable Housing</td>
<td>Affordability</td>
<td>Reported under Strategies 1, 2 &amp; 3</td>
<td>--</td>
<td>No activity in fiscal year.</td>
</tr>
<tr>
<td><strong>Strategy 4</strong> - Provide a Payment in Lieu of Taxes (PILOT) Program to encourage developers to produce affordable multifamily housing by reducing operating expenses and maximizing private financing. Encourage developers to serve an increased number of low income tenants by structuring PILOT agreements such that the PILOT payment is prorated to reflect the number of units being set aside for very low income tenants.</td>
<td>Provide Decent Affordable Housing</td>
<td>Affordability</td>
<td>--</td>
<td>--</td>
<td>No activity in fiscal year.</td>
</tr>
<tr>
<td><strong>Strategy 5</strong> - Explore changes to land use regulations which would allow affordable multifamily housing in nonresidential zoning districts or in lower density residential zoning district traditionally limited to single-family housing.</td>
<td>Provide Decent Affordable Housing</td>
<td>Sustainability</td>
<td>Zoning Change</td>
<td>--</td>
<td>No activity in fiscal year.</td>
</tr>
</tbody>
</table>
PUBLIC HOUSING & RENTAL SUBSIDY PROGRAM GOAL: Provide rental assistance and support services to low income households by expanding effective programs and continue efforts to maintain the long term physical and social viability of the County’s existing public housing inventory.

<table>
<thead>
<tr>
<th>Strategy</th>
<th>Objective</th>
<th>Outcomes</th>
<th>Five Year Output Goal (Local Fiscal 2014 Goal)</th>
<th>Cumulative Output Total</th>
<th>Local Fiscal Year 2014 Outputs</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Strategy 1</strong> - Support the Housing Commission’s efforts to maintain and expand its tenant based rental subsidy programs.</td>
<td>Provide Decent Affordable Housing</td>
<td>Affordability</td>
<td>50 Rental Vouchers</td>
<td>393 Total (LFY14-100)</td>
<td>HOPWA Rental Assistance Program 52 households</td>
</tr>
<tr>
<td><strong>Strategy 2</strong> - Encourage outreach efforts to potential landlords facilitating increased acceptance of tenant based rental subsidies throughout the County thus avoiding concentration of subsidized or assisted housing and allowing for full utilization of available vouchers.</td>
<td>Provide Decent Affordable Housing</td>
<td>Affordability</td>
<td>393 Total (LFY14-100)</td>
<td>Anne Arundel Partnership for Permanent Housing 20 households</td>
<td></td>
</tr>
<tr>
<td><strong>Strategy 3</strong> - Encourage and facilitate efforts to complete renovations or modernization improvements to the County’s public housing inventory to ensure long term viability.</td>
<td>Provide Decent Affordable Housing</td>
<td>Availability</td>
<td>400 Units</td>
<td>444 units</td>
<td>Permanent Supportive Housing Program 28 households</td>
</tr>
<tr>
<td><strong>Strategy 4</strong> - For public housing communities being developed, priority will be given to mixed income family housing serving a variety of income levels and include opportunities for homeownership.</td>
<td>Provide Decent Affordable Housing</td>
<td>Availability</td>
<td>400 Units</td>
<td>444 units</td>
<td>The Housing Commission enhanced security, upgrade lighting, install security cameras and systems in its public housing communities.</td>
</tr>
<tr>
<td><strong>Strategy 5</strong> - Encourage supportive service programs that support the most vulnerable public housing residents, including recreation and education programs for youth and congregate services for the elderly.</td>
<td>Create Suitable Living Environment</td>
<td>Availability</td>
<td>2,500 youth (LFY14-200)</td>
<td>1,551 youth (LFY14-460)</td>
<td>Meade Village Boys &amp; Girls Club 221 youth</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Freetown Village Boys &amp; Girls Club 239 youth</td>
</tr>
</tbody>
</table>
HOUSING AND RELATED SERVICES FOR SPECIAL NEEDS POPULATIONS GOAL: Assist in making available a variety of affordable housing options, which, in conjunction with needed supportive services, enable persons with special needs – including those with physical and developmental disabilities, mental illness, substance abuse challenges, HIV and AIDS, and the elderly – to live independently as possible in the community of their choice.

<table>
<thead>
<tr>
<th>Strategy</th>
<th>Objective</th>
<th>Outcomes</th>
<th>Five Year Output goal (Local Fiscal 2014 Goal)</th>
<th>Cumulative Output Total</th>
<th>Local Fiscal Year 2014 Outputs</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Strategy 1</strong> - Expand or maintain the supply of housing for persons with special needs through various mechanisms such as the acquisition and rehabilitation of group housing, and expansion of tenant based rental assistance programs which enable independent living.</td>
<td>Create Suitable Living Environment</td>
<td>Availability</td>
<td>200 Households (Local Fiscal Year 2014 Goal)</td>
<td>214 rental; 26 group homes (Local Fiscal Year 2014 Goal)</td>
<td>HOPWA Rental Assistance Program 52 households</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Community Housing Development Organization (CHDO) Group Home Acquisition and Rehabilitation Program 13 group homes</td>
</tr>
<tr>
<td><strong>Strategy 2</strong> - Assist supportive housing nonprofit organizations maintain, rehabilitate, and make accessible the existing supply of supportive housing serving persons with special needs.</td>
<td>Provide Decent Affordable Housing</td>
<td>Availability</td>
<td>10 Group Homes (Local Fiscal Year 2014 Goal)</td>
<td>3 Total (Local Fiscal Year 2014 Goal)</td>
<td>Group Home Rehabilitation Program 0 group home</td>
</tr>
<tr>
<td><strong>Strategy 3</strong> - Assist elderly and low income home-owners with disabilities to make accessibility repairs and alterations to their homes thereby allowing them to remain in their homes.</td>
<td>Provide Decent Affordable Housing</td>
<td>Sustainability</td>
<td>45 Households (Local Fiscal Year 2014 Goal)</td>
<td>36 Total (Local Fiscal Year 2014 Goal)</td>
<td>Accessibility Modifications Program 3 households</td>
</tr>
<tr>
<td><strong>Strategy 4</strong> - Support programs and explore financing opportunities for providing supportive services for the elderly which enable them to remain in their homes or in rental communities, allowing them to age in place.</td>
<td>Create Suitable Living Environment</td>
<td>Availability</td>
<td>40 Persons (Local Fiscal Year 2014 Goal)</td>
<td>33 Total (Local Fiscal Year 2014 Goal)</td>
<td>Services for Seniors Aging in Place Program 6 households</td>
</tr>
<tr>
<td><strong>Strategy 5</strong> - Support the efforts of special needs providers to maintain and/or develop facilities that provide community based services, such as vocational and day programs to persons with disabilities.</td>
<td>Create Suitable Living Environment</td>
<td>Availability</td>
<td>Process</td>
<td>--</td>
<td>No activity in fiscal year.</td>
</tr>
<tr>
<td><strong>Strategy 6</strong> - Increase the capacity and sustainability of nonprofit organizations enabling these organizations to maintain and expand their ability to provide housing and support services to the special needs populations.</td>
<td>Create Suitable Living Environment</td>
<td>Availability</td>
<td>Process</td>
<td>--</td>
<td>No activity in fiscal year.</td>
</tr>
</tbody>
</table>
HOMELESSNESS GOAL: Work toward ending and preventing homelessness by (i) increasing the supply of affordable permanent housing with supportive services; (ii) preventing families and individuals from becoming homeless; (iii) ensuring adequate interim or short term housing options; and (iv) providing comprehensive essential services to support their efforts to transition quickly from a state of homelessness to becoming stably housed.

<table>
<thead>
<tr>
<th>Strategy</th>
<th>Objective</th>
<th>Outcomes</th>
<th>Five Year Output Goal (Local Fiscal 2014 Goal)</th>
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<th>Local Fiscal Year 2014 Outputs</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Strategy 1</strong> - Provide financial assistance and counseling to households, preventing them from losing their homes and becoming homeless.</td>
<td>Provide Decent Affordable Housing</td>
<td>Affordability</td>
<td>800 Households (LFY14-110)</td>
<td>1051 Total (LFY14-270)</td>
<td>Calvary Rental and Purchase Counseling Program 152 households Emergency Assistance Program 118 households</td>
</tr>
<tr>
<td><strong>Strategy 2</strong> - Assist homeless persons, including chronically homeless, veterans, and unaccompanied youth, quickly access permanent affordable housing with accompanying supportive services.</td>
<td>Provide Decent Affordable Housing</td>
<td>Affordability</td>
<td>20 Households (LFY14-6)</td>
<td>61 Total (LFY14-21)</td>
<td>AHOH Rapid Re-Housing 21 households</td>
</tr>
<tr>
<td><strong>Strategy 3</strong> - Expand and maintain the supply of permanent supportive housing for homeless persons, including chronically homeless, veterans, and unaccompanied youth, through various mechanisms such as the acquisition and rehabilitation of group housing, development of transitional and permanent housing, and expansion of tenant based rental assistance programs.</td>
<td>Provide Decent Affordable Housing</td>
<td>Affordability</td>
<td>525 Households (LFY14-122)</td>
<td>504 Total (LFY14-139)</td>
<td>Anne Arundel Partnership for Permanent Housing 30 households Permanent Supportive Housing Program 28 households Supportive Housing Opportunity Program 10 households Safe Haven I 5 households Shelter Plus Care 28 households WISH House 7 households Safe Haven II 4 households Samaritan Housing Program 6 households Community Housing Program 8 households Housing First Program I 5 households Housing First Program II 8 households</td>
</tr>
<tr>
<td><strong>Strategy 4</strong> - Support the continued operation of existing day programs, emergency, transitional, and domestic violence shelters, as well as, the development or enhancement of those facilities and accompanying services.</td>
<td>Provide Decent Affordable Housing</td>
<td>Availability</td>
<td>3,000 Persons (LFY14-682)</td>
<td>4776 Total (LFY14-1290)</td>
<td>Sarah’s House Emergency Shelter 362 homeless persons Sarah’s House Transitional Shelter 126 homeless persons Fouse Center Transitional Shelter 24 homeless persons Anchor House</td>
</tr>
</tbody>
</table>
**HOMELESSNESS GOAL:** Work toward ending and preventing homelessness by (i) increasing the supply of affordable permanent housing with supportive services; (ii) preventing families and individuals from becoming homeless; (iii) ensuring adequate interim or short term housing options; and (iv) providing comprehensive essential services to support their efforts to transition quickly from a state of homelessness to becoming stably housed.

