

Anne Arundel County

Consolidated Annual Performance and Evaluation Report

Local Fiscal Year 2018

DRAFT



ANNE ARUNDEL COUNTY
CONSOLIDATED ANNUAL PERFORMANCE
AND
EVALUATION REPORT

LOCAL FISCAL YEAR 2018

COUNTY EXECUTIVE

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*Available Upon Request

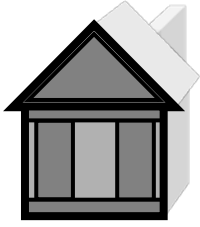
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**Anne Arundel County
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CR-05 Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan

Anne Arundel County completed the third year (Local Fiscal Year 2018) of the five year period for the *Anne Arundel County Consolidated Plan: FY 2016 – FY 2020 (FFY 2015 – 2019)* in June 2018. The outcomes are a result of the County's existing provider network implementing successful projects and programs with federal, State, County and private dollars available during the second year of the Consolidated Plan. The projects selected for funding during Local Fiscal Year 2018 met the goals and objectives identified in the *County's Consolidated Plan*, as well as helped move forward the adopted vision statement, which was built on a comprehensive public participation process, needs assessment, and market analysis.

VISION STATEMENT – The main vision guiding the Consolidated Plan is to implement strategies that create a strong and vibrant community, both socially and economically, and create and maintain a diverse community of workers and a broad range of housing options for all income levels. Given the severe housing cost burden and risk of homelessness experienced by those at the lowest end of the economic spectrum, the County's limited federal resources should be prioritized for the stabilization and expansion of affordable housing. An expanded supply of work force housing will enable health aids, hospitality and retail workers, teacher aides, daycare workers, and other low income workers from the public, private and nonprofit sectors to live and be productive citizens of Anne Arundel County.

New affordable developments located in Opportunity Areas will be given priority, while efforts to stabilize and preserve affordable housing stock, and services to improve the quality of life, will be given preference in Priority Revitalization Communities.

As can be seen from the review of Table 1 – Accomplishments – significant resources have been targeted to address the need for affordable housing including (i) supporting low income homeowners with the repairs to their homes, (ii) assisting low and moderate income households with becoming homeowners, (iii) increasing the availability of rental assistance for both the homeless and special needs populations, and (iv) increasing the supply of affordable units available in the County. New efforts initiated during the year included the (i) development and expansion of the Brooklyn Park Family Stability Program operated by the Anne Arundel Partnership for Children, Youth and Families, offering homeless prevention services; and (ii) the completion of a 100 unit affordable rental development in Glen Burnie, Maryland.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives

Table 1 – Accomplishments – Program Year & Strategic Plan to Date

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
Increase Homeownership Opportunities	Affordable Housing	County: \$210,000	Public service activities for Low/Moderate Income Housing Benefit	Persons Assisted	2000	2082	104.1%	400	750	187.5%
Increase Homeownership Opportunities	Affordable Housing		Direct Financial Assistance to Homebuyers	Households Assisted	75	47	62.6%	17	21	123.5%
Improve the Quality of Existing Homeowner Housing	Affordable Housing	CDBG: \$721,087 HOME \$261,274	Homeowner Housing Rehabilitated	Household Housing Unit	130	91	70%	39	27	69%
Prevent Foreclosure	Affordable Housing	County: \$140,000	Public service activities for Low/ Moderate Income Housing Benefit	Households Assisted	1300	782	60.1%	150	139	92.6%
Increase the Supply of Affordable Rental Units	Affordable Housing	\$0	Rental units constructed	Household Housing Unit	50	48	96%	48	0	0%
Improve Quality of Existing Affordable Rental Units	Affordable Housing	HOME: \$475,748 CDBG: \$547,749 County: \$51,586	Rental units rehabilitated	Household Housing Unit	120	113	94%	6	105	1750%
Provide Support Services to Cost Burdened Renters	Affordable Housing	CDBG: \$52,530	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	100	126	126%	50	93	186%
Increase Services to Public Housing Residents	Public Housing	CDBG: \$87,000	Public service activities other than Low/ Moderate Income Housing Benefit	Households Assisted	675	874	129.5%	225	327	145.3%
Increase the Supply of Special Needs Housing	Non-Homeless Special Needs	HOME: \$93,572 County HOME Match: \$25,911	Rental units constructed	Household Housing Unit	3	3	100%	1	1	100%

Anne Arundel County Consolidated Annual Performance and Evaluation Report: Local Fiscal Year 2018

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
Improve Quality of Existing Special Needs Housing	Non-Homeless Special Needs	Funded through Accessibility Modification Program	Rental units rehabilitated	Household Housing Unit	1	1	100%	2	0	0%
Maintain Expand Rental Subsidies for Special Needs	Non-Homeless Special Needs	HOPWA funds via Baltimore City: \$370,755	Tenant-based Rental Assistance Rapid Rehousing	Households Assisted	175	101	58%	35	27	77%
Promote Special Needs Housing Options	Non-Homeless Special Needs	CDBG: \$25,000	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	300	640	213.3%	105	236	224.7%
Promote Special Needs Housing Options	Non-Homeless Special Needs	CDBG: \$51,883	Homeowner Housing Rehabilitated	Household Housing Unit	20	26	130%	2	9	450%
Prevent Homelessness	Homeless	CDBG: \$84,200 County: \$89,983	Homelessness Prevention	Persons Assisted	600	910	151%	110	353	320%
End Chronic Homelessness	Homeless	HOME: \$81,789 Competitive McKinney-Vento Homeless Assistance Act: \$1,830,299 (Includes S+C program) County: \$57,143	Tenant-based Rental Assistance / Rapid Rehousing	Households Assisted	500	470	94%	160	192	120%
End Chronic Homelessness	Homeless	CDBG: \$10,265	Public Service Activities Other than Low/Moderate Income Housing Benefit	Persons Assisted	150	84	56%	22	25	113.6%
Increase and Sustain Permanent Supportive Housing	Homeless	ESG: \$31,480 Competitive McKinney-Vento Homeless Assistance Act: \$60,017 County: \$100,000	Tenant-based Rental Assistance / Rapid Rehousing	Households Assisted	50	86	172%	20	27	220%

Anne Arundel County Consolidated Annual Performance and Evaluation Report: Local Fiscal Year 2018

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
Maintain and Expand Interim Housing Options	Homeless	ESG: \$85,000 Competitive McKinney-Vento Homeless Assistance Act: \$10,332	Homeless Person Overnight Shelter	Persons Assisted	3000	1484	49.4%	425	371	87.2%
Provide a Continuum of Comprehensive Services	Homeless	CDBG: \$65,807	Public Service Activities Other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	3222	322%	222	1335	601%
Implement Regional & Local Fair Housing Plans	Fair Housing	County: \$10,667	Other	Other	1	3	300%	1	1	100%
Increase Supportive Services	Non-Housing Community Development	CDBG: \$20,000	Public Service Activities Other than Low/Moderate Income Housing Benefit	Persons Assisted	175	208	119%	75	30	40%
Increase Economic Development Opportunities	Non-Housing Community Development	CDBG: \$47,000	Public Service Activities Other than Low/Moderate Income Housing Benefit	Persons Assisted	440	404	92%	60	74	123%
Administration	Administration of Federal Funds	CDBG: \$474,902 HOME: \$92,124 ESG: \$15,580 Competitive McKinney-Vento Homeless Assistance Act: \$105,091 County: \$234,595 HOPWA funds via Baltimore City: \$16,395	Other - Organization	Other - Organization	1	1	100%	1	1	100%

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified

A review of Table 1 demonstrates that as a result of targeted funding, the County is on track with meeting both its program year and five year strategic plan housing and community development goals. The County had mixed results meeting its annual Homeownership Housing goals but remains on target to meet its five year goals. The County provided 750 households with homeownership counseling; assisted 21 households with the purchase of their first home through the mortgage assistance program; provided 139 households with foreclosure prevention counseling; and provided property rehabilitation and property repair to 27 households. To accomplish the Homeownership Housing goal, a cumulative total of \$721,274 in CDBG funds, \$261,274 in HOME funds, \$1,091,630 in State funds, and \$614,137.26 in County funds were expended to implement all programs.

The County made progress toward its Rental Housing Goals by completing the redevelopment of a 100 unit multifamily community during this fiscal year. Located in Glen Burnie, Heritage Overlook is the culmination of a multiyear project to redevelop the Burwood Gardens Public Housing Community. The project, funded with a \$750,000 in HOME and County match dollars, was completed and leased in LFY 2018. Additionally, during LFY 2018, \$750,000 in HOME and County funds were provided for the redevelopment of the Freetown Village Public Housing Community, involving the construction of 36 new affordable units and rehabilitation of 154 existing public housing units.

The Scattered Site Rental Housing Program utilized \$547,749 in CDBG funds, \$380,221 in State funds, and \$23,783.51 in County funds to acquire, rehabilitate and rent five units to income eligible households in Local Fiscal Year 2018. The County exceeded its goal of improving the quality of existing affordable rental units this fiscal year and is on track to meet its five-year goals.

The County continued to offer its Financial Literacy Program offering one-on-one counseling, as well as a financial literacy workshops for low income households. The program served 93 households during the fiscal year, exceeding its annual program year goal. A total of \$52,530 in CDBG funds was expended on this program.

The County met its third year Public Housing goals during this fiscal year. Over 327 youth living in public housing were provided after school services and summer camp at the Boys & Girls Clubs located at the Freetown and Meade Village Public Housing Communities. A total of \$97,000 in CDBG funds were used to support these clubs this fiscal year.

The County met most of its Special Needs Population goals by supporting a nonprofit CHDO provider who acquired one new group home to serve four very low income individuals with developmental disabilities; making accessibility modifications to nine homes; providing minor house repairs and services to 229 seniors through the Repairs with Care Program; and providing seven seniors with congregate services. The County fell short of meeting its goal to maintain or expand rental subsidies for special needs populations. A total of 27 households qualifying for HOPWA assistance were assisted during the fiscal year. To accomplish this goal, a total of \$76,883 in CDBG funds, \$93,572 in HOME funds, \$370,755 in HOPWA funds, \$244,723 in State funds, and \$25,911 in County funds were expended on these activities.

Through a combination of federal and County funding, the County exceeded its homeless goals by preventing 496 households from becoming homeless, linking 1335 homeless individual to services, providing permanent supportive housing to 180 households, and offering rapid re-housing or housing assistance to 44 households. The County fell short of meeting its goal to provide emergency, transitional, and interim housing to 425 homeless persons, in part, because one of the transitional housing programs in the County was closed during the fiscal year. Therefore, only 371 persons were served by the ESG funded County’s shelter and transitional program. To accomplish these outcomes, a total of \$160,272 in CDBG funds, \$81,789 in HOME funds, \$116,480 in ESG funds, \$1,820,243 in CoC funds, and \$147,126 in County funds were expended.

