


ANNE ARUNDEL COUNTY

Consolidated Annual Performance and Evaluation Report FY 2022





ANNE ARUNDEL COUNTY CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

Local Fiscal Year 2022

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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 second year (Local Fiscal Year 2022) of the five-year period for the *Anne Arundel County Consolidated Plan: FY 2021 – FY 2025 (FFY 2020 – 2024)* in June 2022. 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 first year of the Consolidated Plan period. The projects selected for funding during Local Fiscal Year 2022 met the goals and objectives identified in the Consolidated Plan, as well as helped move the adopted vision statement and guiding priorities forward which were established based on a comprehensive public participation process, needs assessment, and market analysis.

Vision Statement

Anne Arundel County will pursue housing and community development goals that create strong and vibrant communities through a range of affordable housing options and opportunities for all residents. Further, strategies across all goal areas will help promote equity, with a special emphasis on helping households at the lowest income levels, under-represented protected classes, and persons with special needs obtain housing and related support in diverse and inclusive communities.

Guiding Priorities

Prioritization for funding will be given to projects that meet the following guiding principles.

Affordable Housing

The County will make the creation and stabilization/preservation of affordable housing, as well as related services, its top housing and community development priority. Affordable housing that meets the specific needs of homeowners, renters, homeless and special needs populations will be given preference for funding.

Communities of Opportunity

To the extent possible, priority will be given to initiatives that are creating new affordable housing units, allowing low income households to secure affordable housing in Communities of Opportunity (COOs). COOs have little to no concentration of low and moderate income households, and rank high on indices of quality of life. Generally, these are areas where there is a lack of affordable rental and homeownership units and a relatively lower number of Non-White and Hispanic residents.

Neighborhood Revitalization Areas

Revitalization efforts and public service dollars (operating funds) will be prioritized to three main neighborhood revitalization areas, which are the Severn, Brooklyn Park and Glen Burnie communities. These areas have their own unique assets and are targeted by the County for

place based community development initiatives across a range of discipline. At the same time, these areas contain a higher concentration of low and moderate income households, older – yet affordable – housing stock in need of updates, repairs, and other needs compared to the County as a whole. These communities have approved Sustainable Community Initiative (SCI) designations from the State of Maryland and are targeted for revitalization programs. The County’s SCI planning process involved thorough stakeholder engagement processes and needs assessments that resulted in an SCI Action Plan for each area.

Table 1 describes the accomplishments towards meeting the goals identified in the Consolidated Plan.

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
Program Year & Strategic Plan to Date Accomplishments

Goal	Category	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	% Complete	Expected Program Year	Actual Program Year	% Complete
Homeownership Opportunities	Affordable Housing Non-Homeless Special Needs	Public Service Activities for Low/Moderate Income Housing Benefit	Households Assisted	2,975	1,615	54.29%	650	Foreclosure Prevention Counseling 44 Repairs with Care 195 Homeownership Counseling <u>636</u> Total 875	134.62%
Homeownership Opportunities	Affordable Housing Non-Homeless Special Needs	Homeowner Housing Rehabilitated	Household Housing Unit	200	86	43.00%	30	Property Rehabilitation 15 Property Repair 1 Spring Meadows <u>3</u> Total 19	63.33%
Homeownership Opportunities	Affordable Housing Non-Homeless Special Needs	Direct Financial Assistance to Homebuyers	Households Assisted	60	6	10%	12	Mortgage Assistance Program <u>1</u> Total 1	8.33%
Rental Housing Opportunities	Affordable Housing Non-Homeless Special Needs Public Housing	Public Service Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	175	1,565	894.29%	35	Services for Seniors Aging in Place 8 Housing Commission Self Sufficiency 135 Financial Literacy 16 Counseling 16 Community Legal Services <u>1356</u> Total: 50 1,515	4,328.57 %
Rental Housing Opportunities	Affordable Housing Non-Homeless Special Needs Public Housing	Rental Units Constructed	Household Housing Unit	250	25	10%	--	Meade Village <u>24</u> Total 24	--
Rental Housing Opportunities	Affordable Housing Non-Homeless Special Needs Public Housing	Rental Units Rehabilitated	Household Housing Unit	362	286	79.01%	29	Scattered Sites 5 Rental 78 Newtowne 20 <u>199</u> Meade Village Total 283	975.86%