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</thead>
<tbody>
<tr>
<td><strong>Strategy 5</strong> - Support and develop projects which provide supportive services such as case management, counseling, literacy, life skills, workplace training, and child care serving homeless families and individuals, and victims of domestic violence.</td>
<td>Provide Decent Affordable Housing</td>
<td>Availability</td>
<td>1,000 Persons (LFY14-20)</td>
<td>890 Total (LFY14-213)</td>
<td>Transitional Shelter 20 homeless persons Homeless Resource &amp; Outreach Center 758 homeless persons</td>
</tr>
<tr>
<td><strong>Strategy 6</strong> - Support and develop programs which attempt to engage the homeless, including the chronically homeless, and connect them with the resources they need to work toward independence.</td>
<td>Create Suitable Living Environment</td>
<td>Availability</td>
<td>Process</td>
<td>--</td>
<td>Funds allocated to Homeless Resource &amp; Outreach Center reported under Strategy 4</td>
</tr>
<tr>
<td><strong>Strategy 7</strong> - Increase the capacity and sustainability of nonprofit organizations to provide housing and supportive services to homeless populations.</td>
<td>Create Suitable Living Environment</td>
<td>Availability</td>
<td>Process</td>
<td>--</td>
<td>No activity in fiscal year.</td>
</tr>
</tbody>
</table>

**NEIGHBORHOOD REVITALIZATION** (A) Severn Area, (B) Brooklyn Park, and (C) Glen Burnie Area 

**GOAL:** Concentrate housing and community development expenditures in order to revitalize neighborhoods in accordance with community plans which include projects and activities that create or retain affordable housing, stabilize neighborhoods and improve the overall quality of life.

<table>
<thead>
<tr>
<th>Strategy</th>
<th>Objective</th>
<th>Outcomes</th>
<th>Five Year Output Goal (Local Fiscal 2014 Goal)</th>
<th>Cumulative Output Total</th>
<th>Local Fiscal Year 2014 Outputs</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Strategy 1</strong> - Expand programs to acquire and rehabilitate homes in order to improve and stabilize the housing stock, increase the community’s overall desirability, and increase affordable housing opportunities.</td>
<td>Provide Decent Affordable Housing</td>
<td>Affordability</td>
<td>16 Units (LFY14-8)</td>
<td>22 Total (LFY14-5)</td>
<td>Affordable Housing Program in Severn 1 homes Affordable Housing Program in Brooklyn Park 4 homes</td>
</tr>
</tbody>
</table>
### Strategy 2 - Continue to offer a variety of programs and incentives that will encourage homeowners to invest in their community by upgrading and modernizing their homes, thus stabilizing the housing stock and improving the quality of neighborhoods.

<table>
<thead>
<tr>
<th>Provide Decent Affordable Housing</th>
<th>Affordability</th>
<th>60 Households (LFY14-10)</th>
<th>40 Total (LFY14-10)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Rehabilitation Program in Brooklyn Park</td>
<td>2 homes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Property Rehabilitation Program in Glen Burnie</td>
<td>8 homes</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Strategy 3 - Support programs and efforts which seek to improve the quality of life for the residents of the County neighborhood revitalization areas, such as after school and child care programs, elderly services, health services, family support programs, and job training opportunities.

<table>
<thead>
<tr>
<th>Create Suitable Living Environment</th>
<th>Availability</th>
<th>1,000 Persons (LFY14-240)</th>
<th>1171 people (LFY14-312)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Meade Village Boys &amp; Girls Club</td>
<td>100 youth from the Van Bokkelen School</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chesapeake Arts Scholarship Program</td>
<td>26 youth</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Brooklyn Park Youth Program</td>
<td>34 youth</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Calvary Rental and Purchase Counseling Program</td>
<td>152 households</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Strategy 4 - Intensify marketing of the County’s homeownership counseling and foreclosure prevention counseling programs within the community to help residents increase and maintain successful homeownership.

<table>
<thead>
<tr>
<th>Provide Decent Affordable Housing</th>
<th>Availability</th>
<th>Process</th>
<th>--</th>
</tr>
</thead>
<tbody>
<tr>
<td>ACDS marketed its housing programs to neighborhood revitalization areas.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Strategy 5 - Work with the condominium associations and residents of the Severn area to develop and initiate a plan of action to address community needs, initiate improvements to the community’s commonly owned areas including the aging residential structures, and improve their financial capability and stability.

<table>
<thead>
<tr>
<th>Create Suitable Living Environment</th>
<th>Sustainability</th>
<th>Process</th>
<th>--</th>
</tr>
</thead>
<tbody>
<tr>
<td>Continued work with Stillmeadows Community Association to identify improvements needed to the common areas.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### ECONOMIC DEVELOPMENT GOAL: Support the economic empowerment of low and moderate income residents by ensuring the availability of services such as job training and placement, transportation, child care resources, and other services which directly support a household’s ability to obtain gainful employment and financial independence.

<table>
<thead>
<tr>
<th>Strategy</th>
<th>Objective</th>
<th>Outcomes</th>
<th>Five Year Output Goal (Local Fiscal 2014 Goal)</th>
<th>Cumulative Output Total</th>
<th>Local Fiscal Year 2014 Outputs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategy 1 - Support activities that improve the skills of low and moderate income persons access employment opportunities and obtain financial independence.</td>
<td>Create Economic Opportunities</td>
<td>Availability</td>
<td>500 Persons (LFY14-40)</td>
<td>356 Total (LFY14-66)</td>
<td>OIC Job Training and Education 66 people</td>
</tr>
</tbody>
</table>
**ECONOMIC DEVELOPMENT GOAL:** Support the economic empowerment of low and moderate income residents by ensuring the availability of services such as job training and placement, transportation, child care resources, and other services which directly support a household’s ability to obtain gainful employment and financial independence.

<table>
<thead>
<tr>
<th>Strategy</th>
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</tr>
</thead>
<tbody>
<tr>
<td><strong>Strategy 2</strong> - Support the provision of quality affordable child care for low and moderate income residents to enable parents to work or obtain employment training.</td>
<td>Create Economic Opportunities</td>
<td>Availability</td>
<td>100 Families (LFY14-34)</td>
<td>186 Total (LFY14-48)</td>
<td>Community Action Agency Child Care Program 48 children</td>
</tr>
<tr>
<td><strong>Strategy 3</strong> - Support the transportation needs of low and moderate income residents to allow them to gain or maintain employment.</td>
<td>Create Economic Opportunities</td>
<td>Availability</td>
<td>60 Households (LFY14-10)</td>
<td>44 Total (LFY14-10)</td>
<td>Vehicles for Change Program 10 households</td>
</tr>
</tbody>
</table>

**HISTORIC PRESERVATION GOAL:** Focus historic preservation activities in older minority communities on facilities that enhance community identity and underscore community values.

<table>
<thead>
<tr>
<th>Strategy</th>
<th>Objective</th>
<th>Outcomes</th>
<th>Five Year Output Goal (Local Fiscal 2014 Goal)</th>
<th>Cumulative Output Total</th>
<th>Local Fiscal Year 2014 Outputs</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Strategy 1</strong> - Support the rehabilitation and adaptive reuse of properties identified in joint venture with the Maryland Historical Trust and other historic preservation organizations serving minority communities in order to preserve culturally and historically significant structures, while at the same time, providing physical space for community needs including access to services such as health care, Head Start programs, recreation, senior activities, housing counseling and youth services.</td>
<td>Create Suitable Living Environment</td>
<td>Availability</td>
<td>1 (LFY14-0)</td>
<td>1 Total (LFY14-0)</td>
<td>No actions taken during Local Fiscal Year 2014</td>
</tr>
</tbody>
</table>
CHAPTER ELEVEN: GEOGRAPHIC DISTRIBUTION OF INVESTMENTS

In Local Fiscal Year 2014, the County prioritized investing in programs providing housing and services to low and moderate income persons and minorities both countywide and in targeted revitalization areas. This narrative highlights the geographic distribution and location of these investments, the number of persons served, and racial and ethnic status of those assisted.

During Local Fiscal Year 2014, all programs and projects served low and moderate income persons. The County promotes and markets its housing programs to the minority population thereby serving a higher percentage of minority households than represented in the County as a whole. According to 2012 QuickFacts from the US Census Bureau, it is estimated that approximately 23 percent of the County’s total population of 550,488 are identified as racial minorities, including African American, Asian or Pacific Islanders, Native American, and other minorities. In addition, approximately 6.6 percent of the County’s total population is identified as either a Hispanic or Latino ethnic minority. The majority of the County’s programs served a higher percentage of racial or ethnic minority persons than represented in the County as a whole.

Map 1 illustrates the geographic distribution and the specific location of investments made during Local Fiscal Year 2014, and includes projects located in the County’s neighborhood revitalization areas, as well as other geographically specific projects and activities. Additionally, Maps 2, 3, and 4 have been included to illustrate geographic patterns of racial, ethnic and low and moderate income household concentration in Anne Arundel County. Map 2 shows areas of low and moderate income concentrations, with a majority of those areas located in the northern part of the County along the Governor Ritchie Highway corridor. This map also depicts areas of minority concentration.

Anne Arundel County defines a racial or ethnic minority concentration as geographical areas where the percentage of a specific minority or ethnic group is 10 percentage points higher than the County overall. According to the County’s most recent Consolidated Plan, which relied on 2000 Census data for analysis of minority concentration at the census and block group levels, Blacks comprised 13.7 percent of the County’s population as a whole. Therefore, a concentration of this minority group would be considered any block group comprised of 23.7 percent or more Black population. Map 3 shows the concentration of the Black population throughout the County. It should be noted, however, that areas of Black concentration on this map include the Jessup State Prison (located to the Northwest of the intersection of I-295 and MD Route 175 in the Western part of the County), the former Crownssville State Hospital site (located in the center of the County along I-97), and the Ft. Meade military base (located to the north of Route 32 and to the Southwest of MD Route 175 in the Western part of the County). An analysis of other racial and ethnic
Chapter Eleven: Geographic Distribution of Investments

minorities was conducted, and at the time of the 2000 Census, no other minority groups met the County’s definition of minority concentration. Nevertheless, we have also included Map 4, which shows the Hispanic population by Block Group to indicate where our growing Hispanic population resides. It is expected, that during our next Consolidated Plan process when more recent Census data is analyzed, some block groups will meet the County’s definition of minority concentration for Hispanics.