The County partially met its Non-Housing Community Development Goals during this fiscal year. A total of 74 individuals were provided with job training and transportation support. However, the goal to increase support service fell short as youth services were provided to only 30 young people in the Priority Revitalization Area of Brooklyn Park. A total of \$67,000 was expended to accomplish these outcomes.

CR-10 Racial and Ethnic Composition of Families Assisted

Describe the families assisted (including the racial and ethnic status of families assisted)

**Table 2 – Table of Assistance to Racial and Ethnic Populations
By Source of Funds**

	CDBG	HOME	ESG
White	1047	22	109
Black or African American	1332	15	246
Asian	15	1	1
American Indian or American Native	23	0	0
Native Hawaiian or Other Pacific Islander	5	0	6
Two or More	93	0	12
Total	2,515	38	374
Hispanic	62	1	30
Not Hispanic	2453	37	344

Narrative

According to the American Community Survey, Anne Arundel County is becoming more racially and ethnically diverse. From 2002 to 2012, the Black/African American population increased by 39 percent (59,288 to 82,523 people), the Hispanic/Latino population increased by 180 percent (12,923 to 36,204 people), and the Asian population increased by 75 percent (11,170 to 19,589 people), compared to the white population which declined by 0.1 percent (393,937 to 393,675 people) reaching a low of 384,706 in 2008. Recent Census data shows the County's ethnic minority population is 25 percent; the African American population is 15 percent; the Hispanic population is six percent and the Asian population is three percent. Anne Arundel County defines a racial or ethnic minority concentration as an area where the percentage of a specific minority or ethnic group is 10 percentage points higher than the existing percentage.

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 Table 2, all of the County's CDBG, HOME, and ESG funded programs serve a higher percentage of racial or ethnic minorities than found in the County's overall population (approximately 25 percent). Specifically, 58 percent of those served by CDBG funded programs, 42 percent of those served by HOME funded programs, and 71 percent of those served by ESG funded programs were racial or ethnic minorities.

CR-15 Resources and Investments

Table 3— Resources Made Available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG		\$ 2,360,763	\$ 1,692,547
HOME		\$ 1,301,247	\$ 1,333,025
ESG		\$ 163,603	\$ 132,060
Other	County Funds	\$ 1,312,094	\$ 1,149,911
Other	County HOME Match	\$ 270,000	\$ 210,180
Other	HOPWA funds via Baltimore City	\$ 571,977	\$ 387,150
Other	Competitive McKinney-Vento Homeless Assistance Act	\$ 2,367,259	\$ 1,616,676
Other	Housing Choice Voucher Funds	\$ 19,102,000	\$19,102,000
TOTAL		\$ 27,448,943	\$25,623,549

Narrative

Arundel Community Development Services, Inc. (ACDS) administers the majority of these federal funds on behalf of the County and works closely with other County agencies, State agencies and nonprofit providers. On behalf of the County, the Housing Commission of Anne Arundel County (Housing Commission) administers the Housing Choice Voucher Program.

During Local Fiscal Year 2018, a total of **\$25,623,549** in federal resources (including local matching funds) was expended for housing and community development activities in Anne Arundel County. These funds are a combination of entitlement grants, program income, required local match dollars, competitive Continuum of Care funds, and Housing Choice Voucher funds. Additionally, the County expended funds from the State of Maryland and other funds from various sources including Public Housing Capital Funds, Low Income Housing Tax Credits (LIHTC), as well as private funding.

Identify the geographic distribution and location of investments

Table 4 – Identify the Geographic Distribution and Location of Investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Opportunity Areas	0%	0%	No projects were identified in LFY2018 Action Plan
Priority Revitalization Communities	49%	22%	See text box below

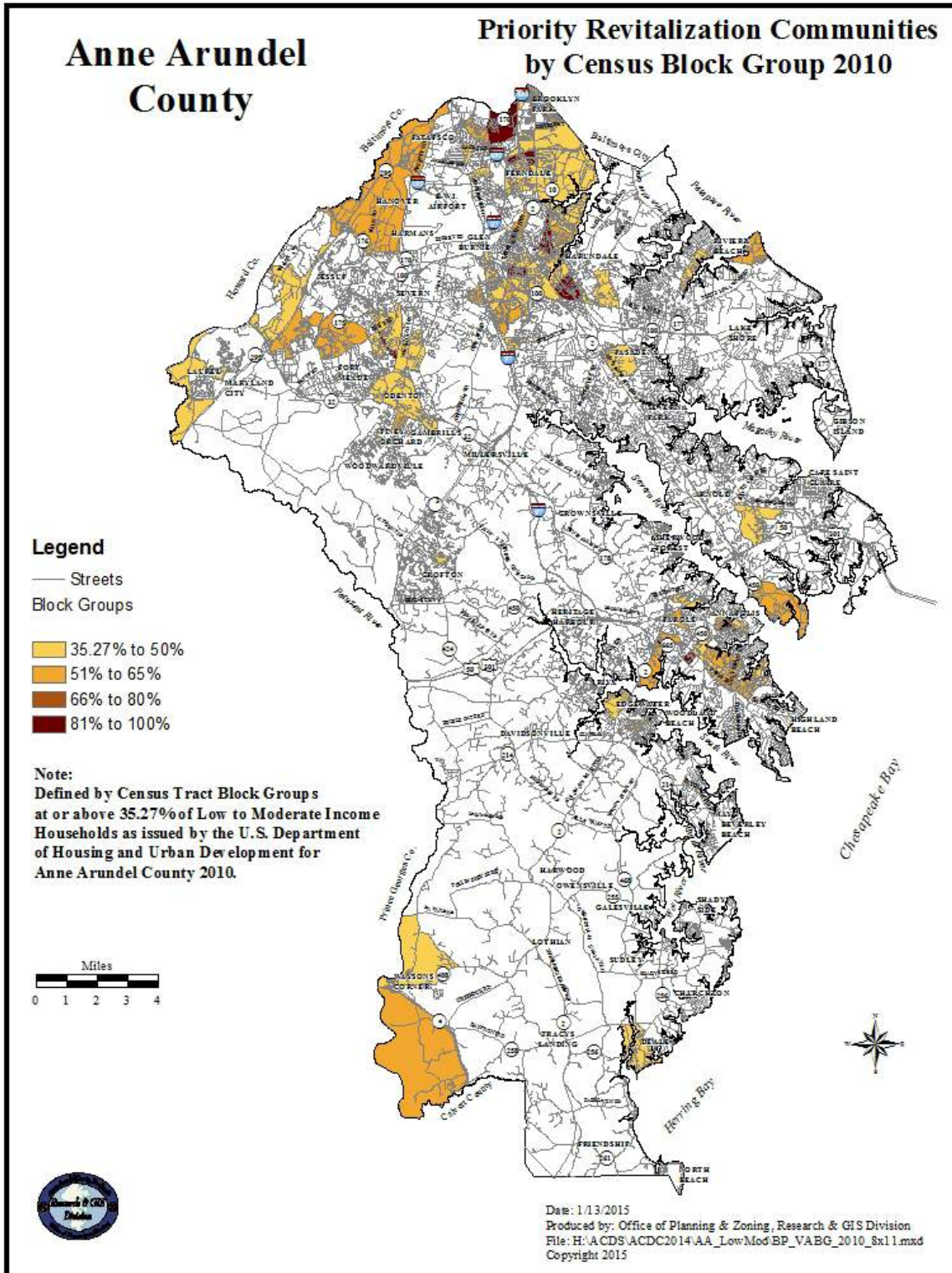
Narrative

Priority Revitalization Communities (see Map 1) and Opportunity Areas (see Map 2) are defined in the Consolidated Plan. Priority Revitalization Communities encompass the County’s established neighborhoods and have many appealing qualities, including close proximity to jobs and a range of housing choices. At the same time, however, they are challenged as they contain census block groups with a high concentration of low and moderate income households relative to the County as a whole. HUD has defined areas of low and moderate income concentration as those block groups that fall within a jurisdiction’s top quartile of block groups with a high percentage of low and moderate income households. For Anne Arundel, this includes any block group where 35.27 percent or more of the households have incomes at or below 80 percent of the area median income. The low and moderate income areas are located throughout the County, but are predominately in the County’s northern and western regions and in some areas of the southern part of the County.

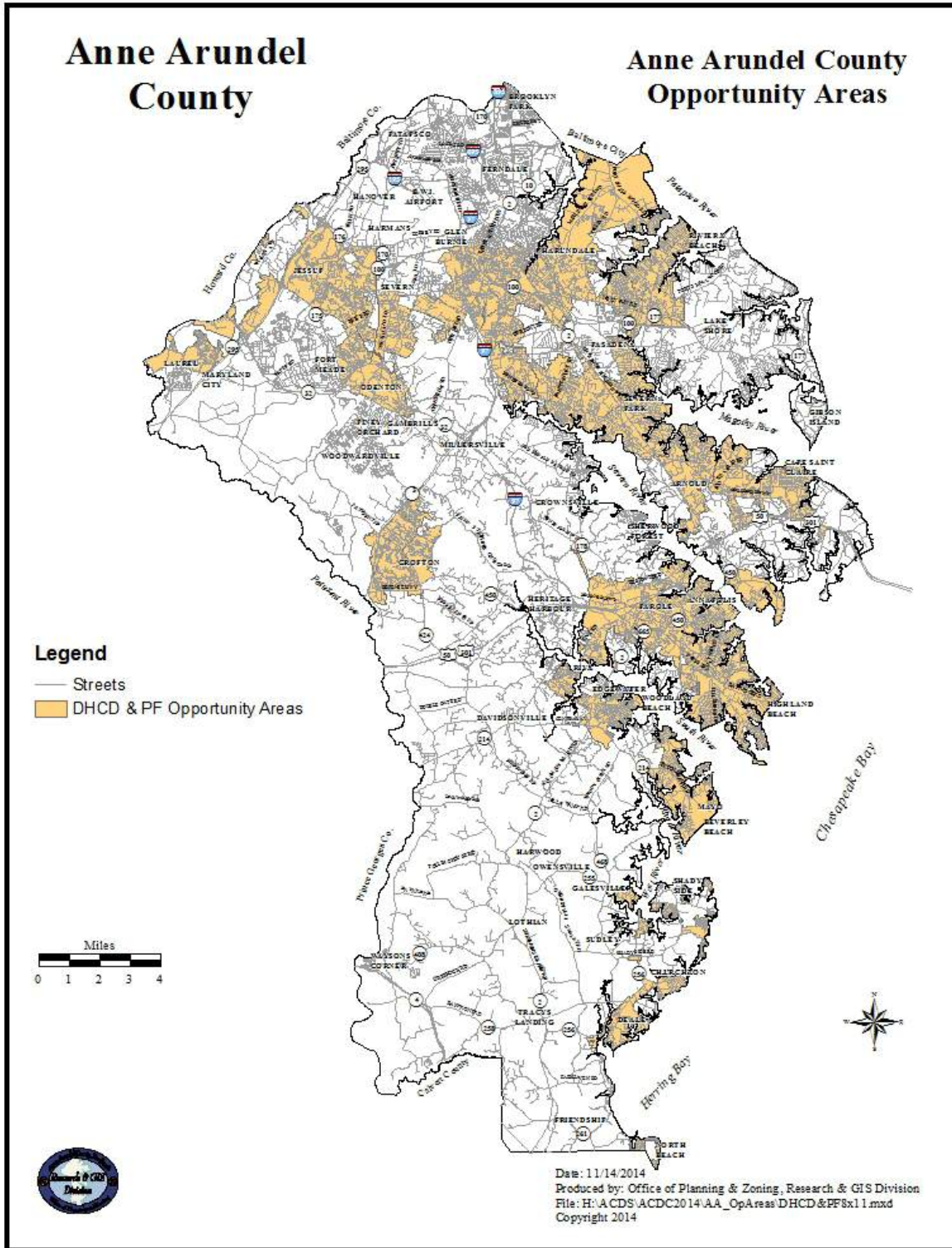
During Local Fiscal Year 2018, Anne Arundel invested 22 percent of its federal resources into projects and programs enhancing the quality of life in Priority Revitalization Communities. Projects and programs include programs for youth, targeted property rehabilitation and acquisition/rehabilitation programs that transform vacant homes into affordable rental properties. Although, the funds were reported in the previous year, the re-development of 100 units in Glen Burnie called Heritage Overlook, was completed and occupied during the last year. This project involved the redevelopment of Burwood Gardens public housing community in Glen Burnie.