Goal	Category	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	% Complete	Expected Program Year	Actual Program Year	% Complete
Rental Housing Opportunities	Affordable Housing Non-Homeless Special Needs Public Housing	Tenant-Based Rental Assistance / Rapid Rehousing	Households Assisted	200	77	38.50%	50	HOPWA Tenant Based Rental 33 Total 33	66%
Prevent and End Homelessness	Affordable Housing Homeless	Public Service Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3,500	2,714	77.54%	690	Homeless Day & Resource Center 993 Homeless Street Outreach Team 329 AA Co. Mental Health Agency – County 176 Total 1,498	217.10%
Prevent and End Homelessness	Affordable Housing Homeless	Tenant-Based Rental Assistance / Rapid Rehousing	Households Assisted	860	462	53.72%	247	Shelter Plus Care 39 Housing Commission SHP 35 Arundel House of Hope (AHOH) Partnership Community Housing 11 AHOH Community Housing 15 PEP Housing First 17 Sarah’s House Rapid Re-Housing 26 AHOH Safe Haven 9 AA Co. Mental Health - SHOP 27 AHOH Rapid Rehousing –ESG and ESG CV funded Light House Rapid Rehousing 1 ESG-CV YWCA Rapid Rehousing 6 Total 224	90.68%
Prevent and End Homelessness	Affordable Housing	Homeless Person Overnight Shelter	Persons Assisted	1,500	1,513	100.86%	310	The Light House Family Program 56	242.58%

Goal	Category	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	% Complete	Expected Program Year	Actual Program Year	% Complete
	Homeless							Fouse Center 13 COVID Response County Hotel Shelter 344 Sarah's House 259 AA Co. Mental Health Agency - Hotel Vouchers <u>80</u> Total 752	
Prevent and End Homelessness	Affordable Housing Homeless	Homelessness Prevention	Persons Assisted	550	301	54.73%	68	Community Action Agency Eviction Emergency Assistance 78 Family Stability Extension 28 AHOH ESG Prevention <u>8</u> Total 114	167.65%
Prevent and End Homelessness	Affordable Housing Homeless	Homelessness Prevention	Rent Payments / Households Assisted	--	1,875 rent payments / 2,826 Households	n/a	2,826	ACDS EPP 1,936 Anne Arundel Partnership for Children, Youth, and Families EPP 94 Community Action Agency EPP 129 Light House EPP 40 HCAAC 80 United Way - Step Program <u>547</u> Total 2,826	100%
Sustainable Communities	Non-Homeless Special Needs Non-Housing Community Development	Public Service Activities other than Low/Moderate	Persons Assisted	1,830	569	31.09%	250	Chesapeake Arts Scholarship 38 Chesapeake Arts Teen Club 45	113.60%

Goal	Category	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	% Complete	Expected Program Year	Actual Program Year	% Complete
		Income Housing Benefit						Freetown Village Boys & Girls Club 81 Meade Village Boys & Girls Club <u>120</u> Total 284	
Sustainable Communities	Non-Homeless Special Needs Non-Housing Community Development	Other	Other	1	1	100.00%	1	Greater Baybrook Alliance <u>1</u> Total 1	100.00%
Economic Opportunities	Non-Homeless Special Needs Non-Housing Community Development	Public Service Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	320	160	50.00%	60	Opportunities Industrialization Center <u>96</u> Total 96	160.00%
Promote Fair Housing	Affordable Housing Fair Housing	Other	Other	1	1	100.00%	1	Fair Housing Action Center of Maryland <u>1</u> Total 1	100.00%
Administration of Federal Funds	Administration	Other	Other	1	1	100.00%	1	Total 1	100.00%

Fiscal Year 2022 continued to be challenging as COVID-19 brought on economic hardships that affected low - moderate income households throughout the County. As a result, the County received an influx of federal and State relief funding, including additional CDBG-CV and ESG-CV funds, Emergency Rental Assistance Program (ERAP) funds, State eviction prevention funds, and Fiscal Recovery Fund dollars. On behalf of the County, Arundel Community Development Services, Inc. (ACDS) implemented projects and activities to address the crisis. While the existing programs and projects resumed and continued during the fiscal year, modifications needed to be made. A review of Table 1 demonstrates that, despite the Coronavirus pandemic, most of the annual goals were met, while significant milestones were achieved in other areas due to the demand and response of these issues such as eviction prevention and overnight shelters. However, a few annual goals were not met. Notably, the provision of direct financial assistance to homebuyers was not met due to the historically high home prices and broad inflationary pressures that made it more difficult for families to purchase a home.

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

The County completed its second year of the Consolidated Plan for FY 2021 – FY 2025, meeting the majority of its goals and outcomes illustrated in Table 1. Below are highlights of some of the highest priorities and the objectives met by the County, ACDS and its partners.