Finally, while not geographically specific, the County offers a number of countywide programs targeted to low and moderate income residents. These programs are specifically marketed to racial and ethnic minorities. These countywide programs are discussed at the end of this chapter.

NEIGHBORHOOD REVITALIZATION AREAS

The three communities identified in the Anne Arundel County Consolidated Plan: FY 2011 – FY 2015 as neighborhood revitalization areas include the Severn area, the Brooklyn Park community, and the Glen Burnie area. These areas were targeted primarily because they have a high concentration of low and moderate income households. Additionally, the areas contain both strengths and challenges, including the availability of affordable, yet aging housing stock, and the concentration of minority, and/or elderly residents with a variety of service needs. By concentrating funding in these neighborhood revitalization areas, a greater impact is made in addressing the challenges these communities are experiencing.

Brooklyn Park

The Brooklyn Park area was identified as a revitalization area for a number of reasons. While the minority concentration of the area (8 percent) is less than the County as a whole, a higher proportion of elderly residents ages 65 and older reside in Brooklyn Park (17 percent) as compared to the County as a whole (10 percent). These elderly residents are often living on a fixed income, limiting their ability to maintain or upgrade their homes or move into more expensive housing units. Additionally, according to the 2000 Census, the median household income for the entire Brooklyn Park area was $39,871, compared to $61,768 for the County as a whole, with the median income for one census tract block group within this area as low as $30,391. The majority of resources have served a greater percentage of ethnic and racial minority persons than represented in the Brooklyn Park area as a whole.

As illustrated on Map 1, several initiatives were continued in the Brooklyn Park community, including the CDBG and State funded Brooklyn Park Property Rehabilitation Program which provides loans to homeowners to rehabilitate and upgrade their properties. During Local Fiscal Year 2014, two homes were rehabilitated. State funds were also used in combination with CDBG funds to acquire and rehabilitate homes in the community for rent to income eligible renters. Of the four homes that were completed and rented, three were rented to low income minority renters.
Of the 24 rental units owned by ACDS in Brooklyn Park, 17 units were rented to minority households during Local Fiscal Year 2014.

The Chesapeake Arts Center continued its program to provide scholarships to 26 low and moderate income youth enabling them to participate in art classes. Of those served, 46 percent were identified as ethnic or racial minorities. CDBG funds were also used to continue to support an after school program for youth at the Brooklyn Park Middle School. Sixty-six percent of the 33 youths were identified as either ethnic or racial minorities.

**Severn Area**

Revitalization efforts were also continued in the Severn area, specifically in the Stillmeadows and Spring Meadows communities. As shown on Map 2, the area has a higher concentration of minority residents, specifically African American residents, than in any other area. While the County has an overall minority population of approximately 23 percent, the targeted census tract within Severn has a population that is approximately 79 percent minority.

ACDS continued to own properties in the Spring Meadows and Stillmeadows communities in Severn. In Local Fiscal Year 2014, all of the nine rental units owned by ACDS were being rented to minority households.

Additionally, one program serving the children and youth of the Severn area was provided with CDBG funds in Local Fiscal Year 2014. Support was provided to the Meade Village Boys & Girls Club, which provides a recreation and education program for the youth of the Severn area. Of the 221 youth served by the program, 94 percent were non-white.

**Glen Burnie**

The Glen Burnie neighborhood revitalization area encompasses several different census tract block groups. This area is not as affluent as the rest of the County. According to the 2000 Census, the County’s median income was $61,768 while the median income in various census tract block groups in the Glen Burnie neighborhood revitalization area ranges from $22,058 to $54,087. This is noteworthy because residents of this targeted area have less disposable income for housing costs, home repairs, supportive services, transportation, and other aspects of daily living and consequently, may need assistance to complete these tasks. The County targets its Property Rehabilitation Program to the Glen Burnie community. In Local Fiscal Year 2014, eight homes were rehabilitated in Glen Burnie, and of these, two (25 percent), were owned and occupied by minority households. The Calvary Community Economic Development Corporation provided 152 persons with emergency financial housing assistance, a majority of whom were from the Glen Burnie target area. Of those served, 77 percent were non-white.
SITE SPECIFIC PROJECTS AND ACTIVITIES

There are several areas of the County where countywide services are geographically concentrated in addition to the neighborhood revitalization areas. One such area is Sarah’s House, which is located in the Fort Meade area as shown on Map 1. Sarah’s House consists of an emergency homeless shelter and transitional housing program located in former military barracks. Approximately 72 percent of those served during Local Fiscal Year 2014 were identified as racial or ethnic minorities.

The County also funds transitional housing programs as illustrated on Map 1. The Fouse Center and Anchor House assist individuals and families to move from homelessness to permanent housing. Thirty-three (33) percent of the participants served at the Fouse Center are racial or ethnic minorities. One hundred percent of the participants served at Anchor House are racial or ethnic minorities.

AHOH continued the operation of the Homeless Resource and Day Center in Glen Burnie. This program provided case management assistance and resources to 758 homeless persons in Local Fiscal Year 2014. Of those served, 43 percent were identified as ethnic or racial minorities.

Programs serving the residents of the County’s public housing communities - including the Boys & Girls Clubs at Freetown Village and Meade Village – were continued during Local Fiscal Year 2014. Ninety-three percent of the 239 youth served at the Freetown Village Boys & Girls Club and 94 percent of the 221 youth served at the Meade Village Boys & Girls Club were identified as ethnic or racial minorities, as also noted in the Severn Area section above.

The Services for Seniors Aging in Place Program is also site specific. This program provided congregate services to seven persons residing at Catholic Charities Friendship Station senior housing residence. Of the six persons served, 33 percent were minorities. The OIC Job Training and Education Program, located in Annapolis, provided adult education to low income individuals. In Local Fiscal Year 2014, 66 persons were served; of those, 98 percent were identified as a racial or ethnic minority.

COUNTYWIDE PROGRAMS

To encourage and promote fair housing opportunities for all low and moderate income and racial or ethnic minority residents, various housing programs and services are offered countywide. As illustrated by the following table, all of the County’s non-site specific countywide programs serve a higher percentage of racial or ethnic minorities than found in the County’s overall population (approximately 23 percent).
### Table 11-1, Beneficiaries of Countywide Programs

<table>
<thead>
<tr>
<th>Countywide Programs</th>
<th>Total Served</th>
<th>Number of Minority Persons Served</th>
<th>Percent Minority</th>
</tr>
</thead>
<tbody>
<tr>
<td>ACDS Mortgage Assistance Program</td>
<td>18</td>
<td>7</td>
<td>39%</td>
</tr>
<tr>
<td>ACDS Property Rehabilitation Program (including the Accessibility Program)</td>
<td>27</td>
<td>9</td>
<td>33%</td>
</tr>
<tr>
<td>ACDS Homeownership Counseling Program</td>
<td>428</td>
<td>266</td>
<td>62%</td>
</tr>
<tr>
<td>ACDS Foreclosure Prevention Program</td>
<td>483 (new clients)</td>
<td>39 (out of 108 who identified ethnicity and race)</td>
<td>36%</td>
</tr>
<tr>
<td>Vehicles for Change Program</td>
<td>10</td>
<td>10</td>
<td>100%</td>
</tr>
<tr>
<td>Community Action Agency Child Care Program</td>
<td>48</td>
<td>45</td>
<td>94%</td>
</tr>
<tr>
<td>Community Action Agency Emergency Assistance Program</td>
<td>339</td>
<td>248</td>
<td>73%</td>
</tr>
<tr>
<td>HOPWA Rental Subsidy Program</td>
<td>52</td>
<td>40</td>
<td>77%</td>
</tr>
<tr>
<td>Partnership for Permanent Supportive Housing Program</td>
<td>30</td>
<td>12</td>
<td>40%</td>
</tr>
<tr>
<td>Permanent Supportive Housing Program</td>
<td>36</td>
<td>24</td>
<td>67%</td>
</tr>
<tr>
<td>Supportive Housing Opportunity Program</td>
<td>24</td>
<td>9</td>
<td>38%</td>
</tr>
<tr>
<td>Samaritan Housing Program</td>
<td>6</td>
<td>2</td>
<td>33%</td>
</tr>
<tr>
<td>Shelter Plus Care</td>
<td>57</td>
<td>23</td>
<td>40%</td>
</tr>
<tr>
<td>WISH Program</td>
<td>7</td>
<td>6</td>
<td>86%</td>
</tr>
<tr>
<td>Safe Haven I Program</td>
<td>5</td>
<td>1</td>
<td>20%</td>
</tr>
<tr>
<td>Safe Haven II Program</td>
<td>4</td>
<td>2</td>
<td>50%</td>
</tr>
<tr>
<td>Community Housing II Program</td>
<td>8</td>
<td>6</td>
<td>75%</td>
</tr>
<tr>
<td>Housing First I</td>
<td>5</td>
<td>1</td>
<td>20%</td>
</tr>
<tr>
<td>Housing First II</td>
<td>8</td>
<td>2</td>
<td>25%</td>
</tr>
</tbody>
</table>
Map 1: Location of LFY 2014 Completed Projects

1. Anchor House
   Transitional Housing
2. Brooklyn Park Property
   Rehabilitation Program
3. Brooklyn Park Teen Club
4. Calvary Chapel Rental
   Counseling Program
5. Chesapeake Arts Scholarship
   Program
6. Fouse Center
   Transitional Housing
7. Freetown Village Boys
   & Girls Club
8. Heritage Crest (Burwood Gardens)
9. Homeless Resource
   and Outreach Center
10. Lloyd Keaser Child
    Care Program
11. Meade Village Boys
    and Girls Club
12. Meade Village Child
    Care Program
13. Oakwood Family Homes
14. OIC-Job Training and
    Educational Program
15. Safe Haven I
16. Safe Haven II
17. Sarah's House Family Shelter
    and Transitional Program
18. Services for Seniors
    Aging In Place
19. Vehicles For Change
20. WISH Program
Map 2: Anne Arundel County Concentration of Minority Population(s) and Low to Moderate Income Block Groups 2000
Map 3: Anne Arundel County Concentration* of Black Population by Block Group, 2000

*Black concentration is defined by Anne Arundel County as those Census Block Groups containing 25% or more black population.
Map 4: Anne Arundel County Hispanic Population Percentages by Block Group, 2000
## ASSESSMENT OF THE USE OF CDBG FUNDS

This narrative outlines the accomplishments using Anne Arundel County’s Local Fiscal Year 2014 CDBG entitlement funds and program income in accordance with the priorities, goals and specific objectives identified in the *Anne Arundel County Consolidated Plan: FY 2011 – FY 2015*. Included is an assessment of the extent to which CDBG funds were distributed among different categories of housing needs identified in the Consolidated Plan, and the extent to which CDBG funds were used to benefit low and moderate income persons. More detailed information about these activities, including leveraged dollars from other sources, is available in the *General Narrative* (Chapter Three).