Opportunity Areas in the County are areas with strong schools, a strong housing market, low concentration of poverty, and healthy economic characteristics. These areas provide a positive environment for families to raise children and allow elderly persons to live in a healthy community. Few affordable housing units exist in the Opportunity Areas. Anne Arundel County's Analysis of Impediments to Fair Housing Choice, prepared by Mullin & Lonergin Associates, calls for the County to invest its HOME funds for new family rental housing units on sites outside of "impacted areas," or conversely, within Opportunity Areas. During Local Fiscal Year 2018, Anne Arundel County did not expend any of its federal funds on expanding affordable housing options in areas of opportunity.

Map 1 - Priority Revitalization Communities by Census Block Group 2010



Map 2 - Anne Arundel County Opportunity Areas



Leveraging

During Local Fiscal Year 2018, ACDS, on behalf of the County, 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.

ACDS offered a Homeownership Counseling Program and a Foreclosure Prevention Counseling Program. Although funded with federal community development funds in the past, these programs were fully funded with County and State funds in Local Fiscal Year 2018 allowing federal dollars to be expended on other affordable housing programs and projects. ACDS expended \$350,000 in County funds and \$67,172 in competitive Maryland housing counseling and foreclosure prevention grant funds.

ACDS administered a first time homebuyer program and leveraged \$330,918 in HOME funds and \$71,417 in County match funds with private mortgage funds. Additionally, County residents utilized \$43,874,842 in State mortgage loans through the Maryland Department of Housing and Community Development.

The countywide Property Rehabilitation Program successfully leveraged its CDBG funds with \$413,142 in Maryland Housing Rehabilitation Program (MHRP) funds, \$87,524 in State Lead Hazard Reduction funds, \$350 in State Indoor Plumbing Program, \$47,703 in State Community Legacy funds, and \$124,883 in State Accessible Homes for Seniors Program funds, allowing the County to assist owners with the rehabilitation of their homes.

Arundel House of Hope (AHOH) complemented its CDBG award of \$38,000 to operate the Homeless Resource and Day Center with \$80,342 in private funding, and \$4,218 in other sources. Anne Arundel County contributed \$50,000 and the City of Annapolis contributed \$7,000 to leverage \$25,000 in CDBG funds to develop a Homeless Outreach Team within the County's Department of Social Services in Local Fiscal Year 2018. Additionally, the County provided over \$414,401 to support housing programs serving low and moderate income renters and the homeless.

HOME funds in the amount of \$750,000 were provided as gap financing for the redevelopment of the Freetown Village public housing community which includes the rehabilitation of 154 units and construction of 36 new units. This project went to settlement in May 2018. The HOME funds leveraged \$12,737,041 in Low Income Housing Tax Credit equity, \$2,500,000 in Maryland Rental Housing funds, and \$9,280,000 in tax-exempt bonds. The project is anticipated to be completed and fully leased in late Spring of 2019.

Match

The County met or exceeded its matching commitments for federal programs requiring local matching contributions such as Emergency Solutions Grants and the HOME Investment Partnerships Program. Catholic Charities received \$175,476 in State grants to support the operational cost of Sarah’s House Emergency Shelter, complementing their ESG award of \$85,000. Additionally, for Sarah’s House, Catholic Charities received \$106,084 in U.S. Department of Defense funds, \$25,000 in Federal Emergency Food and Shelter Program, \$105,010 in United Way funds, and over \$270,000 in private funds. These funds exceeded the total ESG match requirement of \$163,603.

In Local Fiscal Year 2018, the local HOME match liability was \$199,069. Because the County has excess match carried over from previous years as shown in Table 5, the County was not required to provide any additional match dollars. However, the County provided \$195,779 in County dollars during this fiscal year. Table 5 and Table 6 provide the details on how the County has not only met this year’s match requirements but continues to have excess match that will carry over to the next year.

Table 5 – Fiscal Year Summary – HOME Match Report

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year (2015)	\$ 605,942
2. Match contributed during current Federal fiscal year (2016)	\$ 195,779
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$ 801,721
4. Match liability for current Federal fiscal year (2016)	\$ 199,069
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$ 602,652

Table 6 – Match Contribution for the Federal Fiscal Year

Project No. or Other ID	Date of Contribution	Cash	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
		(non-Federal sources)						
SN0051	11/30/2016	\$ 16,000	0	0	0	0	0	\$ 16,000
SN0052	2/28/2017	\$ 5,000	0	0	0	0	0	\$ 5,000
RP0014	12/28/2016	\$ 90,414	0	0	0	0	0	\$ 90,414
MP0710	10/12/2016	\$ 600	0	0	0	0	0	\$ 600
MP0718	10/12/2016	\$ 830	0	0	0	0	0	\$ 830
MP0719	10/26/2016	\$ 3,740	0	0	0	0	0	\$ 3,740
MP0721	12/14/2016	\$ 4,310	0	0	0	0	0	\$ 4,310
MP0722	12/29/2016	\$ 3,940	0	0	0	0	0	\$ 3,940
MP0724	4/3/2017	\$ 4,240	0	0	0	0	0	\$ 4,240
MP0723	2/6/2017	\$ 4,100	0	0	0	0	0	\$ 4,100
MP0725	5/18/2017	\$ 5,170	0	0	0	0	0	\$ 5,170
MP0726	5/24/2017	\$ 4,400	0	0	0	0	0	\$ 4,400
MP0727	6/27/2017	\$ 1,490	0	0	0	0	0	\$ 1,490
MP0728	6/27/2017	\$ 600	0	0	0	0	0	\$ 600
MP0729	6/27/2017	\$ 4,430	0	0	0	0	0	\$ 4,430
MP0730	6/27/2017	\$ 5,161	0	0	0	0	0	\$ 5,161
MP0731	6/27/2017	\$ 3,210	0	0	0	0	0	\$ 3,210
MP0732	6/27/2017	\$ 5,600	0	0	0	0	0	\$ 5,600
MP0733	6/27/2017	\$ 3,474	0	0	0	0	0	\$ 3,474
MP0734	6/27/2017	\$ 3,390	0	0	0	0	0	\$ 3,390
MP0735	6/27/2017	\$ 5,420	0	0	0	0	0	\$ 5,420
MP0736	6/27/2017	\$ 5,350	0	0	0	0	0	\$ 5,350
MP0737	6/27/2017	\$ 2,910	0	0	0	0	0	\$ 2,910
TBRA	8/29/2017	\$ 12,000	0	0	0	0	0	\$ 12,000
Total								\$ 195,779

Table 7 – Program Income

Program Income				
Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
\$ 375,000	\$ 630,000	\$ 37,500	\$ -	\$ 967,500

HOME MBE/WBE Report

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

Table 8 – Minority Business and Women Business Enterprises

	Total	Minority Business Enterprises (MBE)				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	12	0	0	5	1	6
Dollar Amount	\$ 17,602,016	\$ -	\$ -	\$ 195,493	\$ 43,388	\$ 17,363,135
Sub-Contracts						
Number	83	0	3	5	8	67
Dollar Amount	\$ 12,453,821	\$ -	\$ 634,005	\$ 293,911	\$ 3,587,822	\$ 7,938,083
	Total	Women Business Enterprises	Male			
Contracts						
Number	12	2	10			
Dollar Amount	\$ 17,602,016	\$ 634,639	\$ 16,967,377			
Sub-Contracts						
Number	83	11	72			
Dollar Amount	\$ 12,453,821	\$ 3,690,783	\$ 8,763,038			

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted.

Table 9 – Minority Owners of Rental Property

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

	Number	Cost				
Parcels Acquired	0	0				
Businesses Displaced	0	0				
Nonprofit Organizations Displaced	0	0				
Households Temporarily Relocated, not Displaced	0	0				
Households Displaced	Total	Minority Property Enterprises				
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	White Non-Hispanic
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

CR-20 – Affordable Housing

Evaluation of the jurisdiction’s progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served

Table 11 – Number of Households

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	20	17
Number of Non-Homeless households to be provided affordable housing units	251	154
Number of Special-Needs households to be provided affordable housing units	5	10
Total	276	181

Discuss the difference between goals and outcomes and problems encountered in meeting these goals

Table 11 shows the outcomes generated from the CDBG funded Property Rehabilitation Program, Property Repair Program, Accessibility Modification Program, Scattered Site Rental Housing Program, HOME funded Mortgage Assistance Program, HOME funded CHDO Acquisition and Rehabilitation Program, HOME funded Rental Production Program, and the ESG funded Rapid Re-Housing Program. Overall, in Local Fiscal Year 2018, the County exceeded its goal to provide Special Needs households with affordable housing, but fell short of reaching its goal to provide Homeless and Non-Homeless households affordable housing. This is a result of timing and the multi-year nature of completing larger rental projects.