- ❖ Rehabilitated 16 homes occupied by low and moderate income homeowners, an increase over the previous year.
- ❖ Completed three roof replacements during Phase II, and leveraged CDBG funds to continue to Phase III of the roof replacement project in the Spring Meadows Community, located in the Severn Neighborhood Revitalization Area, which will result in an additional 60 roof replacements.
- ❖ Provided over 636 individuals with homeownership counseling and assisted one low and moderate income household to purchase their first home.
- ❖ Acquired and rehabilitated six dilapidated units, making them available for rent to income eligible households, providing affordable workforce housing and neighborhood stabilization for residents in that area.
- ❖ Increased affordable rental housing through the provision of HOME funds, which yielded the following results: (i) closed on a \$1,200,000 HOME Loan in April 2022 and began construction of a new multi-family project that will create 38 affordable units for families in a Community of Opportunity; (ii) completed the redevelopment of Newtowne 20 (now Wilbourn Estates), by demolishing and constructing 78 units of affordable rental housing

and a establishing a new community center in the City of Annapolis; and (iii) completed redevelopment of the Meade Village Public Housing Community, including the rehabilitation of 199 units of affordable housing, and construction of 24 new units.

- ❖ Approved and closed on a \$400,000 HOME loan for Langton Green, Inc., certified as a Community Housing Development Organization (CHDO) through the CHDO Housing Acquisition and Renovation Program, to renovate their existing 59 room residential facility for low income adults with intellectual and developmental disabilities. In addition, the project was approved for \$800,000 in CDBG and \$500,000 in County funded loans. The project settled in July 2022 and is anticipated to be completed during the next fiscal year.
- ❖ Leveraged the new Workforce Housing Zoning Law and availability of increased County resources allocated to affordable housing. The County also analyzed and approved PILOT requests and began underwriting gap financing for 6 projects, which together will create 406 new units and preserve 911 units for families and seniors.
- ❖ Supported the participation of approximately 284 youth in the Boys & Girls Clubs at Meade and Freetown Village and Chesapeake Arts Center programs in Neighborhood Revitalization Areas.
- ❖ Provided tenant based rental assistance to 33 households living with HIV/AIDS.
- ❖ Made rent payments for 2,826 income eligible clients affected by the pandemic by utilizing various emergency COVID-19 relief funds. An additional 115 households avoided eviction through other CDBG and ESG funded programs. Provided legal counseling and/or representation to 1,356 households facing eviction with the support of CDBG-CV funds.
- ❖ Provided rapid re-housing and/or tenant based rental assistance to 274 homeless households.
- ❖ Provided overnight emergency shelter to 752 individuals.
- ❖ Provided economic opportunities, including job skills training and GED prep, to 96 individuals.
- ❖ ESG-CV funds were utilized to provide shelter to 424 people experiencing homelessness, to conduct outreach to 188 individuals residing on the street and/or locations not fit for shelter, and supported 30 households with rapid rehousing.

CR-10 Racial and Ethnic Composition of Families Assisted

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

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

	CDBG	HOME	ESG
White	1,057	5	101
Black or African American	939	13	169
Asian	16	0	1
American Indian or American Native	14	0	1
Native Hawaiian or Other Pacific Islander	4	0	2
Two or More	<u>64</u>	<u>1</u>	<u>27</u>
Total	2,094	19	301
Hispanic	138	0	16
Not Hispanic	1,956	19	285

Narrative

According to 2020 American Community Survey (ACS) estimates, 71% of the population in the County identified as White. The next largest racial group identified as Black, comprising 16.7% of the population. This group was followed by the Asian populace, which comprised 5.5% of the population. Two or more races included four% of the population. American Indian/Alaska Native encompassed 1.2% of the population while Native Hawaiian/Other Pacific Islander populations had less than one% of the total population.

The U.S. Census Bureau categorizes a person of Hispanic origin, and/or ethnicity separately from the racial statistics. The County has seen a continuous growth in this population over the last 15 years. The ACS data from 2020 estimates that eight% of the total population in the County is Hispanic. This compares to 7.5% in 2018, 6.6% in 2012, 4.2% in 2008, and 2.6% in 2000.

To promote fair housing opportunities for all low - moderate income and racial or ethnic minority residents, various housing programs are offered countywide. As illustrated in Table 2, the CDBG, HOME, and ESG funded programs serve a higher%age of racial or ethnic minorities than found in the overall County population (approximately 28%). Specifically, 49.5% of those served by CDBG funded programs, 74% of those served by HOME funded programs, and 66% 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		\$ 2,777,589.00	\$ 2,787,550.00
HOME		\$ 1,647,691.00	\$ 1,702,247.00
ESG		\$ 180,964.00	\$ 198,903.00
Other	HOPWA funds via Baltimore City	\$ 642,162.00	\$ 372,872.00
Other	Competitive McKinney-Vento Homeless Assistance Act	\$ 2,459,396.00	\$ 1,672,532.00
Other	Housing Choice Voucher Funds	\$ 21,300,000.00	\$ 21,980,149.00
Other	CDBG-CV I, II, III*	\$ 4,574,567.00	\$ 1,493,820.00
Other	ESG-CV I/II*	\$ 1,924,907.00	\$ 985,135.00
Other	Coronavirus Relief Funds (CARES)*	\$ 11,999,460.00	\$ 822,400.00
Other	Emergency Rental Assistance - ERAP I/II/Maryland ERAP I/II*	\$ 42,508,568.00	\$ 27,393,156.00
TOTAL		\$ 90,015,304.00	\$ 59,408,764.00

*Prior Year FY2020 funds made available to address the Pandemic continued to be expended in FY 2022

Narrative

Arundel Community Development Services, Inc. (ACDS) administers the majority of federal housing and community development funds on behalf of the County. The agency also 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.