## SUMMARY OF CDBG ACTIVITIES

**HOMEOWNERSHIP GOAL:** Maintain the existing supply of affordable housing for homeownership; increase the supply of well maintained and well designed affordable homeownership units; and assist low and moderate income buyers with the purchase of their first home.

<table>
<thead>
<tr>
<th>Strategy</th>
<th>Program(s)</th>
<th>CDBG Funds</th>
<th>LFY 2014 Output</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provide low interest financial resources to low and moderate income County homeowners to make energy efficiency improvements, eliminate substandard housing conditions, and reduce maintenance costs, thereby allowing them to remain in their homes, while improving the overall quality of the community and its housing stock.</td>
<td>Property Rehabilitation Rehab Advisory Services</td>
<td>$861,836</td>
<td>27 units</td>
</tr>
<tr>
<td>Provide financial counseling and technical assistance to low and moderate income homeowners throughout the rehabilitation process.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
**AFFORDABLE RENTAL HOUSING GOAL:** Maintain and expand the existing supply of affordable rental housing through rehabilitation efforts and new construction of affordable units disbursed throughout the County.

<table>
<thead>
<tr>
<th>Strategy</th>
<th>Program(s)</th>
<th>CDBG Funds</th>
<th>LFY 2014 Output</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provide financing and technical assistance to rehabilitate and modernize large multifamily affordable rental housing projects and small scattered site rental units.</td>
<td>Affordable Housing Program</td>
<td>$352,303</td>
<td>5 units</td>
</tr>
</tbody>
</table>

**PUBLIC HOUSING & RENTAL ASSISTANCE PROGRAMS GOAL:** Provide rental assistance and support services to low income households by expanding effective programs and continue efforts to maintain the long term physical and social viability of the County’s existing public housing inventory.

<table>
<thead>
<tr>
<th>Strategy</th>
<th>Program(s)</th>
<th>CDBG Funds</th>
<th>LFY 2014 Output</th>
</tr>
</thead>
<tbody>
<tr>
<td>Encourage supportive service programs that support the most vulnerable public housing residents, including recreation and education programs for youth and congregate services for the elderly.</td>
<td>Freetown Village and Meade Village Boys &amp; Girls Clubs</td>
<td>$80,000</td>
<td>460 Youth</td>
</tr>
</tbody>
</table>

**HOUSING AND RELATED SERVICES FOR SPECIAL NEEDS POPULATIONS GOAL:** Assist in making available a variety of affordable housing options, which, in conjunction with needed supportive services, enable persons with special needs - including those with physical and developmental disabilities, mental illness, substance abuse challenges, HIV and AIDS, and the elderly - to live as independently as possible in the community of their choice.

<table>
<thead>
<tr>
<th>Strategy</th>
<th>Program</th>
<th>CDBG Funds</th>
<th>LFY 2014 Output</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assist elderly and low income homeowners with disabilities to make accessibility repairs and alterations to their homes thereby allowing them to remain in their homes.</td>
<td>Accessibility Modifications Program</td>
<td>$52,896</td>
<td>3 units</td>
</tr>
<tr>
<td>Support programs and explore financing opportunities for providing supportive services for the elderly which enable them to remain in their homes or in rental communities, allowing them to age in place.</td>
<td>Seniors Aging in Place</td>
<td>$20,000</td>
<td>6 elderly</td>
</tr>
</tbody>
</table>
**HOMELESS GOAL:** Work toward ending and preventing homelessness by (i) increasing the supply of affordable permanent housing with supportive services; (ii) preventing families and individuals from becoming homeless; (iii) ensuring adequate interim or short term housing options; and (iv) providing comprehensive essential services to support the efforts of transitioning quickly from homelessness to stable housing.

<table>
<thead>
<tr>
<th>Strategy</th>
<th>Program(s)</th>
<th>CDBG Funds</th>
<th>LFY 2014 Output</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provide financial assistance and counseling to households at risk of losing their homes and becoming homeless.</td>
<td>Calvary Rental and Purchase Program</td>
<td>$40,000</td>
<td>270 households</td>
</tr>
<tr>
<td></td>
<td>Community Action Agency’s Emergency Assistance Program</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Support the continued operation of existing day programs, emergency, transitional, and domestic violence shelters, as well as, the development or enhancement of those facilities and accompanying services.</td>
<td>Homeless Resource and Day Center</td>
<td>$35,000</td>
<td>758 homeless persons</td>
</tr>
<tr>
<td>Expand and maintain the supply of permanent supportive housing for homeless persons, including chronically homeless, veterans, and unaccompanied youth, through various mechanisms such as the acquisition and rehabilitation of group housing, development of transitional and permanent housing, and expansion of tenant based rental assistance programs.</td>
<td>Homeless Supportive Services</td>
<td>$11,668</td>
<td>20 homeless households</td>
</tr>
</tbody>
</table>

**NEIGHBORHOOD REVITALIZATION Severn Area, Brooklyn Park, and Glen Burnie**

**GOALS:** Concentrate housing and community development expenditures in order to revitalize neighborhoods in accordance with community plans which include projects and activities that create or retain affordable housing, stabilize neighborhoods and improve the overall quality of life.

<table>
<thead>
<tr>
<th>Strategy</th>
<th>Program</th>
<th>CDBG Funds</th>
<th>LFY 2014 Output</th>
</tr>
</thead>
<tbody>
<tr>
<td>Support programs and efforts which seek to improve the quality of life for the residents, such as after school and child care programs, elderly services, health services, family support programs, and job training opportunities.</td>
<td>Chesapeake Arts Scholarship Program</td>
<td>$20,000</td>
<td>60 youth</td>
</tr>
<tr>
<td></td>
<td>Brooklyn Park Youth Program</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Anne Arundel County
Consolidated Annual Performance and Evaluation Report
for Local Fiscal Year 2014 (Federal Fiscal Year 2013)
**ECONOMIC DEVELOPMENT GOAL:** Support the economic empowerment of low and moderate income residents by ensuring the availability of services such as job training and placement, transportation, child care resources, and other services which directly support a household’s ability to obtain gainful employment and financial independence.

<table>
<thead>
<tr>
<th>Strategy</th>
<th>Program</th>
<th>CDBG Funds</th>
<th>LFY 2014 Output</th>
</tr>
</thead>
<tbody>
<tr>
<td>Support activities that improve the skills of low and moderate income persons allowing them access to employment opportunities and obtain financial independence.</td>
<td>OIC Job Training</td>
<td>$13,000</td>
<td>66 persons</td>
</tr>
<tr>
<td>Support the provision of quality affordable child care for low and moderate income residents to enable parents to work or obtain employment training.</td>
<td>Community Action Agency’s Child Care Program</td>
<td>$20,000</td>
<td>48 youth</td>
</tr>
<tr>
<td>Support the transportation needs of low and moderate income residents to allow them to gain or maintain employment.</td>
<td>Vehicles for Change</td>
<td>$24,000</td>
<td>10 households</td>
</tr>
</tbody>
</table>

**EXTENT TO WHICH CDBG FUNDS WERE USED TO BENEFIT LOW AND MODERATE INCOME PERSONS**

The Housing and Community Development Act of 1974, as amended, requires that no less than 70 percent of a grantee jurisdiction’s CDBG entitlement plus program income for the year be used for activities which benefit low and moderate income persons. During Local Fiscal Year 2014, Anne Arundel County expended $1,698,678 in CDBG funds, including program income. The amount subject to the Low/Mod Benefit calculation is the total expended minus the total expended for planning and administrative costs; which in this case is $1,258,452. Anne Arundel County expended $1,258,452 or 100 percent of funds, on activities that benefited low and moderate income residents.

**NATURE AND EXTENT OF AND REASONS FOR ANY CHANGES IN PROGRAM OBJECTIVES**

No changes in program objectives were necessary during Local Fiscal Year 2014.
ASSESSMENT OF GRANTEE EFFORTS TO IMPLEMENT ANNUAL ACTION PLAN ACTIVITIES CONSISTENT WITH HUD APPROVED CONSOLIDATED PLAN

During Local Fiscal Year 2014, the Fourth year implementing the Anne Arundel County Consolidated Plan: FY 2011 – FY 2015, the County implemented Annual Action Plan activities which are fully consistent with the strategies outlined in the HUD approved Consolidated Plan. Evidence of consistency is presented throughout the CAPER and specifically in the section of this chapter entitled Summary of CDBG Activities, which shows how each activity relates to the goals and strategies outlined in the County’s Consolidated Plan. Chapter Ten, Self Evaluation, further assesses the County’s success in implementing HUD funded strategies outlined in the Consolidated Plan, including the CDBG funded activities, which are specified in this chapter.

In implementing its Consolidated Plan goals and strategies, the County leveraged its CDBG funds and pursued other sources of funding as indicated in the County’s Annual Action Plan for Local Fiscal Year 2014. In addition, a detailed summary of leveraged funds can be found in Leveraging Resources (Chapter Eight).