Table 12 – Number of Households Supported

	One-Year Goal	Actual
Number of households supported through Rental Assistance	20	17
Number of households supported through the Production of New Units	48	0
Number of households supported through Rehab of Existing Units	197	142
Number of households supported through Acquisition of Existing Units	11	22
Total	276	181

In addition to the programs providing the outcome in Table 12, the County also offers several other programs, including HOPWA and CoC funded tenant based rental assistance programs which are targeted to the homeless and special needs population. The CoC funded program provided rental assistance to 201 households and the HOPWA Program provided tenant based rental assistance to 27 households in Local Fiscal Year 2018.

Discuss how these outcomes will impact future annual action plans

These outcomes demonstrate that the County is on track and moving toward meeting the goals and objectives identified in the *Anne Arundel County Consolidated Plan FY 2016 –FY 2020*.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity

Table 13 – Number of Persons Served

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	7	18
Low-income	17	4
Moderate-income	18	17
Total	42	39

Narrative

Table 13 reflects only the beneficiaries (households) assisted through CDBG and HOME funded affordable housing programs, which includes the Accessibility Modification Program, Property Rehabilitation Program, Property Repair Program, the CHDO Acquisition/Rehabilitation Group Home Program, Mortgage Assistance Program, the Scattered Site Rental Housing Program, and the Rental Housing Production Program.

Table 14 reflects the breakdown of the number of households by income served in programs funded with HOME, CDBG, ESG, CoC, and HOPWA funds. All of the County’s entitlement funded affordable housing programs served 100 percent low and moderate income households.

Additionally, 100 percent of the households served by CDBG funded programs, including all public services, served low and moderate income individuals.

In an effort to address the worst case needs in the County, 44 extremely low income homeless households were served by the ESG and CoC funded Rapid Re-Housing Program and 180 extremely low income homeless households were served in CoC funded housing program. The HOPWA Program provided an additional 27 households with tenant based rental assistance. Finally, in order to help prevent extremely low income cost burdened households from becoming homeless, 496 households were assisted with CDBG funded eviction prevention assistance.

**Table 14 – Number of Households/Persons Served in Housing Programs
By Income**

Number of extremely low-income renter households	227
Number of extremely low-income owner households	7
Number of low income renter households	2
Number of low income owner households	21
Number of moderate income renter households	3
Number of moderate income owner households	35
Number of middle income persons served	0
Number of homeless persons served	235

CR-25 Homeless and Other Special Needs

Evaluate the jurisdiction’s progress in meeting its specific objectives for reducing and ending homelessness through the following actions.

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Anne Arundel CoC has adopted coordinated outreach procedures, thereby helping homeless persons to easily access programs. The Anne Arundel County Department of Social Services (DSS) is the coordinated entry point for the County’s emergency shelter system. Homeless people are referred to the coordinated entry intake employee or by shelter and outreach staff, as well as through the DSS resource centers. The process is marketed through CoC members, County agencies, libraries, faith community, food pantries, and telephone operators of the 211-service system. DSS coordinated entry point is also advertised on multiple County websites. Individuals least likely to access services can contact several emergency providers by telephone, assessed and referred to the coordinated entry intake employee. The CoC process gives priority for shelter to homeless persons assessed as vulnerable and on the street or other place not fit for human habitation.

In Local Fiscal Year 2018, the County continued to offer a Homeless Outreach Team. This mobile team works with homeless individuals encamped or on the streets in Anne Arundel County and identified and served 341 homeless individuals. The County also has several other outreach teams including the Crisis Response Team and two Assertive Community Treatment (ACT) Programs designated to serve homeless individuals diagnosed with a mental illness. One ACT Program team is part of a newly funded mental health grant and specifically targets the chronically homeless. The ACT Program receives referrals from the police, hospitals, and shelters when a homeless person is in crisis. In addition, Arundel House of Hope (AHOH) and The Light House operate outreach services and provide case management, day shelter, meals, and links to mainstream resources.

The CoC hosts an annual Homeless Resource Day, which allows service providers to successfully reach out to the homeless and those at-risk of homelessness. This event is well publicized to the entire community. The Homeless Resource Day, offering comprehensive services, allows service providers to offer their services in a concentrated manner, as well as to set up appointments for follow-up visits. A total of 384 guests were served at Homeless Resource Day in the Fall of 2017.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency Shelter – Anne Arundel County has 53 year round and 85 seasonal emergency shelter beds for individuals, and 99 year round emergency beds for families. Typically, emergency shelters provide temporary housing for up to 90 days, along with three daily meals, case management, life skills, training, housing search assistance and other support services. The rotating church shelter, called the Winter Relief Program, provides transportation, meals, and temporary housing between the hours of 5:00 p.m. and 7:00 a.m. from November through April. Local shelters and the City of Annapolis provided an additional 54 freezing weather beds. There are a total of 88 year round, seasonal, or overflow freezing weather beds available for chronically homeless persons in the County. There is generally a shortage of emergency shelter for both families and individuals in the County, especially during the summer months when the rotating shelter and freezing weather beds are unavailable.

In Local Fiscal Year 2018, Sarah's House, operated by Associated Catholic Charities, Inc., expended \$85,000 in Emergency Solutions Grant (ESG) funds from the County and served 354 persons at Sarah's House Family Emergency Shelter. Additionally, The Light House, Inc. in the City of Annapolis provided shelter to 221 homeless persons and Arundel House of Hope served a total of 239 individuals in the Winter Relief Program during the fiscal year. Finally, the YWCA operates a shelter for victims of domestic violence and continued to provide shelter and services to families and individuals.

Transitional Housing – The County has six transitional housing beds for individuals and a total

of 17 transitional housing beds for families (a total of six units). The purpose of the transitional housing program is to help families and individuals gain the skills to be successful once they move to permanent housing. In Local Fiscal Year 2018, one transitional housing program was funded with federally awarded CoC funds. The Light House, Inc. expended \$10,332 serving six families in the Anchor House Transitional Housing Program. Although the Anchor House Program will not be receiving CoC funding in the future, it will continue to operate as a permanent housing program with partial funding being provided through Housing Choice Vouchers. AHOH also continued to operate a transitional housing program for veterans, the Patriot House, and served 12 homeless veterans during the fiscal year.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

One of the County's key strategies for ending homelessness is to prevent individuals from becoming homeless in the first place. A number of County agencies assist households in avoiding homelessness by providing financial assistance to prevent eviction, including helping to prevent the disconnection of utilities. The County uses CDBG, FEMA, State, and private funds including United Way funds to provide this assistance.

In Local Fiscal Year 2018, \$40,000 in CDBG funds was expended by the Anne Arundel County Community Action Agency, \$24,200 in CDBG funds was expended by the Calvary Economic Development Corporation to provide eviction prevention, utility turn-off, and help with the first month's rent. Additionally, the Anne Arundel County Partnership for Children, Youth, and Families expanded its Brooklyn Park Family Stability Program and provided eviction prevention and shelter diversion assistance to 51 households expending \$20,000 in CDBG funds. Through these two programs, 353 households were prevented from becoming homeless during the last fiscal year. Other programs, such as The Light House, helped to prevent evictions of 29 households and provided utility assistance to 55 households. Additionally, the Mental Health Agency utilized approximately \$80,000 of County funds to provide an array of flexible resources to assist individuals in housing crisis.

The County has developed discharge plans and strategies, depending on the population being served, to prevent individuals being discharged from a publicly funded institution – such as foster care, hospitals, mental health programs, and or jail – from becoming homeless. The Department of Social Services (DSS) is responsible for implementing discharge planning for children in foster care. The County's goal is to make sure every child has a permanent supportive connection before they age out of care.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The County is committed to ending chronic homelessness and has embraced the Housing First Model as its strategy for ending chronic homelessness. As part of the development of the County's Coordinated Assessment process, the County adopted VI-SPDAT as its assessment tool, evaluates, ranks each homeless person based on a number of risk factors, and generates a centralized list of most vulnerable, chronically homeless. Those who are ranked as the most vulnerable are given priority for all of the County's HUD funded permanent supportive housing programs and other services. The list serves as the coordinated waitlist for all HUD funded permanent housing programs in the County.

The County uses a rapid re-housing strategy for homeless families and expended \$31,480 in ESG funding and \$60,017 in CoC funding for a rapid re-housing program. The programs served 27 households this year. The United Way of Central Maryland has funded a prevention and diversion program, including a rapid re-housing strategy for families in the County. The County's family shelters also work to help families increase their incomes so that they can find housing. Finally, The Light House offered a State ESG funded rapid re-housing program, which served a total of 26 homeless households.

The County also offered a HOME and County funded tenant based rental assistance program to house chronically homeless families. This program served a total of eight chronically homeless families and expended \$81,789 in HOME funds and \$57,143 in County funds in Local Fiscal Year 2018. Additionally, two of the transitional programs, which had closed and reopened as permanent housing programs. Both programs, the Fouse Center and Project North (formally Sarah's House Transitional Housing Program), obtained project based housing vouchers from the Housing Commission of Anne Arundel County and continued to serve the homeless. Project North served 21 homeless families and the Fouse Center served 17 homeless men. The Light House also continued providing permanent housing for eight homeless women at Willow House, as well as opened a new housing program call the Bistro Apartments which served five homeless individuals.

Including the Shelter Plus Care Program, the County expended a total of \$1,745,893 in CoC funds and provided 180 households with permanent supportive housing targeted to the chronically homeless through the following housing programs.

- WISH Program – AHOH expended \$65,680 in CoC funds providing five chronically

- homeless women with permanent supportive housing.
- Safe Haven I – AHOH expended \$57,578 in CoC funds providing five chronically homeless men with permanent supportive housing.
 - Safe Haven II – AHOH expended \$59,415 in CoC funds providing four chronically homeless men with permanent supportive housing.
 - Community Housing Program – AHOH expended \$62,018 in CoC funds providing six chronically homeless men and women with permanent supportive housing.
 - Housing First I – People Encouraging People, Inc. (PEP) expended \$65,891 in CoC funds and provided tenant based rental assistance and intensive case management services to five chronically homeless persons.
 - Housing First II – People Encouraging People, Inc. (PEP) expended \$113,219 in CoC funds and provided tenant based rental assistance and intensive case management services to nine chronically homeless persons.
 - SHOP Program – The Anne Arundel Mental Health Agency expended \$194,088 in CoC funds and provided tenant based rental assistance for 10 homeless households.
 - Samaritan Housing Program – The Mental Health Agency expended \$55,177 in CoC funds and provided tenant based rental subsidies to six chronically homeless individuals.
 - CHES Program - The Mental Health Agency expended \$84,406 in CoC funds and provided tenant based rental subsidies to 12 chronically homeless individuals.
 - Shelter Plus Care – The Maryland Mental Hygiene Administration provided tenant based rental assistance to 35 homeless households.
 - Permanent Supportive Housing Program – The Housing Commission of Anne Arundel County expended \$391,501 to provide rental assistance to 51 homeless households.
 - Anne Arundel Partnership for Permanent Housing Program – ACDS expended \$294,111 in CoC funds to administer a permanent housing program, which is operated through a partnership between the Housing Commission, AHOH and Community Residences, Inc. The Program provided housing assistance to 33 households, including children who were chronically homeless, as well as provided intensive case management and supportive services.

Special Needs Population

With regards to providing housing to other special needs populations, the County provided accessibility modifications to nine homeowners, provided financing for the creation of one new group home for four individuals with developmental disabilities, and provided rental assistance to 27 families with an adult member diagnosed with HIV or AIDS.

CR-30 – Public Housing

Actions taken to address the needs of public housing

In 2015, HUD approved a portfolio conversion of the Housing Commission's public housing communities under the federal Rental Assistance Demonstration (RAD) Program. RAD is an effort to address the capital needs of the aging public housing by providing access to private sources of capital to repair and preserve the affordable housing. All of the communities will be redeveloped via public-private financial partnerships with the Housing Commission serving as developer and manager using Low Income Housing Tax Credits, Maryland Rental Housing Production funds, County HOME funds and other potential gap funding resources as needed.

At this time, the Housing Commission is in the process of working through the requirements and plans to convert all of their properties to Project Based Rental Assistance (PBRA) or Project Based Vouchers (PBV) in the next several years. Freetown Village and Meade Village have already received approval for financing and conversion and are scheduled to convert. The communities will receive full modernization of kitchens, bathrooms, flooring, facades, common areas and amenities. Both communities will also see the construction of additional, new affordable units to create a mixed income environment. The remaining public housing communities are currently in the financial planning process and schedule to complete conversions in 2019/2020.

In Local Fiscal Year 2018, the Housing Commission completed demolition/reconstruction of Burwood Gardens, one of their oldest communities. Now named Heritage Overlook, the project has 100 apartments and townhomes for persons with disabilities and working families. The Housing Commission also moved forward with the redevelopment of the Freetown Village public housing community. Freetown Village, built in 1977, consist of the major renovation of 154 family units, as well as the construction of 36 new units. Meade Village, a 200 family unit complex built in 1971, is expected to be redeveloped in the next year.

Public housing residents can participate in a variety of programs to improve their educational and career profiles in an effort to strive for financial independence. The Housing Commission's Family Self Sufficiency Program assists families with leaving the public assistance system and achieving economic self-sufficiency. During Local Fiscal Year 2018, this federally funded

program was supplemented with approximately \$200,000 in County funds allowing the Housing Commission to substantially increase the number of families participating in this program. The Commission and its partners assisted tenants with accessing services such as childcare, transportation, remedial education, job training, treatment and counseling for substance abuse, and credit counseling. More than 200 families participated in the program during the fiscal year.

The Housing Commission provides a variety of essential services that work in tandem with quality housing to create a productive and comfortable environment for their residents. Support to public and assisted housing residents through counseling and referrals address the social, health, emotional and economic problems and other barriers to independence and homeownership. Other effective and creative partnerships include the Boys & Girls Clubs of Annapolis and Anne Arundel County, Inc., the Head Start Program, and the One Stop Career Service Centers operated by Workforce Development.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The Housing Commission encourages its public housing residents to become involved in their communities. Resident Councils operate at each of the public housing communities, providing a forum for residents to express their concerns and needs at monthly meetings. A 14 member Resident Advisory Board meets quarterly with key Housing Commission staff, providing a conduit for communicating information, sharing ideas, and ensuring resident concerns are clearly identified, analyzed and evaluated for service. In addition, the Housing Commission has a resident serve on their Board of Commissioners.

Residents are also encouraged to provide feedback about the quality of their housing and communities in which they live. The Capital Fund Program is reviewed and updated annually through personal interviews with residents. This process provides an opportunity for residents to rate the quality of each facet of their housing, as well as the services provided. The information is reviewed to identify areas of greatest concern. In addition, personal interviews and surveys are conducted with residents from all of the public housing communities to assess opinions relative to conditions within their personal living units, as well as the property in general, management and maintenance issues, and the resident services provided. These results are analyzed quarterly and used as a tool in setting priorities and establishing programs for maintenance services, resident services and management improvements.

Residents whose goal is homeownership are encouraged to take part in the Homeownership Voucher Program, which allows residents who are ready for homeownership to use their vouchers toward a mortgage payment. Interested participants are referred to the Homeownership Counseling Program administered by ACDS. Through the Homeownership

Counseling Program, clients receive individual counseling in overcoming credit problems and information on budgeting for a home purchase, obtaining a mortgage loan, and preparing for settlement. These families may also receive assistance through the Mortgage Assistance Program administered by ACDS.

Actions taken to provide assistance to troubled PHAs

The Housing Commission of Anne Arundel County is not designated as troubled.

CR-35 Other Actions

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The *Anne Arundel County Consolidated Plan: FY 2016 – FY 2020* outlined five major barriers to affordable housing, including (1) lack of affordable supply to meet current demand; (2) future housing demand; (3) current land use patterns; (4) lack of financial resources; and (5) NIMBYism. These barriers are fully outlined in the Consolidated Plan. The following narrative outlines the actions taken during FY 2018 to ameliorate those barriers.

Actions to Remove Barriers

In an effort to address these barriers, ACDS staff was actively involved in commenting on the State of Maryland's Qualified Allocation Plan (QAP) and Multifamily Rental Financing Program Guide to ensure more State directed financial resources – namely Low Income Housing Tax Credits and Rental Housing Production Program funds – would be available to develop affordable housing communities in Opportunity Areas in Anne Arundel County. As a result, the new QAP and Guide have resulted in more State and Low Income Housing Tax Credit funded affordable rental developments being placed in areas of opportunity. In fact, there are four projects in the Anne Arundel County Opportunity Areas currently competing for State funding.

ACDS staff, on behalf of the County, reviewed Anne Arundel County's zoning policies and found that the County has adopted several measures that seek to support and expand affordable housing development. Workforce Housing legislation allows for multi-family housing with a density of up to 22 units per acre as a special exception use in R-10, and R-15 residential zones. To be eligible for a density bonus the project must serve persons earning 120 percent of Area Median Income (AMI) and below. In addition, the County's Housing for Elderly of Moderate

Means law allows multifamily housing serving low income seniors earning 80 percent of AMI and below to be developed up to densities of 22 units per acre as (1) a special exemption use in R-2, R-5, R-10 and R-15 zones, and (2) a conditional use in C-1, C-2 and C-3 zones. To further reduce development costs, the County has adopted legislation that waives water and sewer fees, a significant cost, for multifamily housing units developed for elderly persons of moderate means. The County also waives impact fees for housing that serves households earning 120 percent of AMI and below and that is developed by nonprofit organizations. The County also continues to provide Payments-in-Lieu of Taxes (PILOTs) agreements as a financial incentive for developers building affordable rental housing.

During Local Fiscal Year 2018, the HOME funded Heritage Overlook project was completed and fully leased. Heritage Overlook is a public housing community that was demolished and fully rebuilt to serve families with limited income.

The County also periodically provides surplus land at no cost in exchange for affordable housing where feasible. In an effort to increase the supply of affordable family housing in non-impacted areas, the County transferred a parcel to the Housing Commission of Anne Arundel County to develop approximately 24 new units of affordable family housing in an Opportunity Area and is exploring providing a HOME loan to support the project as the County has prioritized its federal funds for creating affordable housing in Opportunity Areas.

Finally, to address NIMBYism, the County supports efforts to promote fair housing and educate communities on affordable housing, thereby reducing common misconceptions. In Local Fiscal Year 2018, the County funded Baltimore Neighborhoods Inc. (BNI) to provide fair housing support to residents of Anne Arundel County and conducted fair housing testing. ACDS also played a lead role in developing and presenting the Anne Arundel Affordable Housing Coalition New Face of Affordable Housing public relations campaign, an effort to change the hearts and minds of communities that have inaccurate and negative misconceptions about today's affordable housing communities.

Actions taken to address obstacles to meeting underserved needs

The main obstacle the County identified in the *Anne Arundel County Consolidated Plan FY 2016 – FY 2020* to meeting the unmet needs of low and moderate income residents is the lack of affordable 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 competing needs. 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 2018, the third year of the Consolidated Plan, 100 percent of the County's federal entitlement funds were targeted to serving low to moderate income residents. Additionally, the County allocated \$1,312,094 in County general funds to support and complement activities, projects and programs funded with federal dollars. The County worked 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.

Actions taken to reduce lead-based paint hazards

Through strict adherence to the policies and procedures, Anne Arundel County has greatly reduced the lead-based paint (LBP) risks associated with housing units built prior to 1978 and thus, has significantly increased the access and availability of lead safe and lead free housing for low and moderate income County households.

The federally funded Property Rehabilitation Program, Property Repair Program, Accessibility Modification Program, and the Scattered Sites Rental Program are all administered by ACDS in accordance with the Lead-Based Paint Hazard Reduction Act of 1992, or Title X, which took effect in September 2000. Before any construction activities are undertaken, ACDS requires a qualified Risk Assessor to properly test each applicable residence for the existence of LBP and prepare a risk assessment report, which dictates the required methods for addressing the LBP hazard.

Residences with peeling or flaking paint are not eligible to be purchased through the federally funded Mortgage Assistance Program unless any noted LBP hazard deficiencies are corrected following proper lead safe work practices and a passed LBP clearance report, as prepared by a certified LBP risk assessor, is provided to ACDS.

LBP in Countywide residential rental properties is addressed through the enforcement of the State of Maryland's Reduction of Lead Risk in Housing law that requires owners of rental properties to register their units with Maryland Department of the Environment (MDE), distribute specific educational materials to prospective tenants, and to meet specific LBP hazard reduction standards. In addition, all contractors performing lead paint abatement activities must be trained by a MDE accredited/licensed training provider and must receive accreditation to perform lead paint activities.

Residential housing in the County is also governed by the County's Property Maintenance Code, which requires exterior wood surfaces to be treated or be protected from the elements and decay and all exterior surfaces, including soils, be free of peeling, flaking and blistering paint. In Local Fiscal Year 2018, through the combined Property Rehabilitation Program, Property Repair Program, Accessibility Modification Program, and Scattered Site Rental Housing

Program, a total of 32 units were assessed for LBP hazards; of these, a total of 26 units were constructed before 1978. All of the properties were brought into compliance in accordance with the Lead-Based Paint Law and regulations and 26 of these properties are now considered to be lead safe.

Actions taken to reduce the number of poverty-level families

Approximately six percent of the County's residents lived below the poverty level in 2015 as defined by the U.S. Census Bureau. Poverty impacts all aspects of an individual's life and is caused by a myriad of complex factors but 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 strategies to foster employment and economic opportunity 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 collaborates 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. In addition, Anne Arundel Community College and the Opportunities Industrialization Center of Anne Arundel County provide courses and programs to enhance employment skills.