The County continues to ensure that HUD supported activities carried out by other entities are reviewed for consistency with the Consolidated Plan. The County reviews all projects and activities requiring a certificate of consistency in a fair and impartial manner. During Local Fiscal Year 2014, ACDS requested and was granted a certificate of consistency with the Consolidated Plan in Anne Arundel County for the HUD Counseling Program and Continuum of Care applications.

Anne Arundel County confirms that it has not, and will not, hinder Consolidated Plan implementation by action or willful inaction.

ACTIONS TO MINIMIZE DISPLACEMENT

During Local Fiscal Year 2014, no CDBG assisted activities were undertaken which would have resulted in displacement pursuant to provisions of the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended.

ECONOMIC DEVELOPMENT ACTIVITIES

The Anne Arundel Economic Development Corporation (AAEDC) was established by the County in 1993. The role of the AAEDC is to provide economic development leadership for the County by building alliances with regional partners, recruiting new employers, supporting
existing employers, and providing loans to new and expanding businesses, with marketing targeted to minority and women owned businesses.

Because the AAEDC uses County funds in efforts to create new jobs and maintain current jobs, federal funds are not needed for these purposes. Rather, the County focuses its community development funding on supportive services designed to develop job ready candidates who possess the basic knowledge, technical skills and behavioral attributes needed to gain meaningful employment in Anne Arundel County; as well as provide them with the social supports they need to be successful in maintaining employment. Services include such job related programs as education and job training, behavioral skills training, English as a Second Language courses, job placement assistance to unemployed and underemployed low income residents, as well as related services including affordable child care and transportation.

LIMITED CLIENTELE ACTIVITIES

Anne Arundel County implemented limited clientele activities in Local Fiscal Year 2014. Three of the 12 limited clientele activities exclusively benefited a presumed group listed in the CDBG regulation at 24 CFR 570.208(a)(2)(i)(A). Of the 12 activities, one was designed to benefit at least 51 percent low and moderate income persons based on family size and income (all documented verifiable certifications). Another six activities were designed to benefit 100 percent low and moderate income families based on family size and income (all of these are documented by verifiable certification). Two activities qualified on the basis of nature and location exclusively serving public housing residents. The activities and limited clientele information are listed at the end of this chapter.

PROGRAM INCOME

During Local Fiscal Year 2014, program income was realized from certain activities as identified and described in the Financial Summary enclosed with this report. As outlined, the County’s program income is generated by repayment of low interest loans and/or deferred loans from the residential Property Rehabilitation Program, the Group Home Acquisition and Rehabilitation Program, the Group Home Rehabilitation Program, the Mortgage Assistance Program, Rental Housing Production Program, and from properties sold which were originally acquired through the CDBG funded Affordable Housing Program. No other activities were undertaken during the program year that generated program income from a revolving loan, float funded activities, prior period adjustments, loans written off or lump sum drawdown payments.

REHABILITATION PROGRAMS

For each type of rehabilitation program for which projects/units were reported as completed during Local Fiscal Year 2014, a narrative description is provided that identifies the type of
program and the number of projects/units completed for each, the total CDBG funds involved, and other public/private funds involved in the program. For this information, see General Narrative (Chapter Three), Affordable Housing section. Also see the Summary of CDBG Activities section in this chapter for a listing of CDBG funded activities, CDBG dollar amounts and accomplishments.

**FEDERALLY DESIGNATED EMPOWERMENT ZONES AND ENTERPRISE COMMUNITIES**

Anne Arundel County has no federally designated Empowerment Zones or Enterprise Communities.

**CDBG FINANCIAL SUMMARY REPORT**

This report begins on the next page.
## FINANCIAL SUMMARY

**U.S. Department of Housing and Urban Development**  
**Office of Community Planning and Development**  
**Community Development Block Grant Program**  
OMB Approval No. 2506-0077 (Exp.3/31/94)

**Program Year 2013 (July 1, 2013 - June 30, 2014)**

Public Reporting Burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600 and to the Office of Management and Budget, Paperwork Reduction Project (2506-0077), Washington, D.C. 20503. Do not send this completed form to either of these addresses.

<table>
<thead>
<tr>
<th>1. Name of Grantee</th>
<th>2. Grant Number</th>
<th>3. Reporting period</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arundel Community Development Services, Inc</td>
<td></td>
<td>From 7/1/2013 To 6/30/2014</td>
</tr>
</tbody>
</table>

### Part I: Summary of CDBG Resources

- 1. Unexpended CDBG funds at end of previous reporting period. (Prior Year Balance.) \(\$1,552,831\)
- 2. Entitlement Grant from form HUD-7082 \(\$1,997,830\)
- 3. Surplus Urban Renewal Funds and EDI Capital Funds
- 4. Section 108 Guaranteed Loan Funds (Principal Amount)
- 5. Program Income received by:  
  - a. Revolving Funds \(\$0\)
  - b. Other (Identify below. If more space is needed use attachment) \(\$381,785\)
  - c. Total Program Income (Sum of columns a and b) \(\$381,785\)
- 6. Prior Period Adjustments (if column is a negative amount, enclose in brackets)
- 7. Total CDBG Funds available for use during this reporting period (sum of lines 1 through 6) \(\$3,932,446\)

### Part II: Summary of CDBG Expenditures

- 8. Total expenditures reported on Activity Summary, forms HUD-4949.2 \& 4949.2A \(\$1,610,504\)
- 9. Total expended for Planning & Administration, form HUD-4949.2 \(\$431,187\)
- 10. Amount subject to Low/Mod Benefit Calculation (line 8 minus line 9) \(\$1,179,317\)
- 11. CDBG funds used for section 108 principal & interest payments
- 12. Total expenditures (line 8 plus line 11) \(\$1,610,504\)
- 13. Unexpended balance (line 7 minus line 12) \(\$2,321,942\)

### Part III: Low/Mod Benefit This Reporting Period

- 14. Total Low/Mod credit for multi-unit housing expenditures from form HUD-4949.2A \(\$0\)
- 15. Total from all other activities qualifying as low/mod expenditures from forms HUD-4949.2 and 4949.2A \(\$1,179,317\)
- 16. Total (line 14 plus line 15) \(\$1,179,317\)
- 17. Percent benefit to low/mod persons (line 16 divided by line 10 this reporting period) \(100.00\%\)
### FINANCIAL SUMMARY

<table>
<thead>
<tr>
<th>Program Year 2013 (July 1, 2013 - June 30, 2014)</th>
</tr>
</thead>
</table>

#### Part IV: Low/Mod Benefit for Multi-Year Certifications

<table>
<thead>
<tr>
<th>(Complete only if certification period includes prior years)</th>
</tr>
</thead>
<tbody>
<tr>
<td>18. Cumulative net expenditures subject to program benefit calculation</td>
</tr>
<tr>
<td>19. Cumulative expenditures benefiting low/mod persons</td>
</tr>
<tr>
<td>20. Percent benefit to low/mod persons (line 19 divided by line 18)</td>
</tr>
</tbody>
</table>

#### Part V: For Public Service (PS) Activities Only: Public Service Cap Calculation

| 21. Total PS expenditures from column h, form HUD-4949.2A | $ 263,668 |
|-----------------------------------------------------------|
| 22. Total PS unliquidated obligations from column r, form HUD-4949.2A | $ 3,332 |
| 23. Sum of line 21 and line 22 | $ 267,000 |
| 24. Total PS unliquidated obligations reported at the end of the previous reporting period | $ 3,309 |
| 25. Net obligations for public services (line 23 minus line 24) | $ 263,691 |
| 26. Amount of Program Income received in the preceding program year | $ 285,309 |
| 27. Entitlement Grant Amount (from line 2) | $ 1,997,830 |
| 28. Sum of line 26 and line 27 | $ 2,283,139 |
| 29. Percent funds obligated for Public Service Activities (line 25 divided by line 28) | 12% |

#### Part VI: Planning and Program Administration Cap Calculation

| 30. Amount expended for Planning & Administration (from line 9) | $ 431,187 |
|---------------------------------------------------------------|
| 31. PA Unliquidated Obligations at End of Current Program Year | $ - |
| 32. PA Unliquidated Obligations at End of Previous Program Year |  |
| 33. Total PA Obligations (line 30 plus line 31 minus line 32) | $ 431,187 |
| 34. Entitlement Grant (from line 2) | $ 1,997,830 |
| 35. Current Year Program Income (from line 5c) | $ 381,785 |
| 36. Total Subject to PA Cap (line 34 plus line 35) | $ 2,379,615 |
| 37. Percent Funds Obligated for PA Activities (line 33 divided by line 36) | 18.12% |

#### A. Program Income Narrative (from Part1, 4a.)

1. Revolving Loan Funds Returned | $ - |
<table>
<thead>
<tr>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2. Amount Repaid on Float-Funded Activities</td>
</tr>
<tr>
<td>3. All Other Loan Repayments</td>
</tr>
<tr>
<td>(a) Single Family Property Rehabilitation Deferred Loans</td>
</tr>
<tr>
<td>(b) Single Family Property Rehabilitation Loans</td>
</tr>
<tr>
<td>(c) Mortgage Assistance Program Deferred Loans</td>
</tr>
<tr>
<td>(d) Other- Non Single Family Loans</td>
</tr>
</tbody>
</table>

4. Program Income from the Sale of Property |

| TOTAL PROGRAM INCOME | $ 381,785 |

---

This form may be reproduced on local office copiers. Previous editions are obsolete. Retain this record for 3 years.

form HUD-4949.3(06/24/93) ref Handbook 6510.2
## FINANCIAL SUMMARY

**U.S. Department of Housing and Urban Development**

**Grantee Performance Report**

**Office of Community Planning and Development**

**Community Development Block Grant Program**

OMB Approval No. 2506-0077

(Exp.3/31/94)

Program Year 2013 (July 1, 2013 - June 30, 2014)

### B. Prior Period Adjustment Narrative (from Part I, 6.)

Misc difference is due to an accumulated of several years of miscellaneous differences.