Anne Arundel County Family Support Center, operated by Maryland Family Network and DSS is located in Annapolis. The Center provides a wide range of programs including (i) education and employment readiness, (ii) adult education and GED prep, (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 where residents can access traditional income supports such as Temporary Cash Assistance (TCA) or Food Stamps as well as Jobs Works Arundel, an employment program, operated by Anne Arundel Workforce Development Corporation. The Center also provides space for the County's community partners such as the Literacy Council of Anne Arundel County, the Organization for Hispanic and Latin Americans, and the Maryland Division of Rehabilitation Services.

The County uses its federal funds for projects and programs providing maximum benefit to extremely low, low, and moderate income households. Specifically, in Local Fiscal Year 2018, the County provided \$10,000 in CDBG funds to support the Opportunities Industrialization Center of Anne Arundel County. The Program offers English for Speakers of Other Languages, basic academic skills, GED preparation, and computer skills training classes to low income

County residents who are unemployed or underemployed. Sixty-six (66) low income individuals took classes from OIC.

CDBG funds in the amount of \$12,000 were expended by the Vehicles for Change Program. This program prepares donated cars for resale at a low cost to limited income households to enable them to maintain employment. In Local Fiscal Year 2018, eight households obtained vehicles through the program.

Actions taken to develop institutional structure

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, federal and State agencies, other public agencies, private nonprofit agencies and organizations, and for profit developers and lenders. An elected County Executive and County Council govern Anne Arundel County. 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, HOME, ESG, HOPWA, 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, Property Repair Program, Scattered Sites Rental Program, the Homeownership Counseling Program, the Foreclosure Prevention Counseling Program, and the Financial Literacy 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 13 member Board includes five 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 they 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 Anne Arundel Partnership for Children, Youth, and Families, 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. These agency Directors meet monthly with the County Executive and his staff to coordinate services and identify critical issues.

Finally, the County continues to work with many nonprofit and for profit housing developers and service providers, including Community Housing Development Organizations (CHDOs), who assist low income and special needs populations. These organizations provide housing and services to the homeless, persons with developmental disabilities, and the mentally ill.

Actions taken to enhance coordination between public and private housing and social service agencies

The Anne Arundel County Executive convened the Human and Health Services Core Group for monthly meetings with the heads of departments to coordinate the efforts of County services. Participants in these Core Group meetings include the Anne Arundel County Department of Health, Anne Arundel County Department of Social Services, the Anne Arundel County Department of Aging and Disabilities, the Housing Commission of Anne Arundel County (Housing Commission), Anne Arundel County Partnership for Children, Anne Arundel County Mental Health Agency, Inc., and ACDS.

Additionally, the Housing Commission worked with service providers to provide Housing Choice Voucher assistance to families and individuals with disabilities. The Housing Commission currently provides housing vouchers and gives priority for vouchers to Supportive Housing Developers, Omni Behavioral Health, The Arc Central of Chesapeake Region, People Encouraging People, Anne Arundel County Mental Health Agency, Inc., Vesta Health Services, Catholic Charities, and Arundel House of Hope, Inc. Clients work with these service providers who assist them with housing and medical needs, as well as other services. The Housing Commission meets with these service providers regularly. The Housing Commission is also a

member of the Homeless Coalition, attends meetings regularly, and serves on committees to ensure coordination with other participating social service agencies, including the Anne Arundel County Department of Health and the Anne Arundel County Mental Health Agency, Inc. The Housing Commission was an active participant in developing the goals and strategies outlined in County's Consolidated Plan and is a member of the Baltimore Regional Fair Housing Group.

The Homeless Coalition includes representatives from (i) the State, County, and City of Annapolis agencies administering mainstream resources; (ii) shelter and nonprofit services providers; (iii) organizations representing individuals diagnosed with mental health disorders, substance abuse, and HIV/AIDS; and (iv) formerly homeless persons, advocates, and others with roles, interests and responsibilities in addressing issues associated with homelessness in the County. The Homeless Coalition meets on a monthly basis to develop policies and procedures, develop plans to end chronic, veteran, and youth homelessness, and re-design the County's Coordinated Assessment.

Identify actions taken to overcome the effects of any impediments identified in the jurisdiction's analysis of impediments to fair housing choice

See Appendix I, the Local Fiscal Year 2018 Actions to Affirmatively Further Fair Housing, attached to this document.

CR-40 – Monitoring

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The standards governing the monitoring of activities are those set forth in the various HUD monitoring guidebooks for each covered program (i.e. CDBG, HOME, ESG, HOPWA, and CoC Programs). In addition to reviewing program progress, effectiveness and overall management systems, basic monitoring is performed to ensure compliance with statutory and regulatory requirements for 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 are also 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 is placed on

assurance of compliance with certifications submitted to HUD with the Consolidated Plan and the Annual Action Plan.

ACDS' monitoring of projects and activities are 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. On-site or comprehensive desk monitoring has been completed for CDBG, ESG, HOPWA, and CoC funded subrecipient grants in Local Fiscal Year 2018.

During each monitoring visit, case files were reviewed to verify the eligibility of activities being funded, financial management and controls and general compliance with regulations, policies and procedures. Although, the ACDS staff worked with several subrecipients to address minor concerns, which were subsequently addressed, all programs monitored were found to be operating with clear documentation, tracking systems and controls in place, evidence of an understanding of, and compliance with, the regulations.

In addition to the monitoring of subrecipients, compliance monitoring for CDBG and HOME funded residential properties were also conducted during the past fiscal year. One CDBG multifamily project was monitored, which included a complete review of 17 client files and 17 housing units. Of these 17 units inspected, five failed the initial inspections due to leaking faucets and water damage. The common area was also inspected and failed due to peeling paint, missing window screens, and a loose railing. While the project has yet to pass the re-inspection, ACDS staff will work with the property owner to ensure repairs are made and the project passes all housing quality inspections in the very near future. A total of 16 HOME funded multifamily projects and two group homes were also monitored this past year. The results of the HOME project compliance monitoring are discussed in greater detail in CR-50 – HOME section of this report.

Citizen Participation Plan

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports

In accordance with the public notification requirements of *Anne Arundel County's Citizen Participation Plan*, notice of the availability of the draft CAPER will be published on Saturday, September 8, 2018 in *The Annapolis Capital* and *Maryland Gazette* newspapers. Notices were 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 will be made accessible and available for review and public comment at ACDS website at www.acdsinc.org, via the internet at all County libraries, at the office of ACDS, and on the ACDS website at www.acdsinc.org. The comment period for the Local Fiscal Year 2018 CAPER (Program Year 2017) will be open for a 15-day period from September 8th to September 24th 2018.

CR-45 – CDBG

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences

As previously stated in CR-05 – Goals and Outcomes section, the County is on target to meet its program objectives as outlined in the *Anne Arundel County Consolidated Plan: FY 2016 –FY 2020* (FFY 2015 – FFY 2019). Therefore, there are not any changes to the County's strategies or objectives that would affect the CDBG program.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?	No
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CR-50 – HOME

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

HOME funded projects are generally monitored on an annual basis to ensure compliance with both the HOME program requirements and the terms and conditions 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. 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.

As of this year, the County has 40 HOME funded multifamily projects and group homes. During Local Fiscal Year 2018, 25 projects, including nine group housing projects (CHDOs) and 16 multifamily projects, received full on-site compliance monitoring including a physical inspection of 104 units in group homes and 155 units in multifamily projects and all common areas at each property, as well as review of 257 tenant files. Tenant files and project files for 19 projects were found to be in compliance with all HOME regulations, including income requirements, record keeping requirements, and affirmative marketing requirements. The remaining six projects failed the initial tenant and project file inspections including staffing concerns, missing items, and marketing concerns. Of the 104 units at group homes that were inspected, 36 units failed with minor deficiencies. All failed units will be re-inspected during the summer of 2018. At the 16 multifamily HOME funded projects, 135 units and 16 common areas were inspected, 26 units and one common area failed their initial property standards inspection for minor deficiencies. These units were then repaired and found to be in compliance on re-inspection or are slated to be re-inspected during the summer/fall of 2018. See list of HOME funded projects that were monitored in Appendix III – HOME Projects Monitoring List – Program Year 2018.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.

All recipients of HOME funds through the County's 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.

One HOME-funded Rental Housing Production Program project was completed during the program year and triggered the assessment required by the "Supplementary CAPER Preparation Direction and Guidance" issued by HUD, as the project supported five or more HOME units. Heritage Overlook, a project involving the demolition and redevelopment of a 100-unit multifamily public housing project in Glen Burnie, Maryland, was completed during the fiscal year and has five HOME assisted units. To ensure compliance with affirmative marketing requirements, the project submitted an Affirmative Marketing Plan, which laid out a marketing plan to ensure minorities, especially those least likely to apply, were notified of the availability of this new affordable housing. The Plan was reviewed and approved as part of the

project underwriting process for rental projects. The Housing Commission, who is managing the property, maintains copies of notices, flyers, and other marketing material to document they were following the approved plan. ACDS staff, on behalf of the County, assessed compliance with affirmative marketing at the time of initial lease up. As a result of effective marketing, at initial lease up, a review of the rent role found 66 percent of the units were leased to a racial or ethnic minority household.

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 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.

As stated earlier, 25 HOME projects were monitored during Local Fiscal Year 2018. During monitoring visits, staff had 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 County's Hispanic community. When necessary, project owners were encouraged to amend their current list of publications in which they advertise to include those targeted to the Hispanic community.

In order to be eligible to participate in the HOME funded 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. The Homeownership Counseling Program is marketed in local newspapers and on the ACDS website, with special marketing efforts in the County's targeted neighborhoods and at community events. During the last year, staff attended 15 different outreach events in targeted neighborhoods with a concentration of protected classes. In addition, ACDS hosted two workshops for lenders and Realtors to educate them about the Homeownership Counseling, Mortgage Assistance, Foreclosure Prevention Counseling, and Property Rehabilitation Programs. The success of this affirmative marketing can be seen in the fact that at least 68 percent of Homeownership Counseling and Foreclosure Prevention Program 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 2017, HOME funded MAP loans helped 21 households purchase homes. A total of 33 percent of the loans were to minority or ethnic minority households.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

A total of \$630,000 in HOME program income was received from the repayment of low interest loans and/or deferred loans from the Mortgage Assistance Program, the Rental Housing Production Program, and the CHDO Group Home Acquisition and Rehabilitation Program. A total of \$37,500 in Program Income was expended during Local Fiscal Year 2018, which was used for administrative support.

Rental Housing Production Program funds in the amount of \$787,500 were provided as gap financing for the rehabilitation of 154 units of existing public housing and the new construction of 36 units at Freetown Village, a public housing community being redeveloped through RAP. The project went to settlement at the end of May 2018. A second Rental Housing Production Program project – 100-unit project called Heritage Overlook located in the Glen Burnie area – was completed during Local Fiscal Year 2018 utilizing prior year funds. Heritage Overlook, an affordable housing development, was developed by Pennrose Properties in conjunction with the Housing Commission. A total of 53 black/African American (63 percent), three Asian (3.5 percent), and 28 whites (33 percent) households leased units at Heritage Overlook in the last year. All households served at Heritage Overlook had incomes below 60 percent of the area median income; of those, 42 (50 percent) households had incomes at or below 30 percent of the area median income. Thirty-nine families (46 percent) were single parent households.

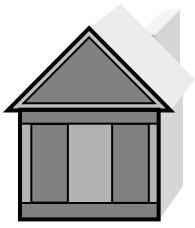
The Mortgage Assistance Program provided a total of 21 loans, averaging \$17,588 per household, to income eligible, first time homebuyers in Local Fiscal Year 2018. Of the 21 loans provided, 38 percent (eight loans) were made to female-headed households; 33 percent (seven loans) were provided to minority households. Homebuyers utilizing MAP loans had an average household income of \$48,093.

Describe other actions taken to foster and maintain affordable housing.

Specific activities to foster and maintain affordable housing undertaken in Local Fiscal Year 2018 utilizing a wide range of federal, State, and local funds include:

- homeownership counseling to over 750 households;
- provided comprehensive property rehabilitation services to 22 low income households and five income eligible households were provided property repair services;
- the Mortgage Assistance Program helped 21 first time homebuyers purchase their first homes by providing down payment, closing cost, and mortgage write-down assistance;

- the County increased the supply of scattered site rental housing by acquiring and rehabilitating five units were rented to low income families in the Brooklyn Park area;
- HOME funds were used to assist with gap financing for a 190 unit affordable housing re-development of the Freetown Village public housing community for families in the Pasadena area;
- HOME funds were provided to a nonprofit CHDO provider to build a group home which serves four very low income individuals with developmental disabilities;
- CDBG funds were used to provide a financial literacy program to 93 low income renters; and
- utilizing CoC, ESG, HOME, and County funds, 219 homeless families were provided rental assistance.



Appendix I

Local Fiscal Year 2018 Actions to Affirmatively Further 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.

In 2012, 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 an AI. After a lengthy review and public comment period, the AI was completed and included an examination of jurisdiction specific and regional impediments to fair housing and actions to address these impediments. The AI and its recommended actions serve as a guide for Anne Arundel County to plan jurisdiction specific actions to affirmatively further fair housing. This action plan has been incorporated into the Consolidated Plan and helped to guide the work over the last year.

During Local Fiscal Year 2018, the County addressed many of the local impediments to Fair Housing identified in the most recent AI. Additionally, the County, along with its partners in the Regional Fair Housing Group, provided local funds to support the full time Housing Policy Coordinator position, located at the Baltimore Metropolitan Council. This position continued to support the the Regional Fair Housing Group in its efforts to affirmatively further fair housing in the region and to establish a process, a timeline, and procurement of a consultant to conduct a new AI. Since the Coordinator has been on staff, the group has developed a Regional Fair Housing Implementation Plan, which included detailed actions and timeframes to address the actions recommended in the regional component of the AI.

The following segment details the action taken on the local level to further fair housing. This segment ends with a summary of the regional activities undertaken during Local Fiscal Year 2018.

Anne Arundel County Fair Housing Activities for Local Fiscal Year 2018

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.

No new action was taken on this.

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 2018, the County provided three letters of support for affordable housing projects located in Opportunity Areas – which are areas with growth potential, strong schools, and low concentrations of poverty – who were seeking State financing. In addition, ACDS began preliminary application intake and underwriting for the Housing Commission of Anne Arundel County redevelopment of the Meade Village community, which is located in an Opportunity Area. The County plans to leverage Low Income Housing Tax Credit funds with a HOME loan to support the creation of 24 additional affordable housing units in the Meade Village community, which is being redeveloped through the RAD process.

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.

ACDS staff, on behalf of the County, reviewed Anne Arundel County's zoning policies and found the County has adopted several measures that seek to support and expand affordable housing development. Workforce Housing legislation allows for multi-family housing with a density of up to 22 units per acre as a special exception use in R-10, and R-15 residential zones. To be eligible for a density bonus the project must serve persons earning 120 percent of Area Median Income (AMI) and below. In addition, the County's Housing for Elderly of Moderate Means law allows multi-family housing serving low income seniors earning 80 percent of AMI and below to be developed up to densities of 22 units per acre as (1) a special exemption use in R-2, R-5, R-10 and R-15 zones; and (2) a conditional use in C-1, C-2 and C-3 zones. To further reduce development costs, the County has adopted legislation that waives water and sewer fees, a

significant cost, for multifamily housing units developed for elderly persons of moderate means. The County also waives impact fees for housing that serves households earning 120 percent of AMI and below and is developed by a nonprofit organization.

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

In 2016-2017, the Housing Commission worked with the Baltimore Metropolitan Region and the U.S. Department of Housing and Urban Development (HUD) to establish 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 115 percent of the Fair Market Rent (FMR). This increase helped to ensure rent payments, paid as part of the Housing Choice Voucher Program, allow for voucher holders to lease rental units in Opportunity Areas or non-impacted areas.

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 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.

During the last year, the County initiated the process for revising its Comprehensive Plan, and developed background papers on affordable housing as part of that process.

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 Local Fiscal Year 2015, ACDS completed a LEP Analysis in conjunction with its Consolidated Planning Process and determined that there is a significant number of Spanish speaking residents in Anne Arundel County. ACDS developed a preliminary LEP Plan on how to better serve the needs of the Spanish speaking community. Part of the plan includes making additional outreach materials and forms available in Spanish, and including a Spanish page on its website - which was developed in Local Fiscal Year 2016 and went live in Local Fiscal Year 2017. ACDS also provided program information to the County to put on ACDS' website in Spanish. ACDS hires translators for any language whenever needed by clients accessing the programs it administers, and this continued during Local Fiscal Year 2018. ACDS also employs a Spanish speaking Housing Financial Advisor to work with program clients.

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 (HCAAC) 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. During the last fiscal year, the agency hosted two landlord symposiums in an effort to better

communicate, educate and build relationships with owners and management agencies participating in the program.

An interactive website continued to be available through the Housing Commission to increase efficiency and participation among landlords. The website includes a section encouraging owners in high opportunity areas to consider participating in the program. This has already yielded inquiries and several new landlords 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. In addition, the Housing Commission and ACDS continued to enhance services utilizing County funding to employ a housing relocation service counselor to assist voucher holders access available homes. This position has been instrumental in identifying available rental units in Opportunity Areas.

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.

The County adopted legislation which established an impact fee schedule, including a provision to waive impact fees for nonprofit developers of affordable housing. As a result, the Berger Square project, which was leased up during Local Fiscal Year 2017, applied and was approved to have its impact fees waived.

In addition, whenever possible, the County offers a Payment In Lieu of Taxes (PILOT) Program to developers of affordable housing. The County passed legislation last year to ensure the Housing Commission has a PILOT Agreement in place for all of their projects as they redevelop their communities through RAD and other processes.

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).

- The Scattered Site Rental Housing Program utilized \$547,749 in CDBG funds, \$380,221 in State funds, and \$23,784 in County funds to acquire and rehabilitate five units for income eligible households in LFY 2018.
- A total of 27 lots have been assembled in the Glendale Terrace subdivision, in Glen Burnie, for the development of 10 affordable homeownership units. During Local Fiscal Year 2018, the Glendale Terrace property was listed for sale to a developer for the construction of 10 single family units to be purchased by income eligible homebuyers.
- During the last year, \$750,000 in HOME and County funds were provided for the

redevelopment of the Freetown Village public housing community involving the construction of 36 new affordable units and rehabilitation of 154 existing public housing units.

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 conducted two “Lenders and Agents” workshops, as well as a special presentation at the Coldwell Bank office in Severna Park, in an effort to educate lenders and real estate agents about the County’s affordable housing programs.

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

During LFY 2018, ACDS was under contract with BNI, a fair housing organization serving jurisdictions throughout the State of Maryland, to provide fair housing outreach and education, as well as fair housing testing in Anne Arundel County.

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, Inc. 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.

ACDS will work to address this issue in Local Fiscal Year 2019.

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 2018, ACDS continued to operate the County’s Homeownership Counseling and Foreclosure Prevention Counseling Programs, which are HUD certified. The programs offer individual, one-on-one counseling on budget management and credit repair assistance. In addition, ACDS continued with its newly established the Financial Empowerment Program, providing financial literacy counseling, as well as one-on-one credit counseling to very low income individuals who are largely public housing residents. During the last year, these services were aggressively marketed at over 15 outreach events hosted by local agencies, community organizations and faith based groups, many of whom serve minority populations,

including the Anne Arundel County chapter of the NAACP, the Department of Social Services, the Department of Aging and Disabilities, United Black Clergy, Heritage Community Church, and Calvary Chapel International Worship Center.

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

During LFY 2018, ACDS continued to market its homeownership programs, attending over 15 outreach events in our protected communities and in partnership with organizations that support members of the protected classes, including the Commission on Disability Issues, Veteran's Commission, Housing Commission, Department of Aging and Disabilities, and faith based groups. For example, ACDS participated in a Hispanic Health Festival, widely attended by the County's Hispanic community who had the chance to learn about the programs ACDS has to offer.

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

During Local Fiscal Year 2018, ACDS hosted two "Lender and Agent" workshop, as well as a special presentation at a broker's office in Severna Park to encourage lenders and realtors to market affordable homebuyer programs to their clients. Approximately 20 to 25 local lenders and real estate agents attended each workshop.

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 Local Fiscal Year 2016, ACDS staff worked with the Anne Arundel County Boards and Commissions staff and the Office of Law staff to develop demographic surveys for housing related Boards and Commission members. Surveys were distributed and collected and have been reviewed with an eye toward recruiting more protected class members.

Regional Fair Housing Actions for Local Fiscal Year 2018

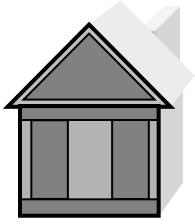
During Local Fiscal Year 2018, the Regional Fair Housing Group accomplished the following actions.

- ❖ The Baltimore Regional Project-Based Voucher (PBV) Program, a collaboration of six public housing agencies (PHAs), the Baltimore Regional Housing Partnership (BRHP), and

Baltimore Metropolitan Council (BMC) awarded 21 project-based vouchers (PBVs) to two proposed developments through its May 2017 RFP. The group also had rescinded the 16 PBVs awarded in 2016 to the Dorsey Overlook development in Ellicott City when that development converted to senior-only because of school capacity constraints. A second RFP was issued in February 2018, for the first time allowing applications for existing housing units; 31 PBVs were awarded to five proposed developments under the 2018 RFP. The Program also received HUD approval to extend the grant-funded portion of the program into a fourth year to continue to help with administrative and operating costs.