### C. Loans and Other Receivables

1. Float Funded Activities
2. Other Loans

   (a) Balance on Housing Rehabilitation Program
      - Single Family Property Rehabilitation Program 55,232
      - Other 4,598,367

   (b) Balance on Deferred Loans
      - Single Family Property Rehabilitation Program 8,042,802
      - Mortgage Assistance Program 1,345,307
      - Other 7,201,164

3. Loans in Default
4. Parcels Acquired For Sale
5. Lump Sum Drawdown

**TOTAL LOANS AND OTHER RECEIVABLES**

21,242,872

### D. RECONCILIATION OF LINE(S) OF CREDIT (LOC) AND CASH BALANCES TO UNEXPENDED BALANCE OF CDBG FUNDS SHOWN OF GPR.

Unexpended Balance Shown of GPR (Line 13 of HUD 4949.3) 2,321,942

Add:

   LOC Balance(s) as of GPR Date $ 1,509,278

   **Grantee CDBG Liabilities**

   - Grantee Program Account (Affordable Housing Costs Drawn but not Expended) $ 352,303
   - Subrecipients Program Accounts
   - Revolving Fund Cash Balances
   - Section 108 Accounts (in correct)

Subtract:

   **Grantee CDBG Program Liabilities**
   - (include any reimbursements due to the Grantee from program funds) 467,126

   **Subrecipient CDBG Program Liabilities**
   - (include any reimbursements due to the Grantee from program funds) 467,126

**Total Reconciling Balance** $ 2,328,707

Unreconciled Difference: (6,765)

### E. Calculation of Balance of Unprogrammed Funds

1. Amount of Funds Available 3,932,446
2. Income Expected (3,782,498)
3. Less: Total Amounts Budgeted 149,948

**Unprogrammed Balance**

149,948

**Unprogrammed Balance Explanation**

Funds are from completed and cancelled CDBG projects with unexpended balances and program income funds earned but not yet appropriated to any CDBG activity.

* When grantees or subrecipients operate their programs on a reimbursement basis, any amounts due to the grantees or subrecipients should be included in the Program Liabilities.
### Limited Clientele Activity List

<table>
<thead>
<tr>
<th>Activity # &amp; Yr.</th>
<th>Activity Name</th>
<th>Criterion and Other Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>1091 - 13</td>
<td>Brooklyn Park Youth Program</td>
<td>100%; incomes documented through verifiable certification</td>
</tr>
<tr>
<td>1092 - 13</td>
<td>Calvary Rental Counseling Program</td>
<td>100%; incomes documented through verifiable certification</td>
</tr>
<tr>
<td>1093 - 13</td>
<td>Chesapeake Arts Scholarship Program</td>
<td>100%; incomes documented through verifiable certification</td>
</tr>
<tr>
<td>1094 - 13</td>
<td>Community Action Agency Child Care Program</td>
<td>100%; income documented through Head Start Program</td>
</tr>
<tr>
<td>1095 - 13</td>
<td>Emergency Assistance Program</td>
<td>N&amp;L; activity exclusively serves public housing residents</td>
</tr>
<tr>
<td>1096 - 13</td>
<td>Freetown Village Boys &amp; Girls Club</td>
<td>presumed; activity exclusively services homeless</td>
</tr>
<tr>
<td>1097 - 13</td>
<td>Homeless Supportive Services</td>
<td>presumed; activity exclusively services homeless</td>
</tr>
<tr>
<td>1099 - 13</td>
<td>Meade Village Boys &amp; Girls Club</td>
<td>N&amp;L; activity exclusively serves public housing residents</td>
</tr>
<tr>
<td>1100 - 13</td>
<td>OIC Job Training &amp; Education</td>
<td>51%; incomes documented through verifiable certification</td>
</tr>
<tr>
<td>1105 - 13</td>
<td>Services for Seniors Aging in Place</td>
<td>presumed, activity exclusively services the elderly</td>
</tr>
<tr>
<td>1106 - 13</td>
<td>Vehicles for Change</td>
<td>100%; incomes documented through verifiable certification</td>
</tr>
</tbody>
</table>
CHAPTER THIRTEEN: HOME NARRATIVE

ASSESSMENT OF THE USE OF HOME FUNDS

This narrative outlines the accomplishments using Anne Arundel County’s Local Fiscal Year 2014 entitlement of HOME Investment Partnerships Program (HOME) funds according to the housing goals, strategies and specific objectives identified in the *Anne Arundel County Consolidated Plan: FY 2011 - FY 2015*. Included is an assessment of the extent to which HOME funds were distributed among different categories of housing needs, also identified in the County’s Consolidated Plan.

SUMMARY OF HOME ACTIVITIES

**HOMEOWNERSHIP GOALS:** Maintain the existing supply of affordable housing for homeownership; increase the supply of well maintained and well designed affordable homeownership units; and assist low and moderate income buyers with the purchase of their first home.

<table>
<thead>
<tr>
<th>Strategy</th>
<th>Program(s)</th>
<th>HOME Funds</th>
<th>LFY2014 Output</th>
</tr>
</thead>
<tbody>
<tr>
<td>Increase homeownership opportunities for first time homebuyers by lowering the upfront purchase cost through the provision of funds for mortgage write-down, closing cost, and down payment assistance.</td>
<td>Mortgage Assistance Program</td>
<td>$426,700 (including match)</td>
<td>18 Households</td>
</tr>
</tbody>
</table>

**RENTAL HOUSING PROGRAM GOALS:** Maintain and expand the existing supply of affordable rental housing through rehabilitation efforts and new construction of affordable units disbursed throughout the County.

<table>
<thead>
<tr>
<th>Strategy</th>
<th>Program(s)</th>
<th>HOME Funds</th>
<th>LFY 2014 Output</th>
</tr>
</thead>
<tbody>
<tr>
<td>Encourage and facilitate construction by private developers of new affordable rental units by providing funds, in the form of gap financing, to make such projects feasible. Priority shall be given to projects serving low income families, projects located in the County’s targeted growth areas, projects located near transit stations and employment centers, projects that are mixed use or mixed income, and projects serving areas of the County traditionally less affordable.</td>
<td>Rental Housing Production Program</td>
<td>Funds expended prior year, with outputs accomplished this year.</td>
<td>22 Housing Units</td>
</tr>
</tbody>
</table>
HOUSING AND RELATED SERVICES FOR SPECIAL NEEDS POPULATIONS GOAL:
Assist in making available a variety of affordable housing options, which, in conjunction with
needed supportive services, enable persons with special needs – including those with physical
and developmental disabilities, mental illness, substance abuse challenges, HIV and AIDS, and
the elderly – to live independently as possible in the community of their choice.

<table>
<thead>
<tr>
<th>Strategy</th>
<th>Program(s)</th>
<th>HOME Funds</th>
<th>LFY 2014 Output</th>
</tr>
</thead>
<tbody>
<tr>
<td>Expand and maintain the supply of housing for persons with special needs through various mechanisms such as the acquisition and rehabilitation of group housing, development of new housing, and expansion of tenant based rental assistance programs which enable independent living.</td>
<td>CHDO Acquisition and Rehabilitation Program</td>
<td>$205,373 (including match)</td>
<td>13 Units</td>
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</table>

HOME MATCH CONTRIBUTIONS

See HOME Match Report, HUD Form #40107A at the end of this chapter. According to the report, the match for Local Fiscal Year 2014 was met. As HUD calculates the match requirement on a cumulative basis, rather than an annual basis, at the end Local Fiscal Year 2014, the County had exceeded its match requirement by $492,019. This is due from the large amount of program income that was available, thereby reducing the federal expenses and federal liability.

RESULTS OF ON-SITE INSPECTIONS OF AFFORDABLE HOUSING

HOME funded projects are generally monitored on an annual basis to ensure compliance with both the HOME program requirements and the terms established in the funding agreements for the established period of affordability. Annually, ACDS staff develops a monitoring schedule for the HOME funded projects according to the following requirements: (i) HOME funded projects with less than five total units require monitoring every three years; (ii) HOME funded projects with five to 25 total units require monitoring every two years; and (iii) HOME funded projects with 26 or more units require monitoring every year.

Compliance monitoring includes both physical inspection of the units and project common areas, as well as a review of record keeping documents, to ensure continued compliance with the following conditions: (i) that the project is serving income eligible households and that the owner is re-examining household income on an annual basis; (ii) that the project rents and utility allowances do not exceed high and low HOME rents and utility allowances established by HUD; (iii) that the project is complying with all applicable Housing Quality Standards (HQS) and local code requirements; (iv) that the project is complying with affirmative marketing requirements, as
well as all other applicable federal requirements, and (v) the project is maintaining a reserve account. In addition, interviews with the project sponsor and/or the management staff are conducted to ensure understanding of the requirements set forth in the HOME legal documents. Technical assistance is provided to the project sponsor/management staff as needed. Risk assessment monitoring is also conducted and includes a review of the project’s complexity and size, funding sources, management staff and capacity, quality of reporting and documentation, and past compliance problems.

As of this year, ACDS has 18 HOME funded CHDO group home projects in its portfolio. Sixteen of the projects have less than five units; therefore those projects are required to be monitored every three years. Compliance reviews and monitoring visits were conducted on three CHDO group homes during Local Fiscal Year 2014. All three projects were found to be in compliance following on-site inspections and file reviews. ACDS also has 16 HOME funded multifamily projects in the mortgage portfolio, 14 of them have 26 or more units and must be monitored on an annual basis. During Local Fiscal Year 2014, all 16 multifamily HOME projects received full on-site, compliance monitoring including a physical inspection of 155 housing units and all common areas at each property, as well as a review of 134 tenant files.

The projects were monitored for compliance with HOME regulations by reviewing required documentation for tenant eligibility, income verification, and lease and rent compliance, as well as physical inspections of the HOME units. An assessment of each project’s Management Plan and Tenant Services Plan was also conducted, as well as a review of their Marketing Plan to ensure they were affirmatively furthering fair housing. All of the project files were found to be in compliance with all HOME regulations, including income requirements, record keeping requirements, and affirmative marketing requirements. A total of 15 units failed their initial HQS inspections for minor deficiencies such as missing window screens, missing smoke detectors, slow or clogged sink drains, and missing electrical outlet covers. However, those units were repaired and re-inspected and were all found to be in compliance. In addition, the common areas at five properties were found to contain deficiencies such as ceiling water damage, missing roof shingles, deteriorating exterior paint, and leaking faucet. Again, all of the common area deficiencies were re-inspected and found to be in compliance. One property is in the process of recertifying its expired elevator certificate and conducting repairs.