- ❖ The Baltimore Regional Affordability Preservation Task Force held two meetings during FY 2018. With support from local governments, BMC refined its affordable housing database to include Low Income Housing Tax Credit information from the Maryland Department of Housing and Community Development (DHCD) and data from local jurisdictions and PHAs, as well as accessibility and affordability information.
- ❖ The Preservation Task Force work led to a letter template created for agencies, developers, and organizations to request copies of advance notice of subsidy opt-out that owners send to DHCD, including under Maryland Assisted Housing Preservation Act and federal Low Income Housing Preservation and Resident Homeownership Act (LIHPRHA).
- ❖ The Regional Fair Housing Group held another educational session for high-level local government law, housing and planning officials regarding the duty to affirmatively further fair housing at BMC in December 2017. Twenty-Eight officials attended, including seven planning staff from four jurisdictions, two law department staff, and nine cabinet-level officials, with each of the six jurisdictions being represented. Participants heard briefings on recent fair housing conciliation agreements from Baltimore County and DHCD.
- ❖ The Regional Fair Housing Group, working with fair housing and disability stakeholders, continued to follow up with DHCD in FY 2017 affirmative fair housing marketing suggestions and suggestion that Md. Housing Search automatically populate Fair Housing Act required accessibility features based on age and type of structure.
- ❖ BMC continued outreach to create “story of us” materials around high opportunity communities that include affordable housing, including conversation with management at an affordable property in a high opportunity area in the region.
- ❖ BMC and PHAs edited a new booklet for voucher briefings to present basic information on porting rights of voucher holders and differing policies among PHAs re: bedroom size and interim reporting.

- ❖ BMC and PHAs explored potential impact of loss of 50th percentile rents on possible FY 2019 payment standards.
- ❖ Paired housing testing conducted by Baltimore Neighborhoods, Inc. (BNI) was in place in all the Regional Fair Housing Group jurisdictions in FY 2018. In FY 2018, began requiring BNI to utilize a standardized reporting form developed by the Fair Housing Group. The new form was designed to track testing progress toward conclusive determinations regarding discrimination in housing rental and sales and determine when re-testing was needed.
- ❖ Continued housing transportation collaboration through May 2018 Housing Committee discussion, including briefings by:
 - ❖ MTA Director of Service Development, Tom Hewitt, re: BaltimoreLink performance so far
 - ❖ DHCD Director of Multifamily Housing, Gregory Hare, re: new transportation-related provisions of 2018 Qualified Allocation Plan (QAP).
- ❖ Prepared a Memorandum of Understanding (MOU) for the six local governments (including the City of Annapolis) and five PHAs (including the Havre de Grace PHA), to carry out and fund a Regional Analysis of Impediments to Fair Housing Choice (AI). The Regional AI will follow the Regional AFH process and template, so that, if HUD guidance changes, the MOU would also govern creation of a Regional AFH.
- ❖ All Regional AI participants updated their Community Participation Plans, or had their changes underway, to include the community participation requirements included in HUD's 2015 rule on affirmatively furthering fair housing.
- ❖ The Baltimore Regional Housing Committee continued to meet and to provide a routine opportunity for interaction and cooperation among nonprofit organizations, governments and advocates to engage around the implementation of Fair Housing Action Plan.



Appendix II

CDBG Financial Summary



Appendix II – CDBG Financial Summary

6510.2 REV-2
Exhibit 3a

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 2017 (July 1, 2017 - June 30, 2018)			
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.			
1. Name of Grantee Arundel Community Development Services, Inc	2. Grant Number	3. Reporting period From 7/1/2017 To 6/30/2018	
Part I: Summary of CDBG Resources			
1. Unexpended CDBG funds at end of previous reporting period. (Prior Year Balance.)			\$2,039,519
2. Entitlement Grant from form HUD-7082			\$1,760,763
3. Surplus Urban Renewal Funds and EDI Capital Funds			
4. Section 108 Guaranteed Loan Funds (Principal Amount)			
5. Program Income received by:		Grantee (Column A)	Subrecipient (Column B)
a. Revolving Funds			\$0
b. Other (Identify below. If more space is needed use attachment)			
Loan Repayments; Fees.		\$763,664	
c. Total Program Income (Sum of columns a and b)			\$763,664
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)			\$4,563,946
Part II: Summary of CDBG Expenditures			
8. Total expenditures reported on Activity Summary, forms HUD-4949.2 & 4949.2A			\$2,171,129
9. Total expended for Planning & Administration, form HUD-4949.2		\$ 472,152	
10. Amount subject to Low/Mod Benefit Calculation (line 8 minus line 9)		\$1,698,977	
11. CDBG funds used for section 108 principal & interest payments			
12. Total expenditures (line 8 plus line 11)			\$2,171,129
13. Unexpended balance (line 7 minus line 12)			\$ 2,392,816
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			\$1,698,977
16. Total (line 14 plus line 15)			\$1,698,977
17. Percent benefit to low/mod persons (line 16 divided by line 10 this reporting period)			100.00%
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			

Appendix II – CDBG Financial Summary

6510.2 REV-2

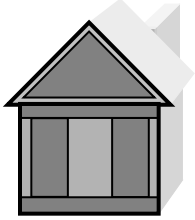
Exhibit 3a

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 2017 (July 1, 2017 - June 30, 2018)		
Part IV: Low/Mod Benefit for Multi-Year Certifications		
(Complete only if certification period includes prior years)		
Program years (PY) covered in certification		
18. Cumulative net expenditures subject to program benefit calculation	\$	-
19. Cumulative expenditures benefiting low/mod persons	\$	-
20. Percent benefit to low/mod persons (line 19 divided by line 18)		
Part V: For Public Service (PS) Activities Only: Public Service Cap Calculation		
21. Total PS expenditures from column h, form HUD-4949.2A	\$	307,023
22. Total PS unliquidated obligations from column r, form HUD-4949.2A	\$	26,393
23. Sum of line 21 and line 22	\$	333,415
24. Total PS unliquidated obligations reported at the end of the previous reporting period	\$	13,909
25. Net obligations for public services (line 23 minus line 24)	\$	319,506
26. Amount of Program Income received in the preceding program year	\$	750,401
27. Entitlement Grant Amount (from line 2)	\$	1,760,763
28. Sum of line 26 and line 27	\$	2,511,164
29. Percent funds obligated for Public Service Activities (line 25 divided by line 28)		13%
Part VI: Planning and Program Administration Cap Calculation		
30. Amount expended for Planning & Administration (from line 9)	\$	474,902
31. PA Unliquidated Obligations at End of Current Program Year	\$	-
32. PA Unliquidated Obligations at End of Previous Program Year	\$	2,750
33. Total PA Obligations (line 30 plus line 31 minus line 32)	\$	472,152
34. Entitlement Grant (from Line 2)	\$	1,760,763
35. Current Year Program Income (from line 5c)		\$763,664
36. Total Subject to PA Cap (line 34 plus line 35)	\$	2,524,427
37. Percent Funds Obligated for PA Activities (line 33 divided by line 36)		18.70%
A. Program Income Narrative (from Part1, 4a.)		
1. Revolving Loan Funds Returned	\$	-
2. Amount Repaid on Float-Funded Activities	\$	-
3. All Other Loan Repayments		
(a) Single Family Property Rehabilitation Deferred Loans	\$	519,365
(b) Single Family Property Rehabilitation Loans	\$	153
(c) Mortgage Assistance Program Deferred Loans	\$	97,878
(d) Other- Non Single Family Loans	\$	146,269
4. Program Income from the Sale of Property		
TOTAL PROGRAM INCOME	\$	763,664
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form HUD-4949.3(06/24/93) ref Handbook 6510.2		

Appendix II – CDBG Financial Summary

6510.2 REV-2
Exhibit 3a

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 2017 (July 1, 2017 - June 30, 2018)			
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			
(1) Single Family Property Rehabilitation Program			52,658
(2) Other			3,992,527
(b) Balance on Deferred Loans			
(1) Single Family Property Rehabilitation Program			8,480,531
(2) Mortgage Assistance Program			1,236,256
(3) Other			6,724,863
3. Loans in Default			
4. Parcels Acquired For Sale			
5. Lump Sum Drawdown			
TOTAL LOANS AND OTHER RECEIVABLES			20,486,834
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)			2,392,816
Add:			
LOC Balance(s) as of GPR Date June 30, 2018		\$ 2,242,904	
Grantee CDBG Liabilities			
Grantee Program Account (Affordable Housing prior period adjustment)			
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)		149,912	
Subrecipient CDBG Program Liabilities (include any reimbursements due to the Grantee from program funds)			
Total Reconciling Balance			\$ 2,392,816
Unreconciled Difference: Misc adjustment			0
E. Calculation of Balance of Unprogrammed Funds			
1. Amount of Funds Available			4,563,946
2. Income Expected			(4,202,717)
3. Less: Total Amounts Budgeted			
4. Unprogrammed Balance			361,228
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.			
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Appendix III

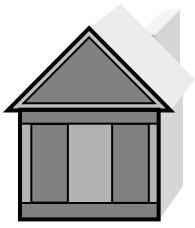
HOME Projects Monitoring List Program Year 2017



Appendix III – HOME Projects Monitoring List – Program Year 2017

Group Home Projects	Units Inspected
Arundel House of Hope, Inc. - Safe Haven I	5 units
Arundel Lodge	17 units
Chesapeake Neighbors	3 units
Human Services Renovations	30 units
Langton Green	12 units
Laurel Commons	7 units
Omni House/Cromwell Fountain	13 units
Omni House/ Oakleaf Villas	12 units
Arundel House of Hope, Inc. - Safe Haven II	5 units
TOTAL	104 units

MultiFamily Projects	Units Inspected
Bay Forest	11 units
Bay Ridge Gardens	13 units
Berger Square	7 units
College Parkway	6 units
Glen Burnie Sr. Housing/Arundel Woods	6 units
Glen Forest	11 units
Greens at Hammond Lane	7 units
Hammarlee House	4 units
Homes on the Glen	9 units
Marley Meadows	4 units
Oakwood Family Homes	5 units
Odenton Senior Housing II – Friendship Village	10 units
Parkview at Furnace Branch	3 units
Parkview at Severna Park	10 units
Tenthouse Creek Village	16 units
Victoria Park	11 units
TOTAL	133 units



Appendix IV

ESG Report



ARUNDEL COMMUNITY DEVELOPMENT SERVICES, INC.
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