**AFFIRMATIVE MARKETING EFFORTS**

**Rental Housing Production Program**

The County had no HOME-funded projects completed during the program year that consisted of five or more HOME-units that would trigger the assessment required by the “Supplementary CAPER Preparation Direction and Guidance” issued by HUD. However, all recipients of HOME funds through the Rental Housing Production Program are required to provide
documentation of their efforts to market their housing units in a manner that complies with federal requirements addressing affirmative marketing practices, including the Fair Housing Act of 1988, Executive Order 11063 and Title VI of the Civil Rights Act of 1964. As part of their initial application for HOME funds, developers are required to submit an Affirmative Fair Housing Marketing Plan which outlines specific activities they will undertake to market their development to minorities and to populations least likely to apply for units. The plan must include a commitment to display, in a conspicuous location in the leasing office, a Fair Housing poster which contains the Equal Housing Opportunity logo and slogan. Also, the plan must describe methods of outreach to contact persons in the housing market area who are not likely to apply for units without special outreach.

Methods of outreach can include notices in community based newsletters, places of worship, community centers, senior centers, housing counseling centers and other gathering places. Notices also must be sent to special interest groups and placed in local newspapers with specific minority readership. Developers are encouraged to send letters to the Housing Commission requesting applicants on their waiting list be advised of vacancies. Owner/developers also must provide for selection of tenants from a written waiting list in the chronological order of their application. They must keep records detailing all of their efforts to affirmatively market their units. ACDS staff, on behalf of the County, assesses compliance with affirmative marketing at the time of initial lease up.

Also in accordance with ACDS monitoring procedures, ACDS ensures all projects funded with HOME funds continue to adhere to their respective Affirmative Fair Housing Marketing Plans throughout their affordability period. These plans are approved by ACDS as part of the underwriting and project analysis before the loan is approved and then assessed as projects are monitored.

The owner must provide documentation to ACDS on all of their efforts to solicit applications and inform people about the affordable housing opportunities being offered. This documentation is reviewed to ensure that persons who are not likely to apply for the housing without this special outreach are informed of their opportunity for affordable housing. Owners are encouraged to use the Equal Housing Opportunity logotype on all printed advertisements and to distribute information among local community organizations, places of worship or local clergy groups, senior centers, schools, and employment centers. Demographical data contained in rent rolls are reviewed and owners of projects experiencing decreases in minority participation are encouraged to increase their efforts in minority outreach.

As stated earlier, 16 multifamily projects were monitored during Local Fiscal Year 2014. During monitoring visits, staff continued these discussions with property managers in regard to outreach to those least likely to apply for housing at their property, including those who speak English as a second language, primarily the Hispanic community of Anne Arundel County. If necessary,
project owners were encouraged to amend their current list of publications in which they advertise to include those which are targeted to the Hispanic community.

**Mortgage Assistance Program**

In order to be eligible to participate in the Mortgage Assistance Program, applicants must be graduates of the ACDS Homeownership Counseling Program. Hence, the marketing of the Program, which provides closing cost, down payment and mortgage write-down assistance, is done mainly through the Homeownership Counseling Program.

Advertising for the Homeownership Counseling Program is done in a variety of ways. In addition to articles in local newspapers and on the ACDS website, special marketing is done in the County’s targeted neighborhoods. These neighborhoods include the Severn area, the Brooklyn Park area, and the Glen Burnie area. Special advertising has also been done through the African American churches and at various community events. The Homeownership Counseling Program is also marketed to Housing Commission residents in the Family Self-Sufficiency Program. Additionally, information about the Homeownership Counseling Program and the Mortgage Assistance Program is disseminated to the staff of the County Council so anyone who calls their elected official may be provided with information about the program.

In Fiscal Year 2014, ACDS hosted two workshops for lenders and Realtors to educate them about the Homeownership Counseling, Mortgage Assistance, Foreclosure Prevention Counseling, Rental, and Property Rehab Programs. ACDS co-sponsored a mini Housing Expo with Empowering Believers Church in Glen Burnie, where the staff promoted housing programs for future homeowners. This free event was marketed to minority and low and moderate income communities in which approximately 20 participants attended, along with 12 vendors that included lenders, realtors, community partners, non-profit organizations, and representatives from Maryland’s Department of Housing and Community Development. This Housing Expo was smaller than previous years and allowed ACDS to host it at smaller venues to smaller groups of participants. ACDS plans to hold three to four of these mini expos each fiscal year.

The success of this affirmative marketing can be seen in the fact that at least 66 percent of Homeownership and Foreclosure Counseling participants who self identified their race were minorities, while approximately 25 percent of the County’s total population is non-White. Furthermore, during Local Fiscal Year 2014, HOME funded MAP loans helped 18 households purchase homes. A total of 33 percent of the loans were to minority or ethnic minority households.
ASSESSMENT OF MINORITY AND WOMEN OWNED BUSINESS OUTREACH

As required by the County’s HUD approved Affirmative Marketing Plan, all HOME funded programs involving rehabilitation or construction must report on efforts to recruit minority and women owned businesses for construction and contracting jobs. Typically, these programs include the Rental Housing Production Program, CHDO Group Home Acquisition and Rehabilitation Program, and the countywide Property Rehabilitation Program.

Through the Rental Housing Production Program and the CHDO Group Home Acquisition and Rehabilitation Program, all applicants requesting HOME funds for a project involving construction are required to submit a Minority and Women Owned Business Recruitment Plan. ACDS reviews these plans for compliance with the provisions at 24 CFR 92.351(b). The plan must address the outreach and inclusion, to the maximum extent possible, of minorities and women, and entities owned by minorities and women, in all contracts entered into by the developer and their contractor. Additionally, provisions at 24 CFR 85.36(e) require that all necessary affirmative steps be taken to ensure that minority, women business enterprises, and labor surplus area firms are used when possible. ACDS provides information on certified Minority and Women Owned Business Enterprises and works with developers to create a recruitment plan that will allow them to be in compliance with the applicable regulations.

In Local Fiscal Year 2014, two construction contracts were awarded to projects utilizing HOME funds for all or part of their financing. One project was a single family home rental community with a construction contract valued at $4,556,171. Nineteen (19) subcontracts totaling $3,995,804 were awarded and of those, five subcontracts totaling $1,742,321 were awarded to Minority Business Enterprises, three of which were awarded to Women Owned Business Enterprises totaling $820,529. Combined, this resulted in 44 percent minority participation among subcontractors. The second project was a CHDO group home renovation with a construction contract valued at $179,195. Two (2) subcontracts totaling $71,069 were awarded, one of which was awarded to an MBE totaling $60,000, which resulted in 50 percent minority participation among subcontractors. The data on these contracts is included in the Annual Performance Report, HOME Program, Part III of HUD Form #40107 at the end of this chapter. ACDS will continue to place particular emphasis on attracting minority contractors to participate in the County’s HOME funded Rental Housing Production Program.

Although the County has not developed a guideline or goal for minority and women owned business participation, the County does track its own contracts with Minority and Women Owned Business Enterprises. According to the County’s Purchasing Office, in calendar year 2014, the County spent approximately $23.7 million in contracts and purchase orders, procurement card expenditures and subcontracts with women and minority-owned businesses, representing approximately 5.8 percent of all expenditures awarded for that year.
# HOME Match Report

**U.S. Department of Housing and Urban Development**

**Office of Community Planning and Development**

**Match Contributions for Federal Fiscal Year (yyyy)**

<table>
<thead>
<tr>
<th>Match Contributions for Federal Fiscal Year (yyyy)</th>
<th>2014</th>
</tr>
</thead>
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<td><strong>Participant Identification</strong></td>
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<td>1. Participant No. (assigned by HUD)</td>
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<td>M-13-JC-24-0200</td>
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<td>2. Name of the Participating Jurisdiction</td>
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<td>Anne Arundel County, MD</td>
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</tr>
<tr>
<td>3. Name of Contact Person completing this report</td>
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</tr>
<tr>
<td>Kathleen M. Koch, Executive Director</td>
<td></td>
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<tr>
<td>4. Contact’s Phone Number (include area code)</td>
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<td>410-222-7930</td>
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<td>5. Street Address of the Participating Jurisdiction</td>
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<td>2000 Riva Road, Suite 210</td>
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<td>6. City</td>
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</tr>
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<td>Annapolis</td>
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<td>7. State</td>
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<td>8. Zip Code</td>
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<td>21401</td>
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<tr>
<td><strong>Fiscal Year Summary</strong></td>
<td></td>
</tr>
<tr>
<td>1. Excess match from prior Federal fiscal year</td>
<td>$ 404,811.97</td>
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<tr>
<td>2. Match contributed during current Federal fiscal year (see Part III)</td>
<td>$ 127,134.65</td>
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<td>3. Total match available for current Federal fiscal year (line 1 + line 2)</td>
<td>$ 531,946.62</td>
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<td>4. Match liability for current Federal fiscal year</td>
<td>$ 39,927.91</td>
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<td>5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)</td>
<td>$ 402,018.66</td>
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**Match Contribution for the Federal Fiscal Year**

<table>
<thead>
<tr>
<th>Project No. of Other ID</th>
<th>Date of Contribution</th>
<th>Cash (non-Federal sources)</th>
<th>Foregone Taxes, Fees, Charges</th>
<th>Approved Land / Real Property</th>
<th>Required Infrastructure</th>
<th>Site Preparation, Construction Materials, Donated labor</th>
<th>Bond Financing</th>
<th>Total Match</th>
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### HOME Narrative

**Anne Arundel County, MD**

**Page 126** for Local Fiscal Year 2014 (Federal Fiscal Year 2013)

<table>
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<th></th>
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<td></td>
<td></td>
<td></td>
<td>41,764.53</td>
</tr>
</tbody>
</table>
# Annual Performance Report

## U.S. Department of Housing and Urban Development
Office of Community Planning and Development

Public reporting burden for this collection of information is estimated to average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number.

The National Housing Act imposes significant requirements for data collection and reporting. This includes providing information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. Information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Reports of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

This form is intended to collect numeric data to be aggregated nationally as a supplement to data collected through the Cash and Management Information (CMI) System. Participants should enter the reporting period in the first block. The reporting period is October 1 to September 30. Instructions are included for each section if further explanation is needed.

Submit this form on or before December 31. Send a copy to the appropriate HUD Field Office and one copy to:
HOME Program, Rm 7176, 481 7th Street, S.W., Washington D.C. 20410

### Part I: Participant Identification

<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>M-13-UC-24-0200</td>
<td>Anne Arundel County, Maryland</td>
<td>Kathleen M. Koch, Executive Director</td>
<td>410-222-7800</td>
<td>2869 River Road, Suite 210</td>
<td>Annapolis</td>
<td>MD</td>
<td>21401</td>
</tr>
</tbody>
</table>

### Part II: Program Income

Enter the following program income amounts for the reporting period: In block 1, enter the balance on hand at the beginning; in block 2, enter the amount generated; in block 3, enter the amount expended; and in block 4, enter the amount for Tenant-Based Rental Assistance.

<table>
<thead>
<tr>
<th>1. Balance on hand at Beginning of Reporting Period</th>
<th>2. Amount received during Reporting Period</th>
<th>3. Total amount expended during Reporting Period</th>
<th>4. Amount expended for Tenant-Based Rental Assistance</th>
</tr>
</thead>
<tbody>
<tr>
<td>$279,333</td>
<td>$426,210</td>
<td>$340,000</td>
<td>$0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$394,543</td>
<td></td>
</tr>
</tbody>
</table>

### Part III: Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)

In the table below, indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

#### Minority Business Enterprises (MBE)

<table>
<thead>
<tr>
<th>A. Contracts</th>
<th>a. Total</th>
<th>b. Asian Indian or American Indian</th>
<th>c. Black or African American</th>
<th>d. Hispanic or Latino</th>
<th>e. White Non-Hispanic</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Number</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>2. Dollar Amount</td>
<td>$4,735,366</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
</tbody>
</table>

#### Women Business Enterprises (WBE)

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Number</td>
<td>2</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>2. Dollar Amount</td>
<td>$4,735,366</td>
<td>$4,735,366</td>
<td>$0</td>
</tr>
</tbody>
</table>

#### Sub-Contracts

<table>
<thead>
<tr>
<th>D. Sub-Contracts</th>
<th>a. Total</th>
<th>b. Women Business Enterprises (WBE)</th>
<th>c. Male</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Number</td>
<td>2</td>
<td>3</td>
<td>18</td>
</tr>
<tr>
<td>2. Dollar Amount</td>
<td>$4,066,873</td>
<td>$829,529</td>
<td>$3,245,344</td>
</tr>
</tbody>
</table>
### Part IV Minority Owners of Rental Property

In the table below, indicate the number of HOME assisted rental property owners and the total dollar amount of HOME funds in those rental properties assisted during the reporting period.

<table>
<thead>
<tr>
<th>Minority Property Owners</th>
<th>a. Total</th>
<th>b. Alaska Native or Native American</th>
<th>c. Asian or Pacific Islander</th>
<th>d. Black Non-Hispanic</th>
<th>e. Hispanic Non-Hispanic</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Number</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Dollar Amount</td>
<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

### Part V Relocation and Real Property Acquisition

Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition. The data provided should reflect only displacements and acquisitions occurring during the reporting period.

<table>
<thead>
<tr>
<th>a. Number</th>
<th>b. Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Parcels Acquired</td>
<td></td>
</tr>
<tr>
<td>2. Businesses Displaced</td>
<td></td>
</tr>
<tr>
<td>3. Nonprofit Organizations Displaced</td>
<td></td>
</tr>
<tr>
<td>4. Households Temporarily Relocated, not Displaced</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Households Displaced</th>
<th>a. Total</th>
<th>Minority Business Enterprises (MBE)</th>
<th>b. American Indian</th>
<th>c. Asian or Pacific Islander</th>
<th>d. Black Non-Hispanic</th>
<th>e. Hispanic Non-Hispanic</th>
</tr>
</thead>
<tbody>
<tr>
<td>5. Households Displaced - Number</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6. Households Displaced - Cost</td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>
CHAPTER FOURTEEN: HOPWA NARRATIVE

ANALYSIS OF THE USE OF HOPWA FUNDS

According to the Consolidated Plan, there is a need for housing and support services for individuals diagnosed with HIV/AIDS. The Maryland Department of Health and Mental Hygiene’s AIDS Administration documented in the “Maryland HIV/AIDS Quarterly Update” that there were a total of 1,130 adults or adolescents living with HIV/AIDS in Anne Arundel County as of the Second Quarter of 2014 for data reported through June 30, 2014. This is up from 1,044 reported in the 2010 report “Maryland HIV/AIDS Epidemiological Profile”. The Anne Arundel County Department of Health manages a caseload of approximately 180 low and moderate income residents who have tested positive for HIV/AIDS.

Anne Arundel County funded one program with the Local Fiscal Year 2014 Housing Opportunities for Persons with AIDS (HOPWA) allocation of $499,760 received as part of the Baltimore City Eligible Metropolitan Statistical Area (EMSA). The County provided funds to the Housing Commission for the Rental Subsidy Program, which provides tenant based rental assistance for eligible households affected by HIV/AIDS. During Local Fiscal Year 2014, the Housing Commission of Anne Arundel County (Housing Commission) expended $483,628 in HOPWA funds for the program. As in previous years, the Housing Commission continued to contract with Community Residences, Inc. to provide case management for HOPWA clients. Case Managers work closely with participants to locate a suitable apartment near health and social service providers or on a major public transportation route to increase their ability to access these vital services.

OVERVIEW OF ACTIVITIES CARRIED OUT, BARRIERS ENCOUNTERED, ACTIONS IN RESPONSE TO BARRIERS, AND RECOMMENDATIONS FOR PROGRAM IMPROVEMENT

ACDS, on behalf of the County, continued to coordinate the HOPWA funding and programs this year. County agencies that serve this population, such as the Health Department, meet with service providers as necessary to review program performance, discuss emerging needs of the
HIV/AIDS population, identify existing and potential gaps in supportive services, and explore ideas for the most effective use of HOPWA funds.

The Housing Commission utilized HOPWA funding to support the Rental Subsidy Program. During the past year, the Housing Commission continued to maintain a waiting list for HOPWA vouchers. The Rental Subsidy Program served 52 households, including 65 adults and 17 children, during Local Fiscal Year 2014.

**INFORMATION ON OTHER RESOURCES USED IN CONJUNCTION WITH HOPWA FUNDED ACTIVITIES**

During Local Fiscal Year 2014, the Housing Commission primarily used its own funds to complement the HOPWA funds utilized for housing vouchers. The Housing Commission employs a person who processes new applicants, educates clients about rights and responsibilities, provides ongoing service coordination, as well as provides housing search assistance. A portion of this position is paid for through the HOPWA grant with the remaining portion being paid from Housing Commission general funds.
CHAPTER FIFTEEN: EMERGENCY SOLUTIONS GRANT NARRATIVE

EMERGENCY SOLUTIONS GRANT ACTIVITIES

Anne Arundel County received an allocation of $127,795 in Emergency Solutions Grant (ESG) funds in Local Fiscal Year 2014. Of these funds, the Family Shelter Program at Sarah’s House was allocated $87,837 and $30,374 was allocated to Arundel House of Hope, Inc. (AHOH) to operate a rapid re-housing program.

Sarah’s House, which is located at Fort Meade, Maryland, is operated by Associated Catholic Charities, Inc. (Catholic Charities). The shelter offers 66 emergency beds for homeless families and individuals. A referral from the County’s Department of Social Services (DSS) is required for admittance and is accepted 24 hours a day, seven days a week. Case management, addiction and mental health assessment and counseling, employment assistance, a licensed child care center, a before and after school program, transportation, and follow-up services are provided for guests of the program. Sarah’s House also offers a transitional housing program, which accepts referrals from the emergency shelter.

The Family Shelter Program served 362 clients, including a total of 197 children, during Local Fiscal Year 2014. Of those served by the Family Shelter Program, 75 were mentally ill, 69 had some type of disability including alcohol or drug dependence, 62 individual were victims of domestic violence, and nine were veterans.

AHOH continued the Rapid Re-Housing Program (RAP) in Local Fiscal Year 2014. The program provides homeless households rental assistance and case management for up to a year. During its second year of operation, AHOH’s RAP program provided housing and supportive services to 21 households.
HOW ESG ACTIVITIES ADDRESS THE HOMELESS GOALS AND OBJECTIVES AS PRESENTED IN THE CONSOLIDATED PLAN AND CONTINUUM OF CARE PLAN

The *Anne Arundel County Consolidated Plan: FY 2011 - FY 2015* identified the need to continue to support the operation of existing emergency, transitional, and domestic violence shelters and to seek funds for the enhancement of those facilities and accompanying services. In addition, the Continuum of Care Plan recognizes emergency shelter as a need and established a goal of maintaining existing emergency shelter and transitional housing facilities and supportive services. The County’s Point-In-Time count of the homeless conducted January 29, 2014 identified 384 homeless persons in need of shelter. Therefore, by providing operating support for the Sarah’s House Family Shelter Program, the County ensures that the existing shelter is maintained.

Additionally, The *Anne Arundel County Consolidated Plan: FY 2011 - FY 2015* identified the need to assist homeless persons, including chronically homeless, veterans, and unaccompanied youth with quick access to permanent affordable housing with accompanying supportive services. Therefore, by providing AHOH a fund for a rapid re-housing program for homeless households, this consolidated plan strategy is addressed.

**SOURCES OF FUNDS USED TO MEET THE MATCH REQUIREMENTS**

Anne Arundel County contributes $155,110 in support of emergency shelter operations at Sarah’s House, complementing the federal ESG award of $87,837. Additionally, over $150,000 in U.S. Department of Defense funds, as well as over $300,000 in private funds were provided to Sarah’s House to support the emergency and transitional shelter programs located at Ft. Meade. The total funds available for this program exceed the 100 percent match requirement of $127,795.