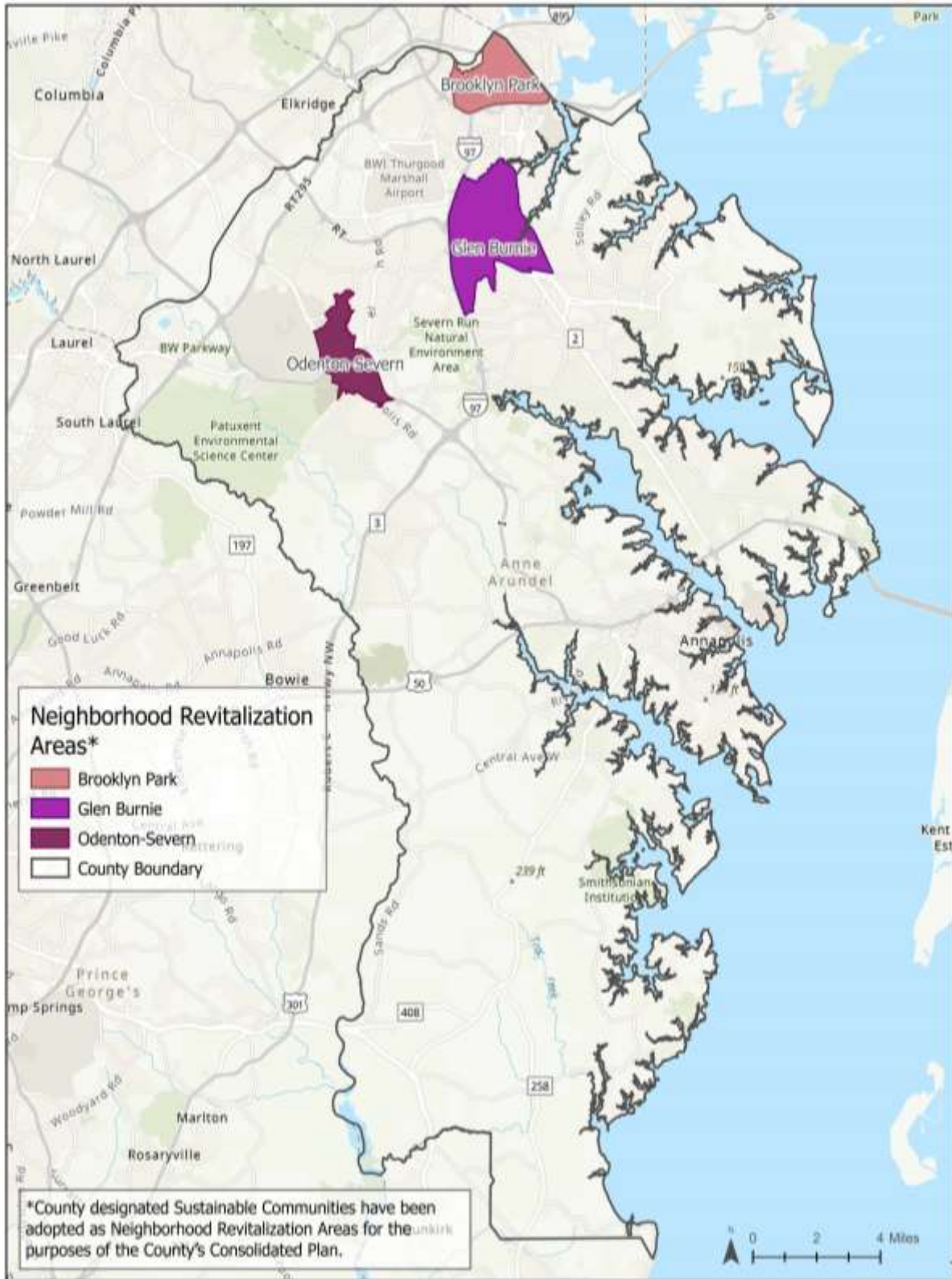
During Local Fiscal Year 2022, a total of **\$59,408,764** in federal resources was expended for housing and community development activities in the County. These funds are a combination of entitlement grants, program income, required local match dollars, general County funds, competitive Continuum of Care funds, and Housing Choice Voucher funds. Additionally, the County spent 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

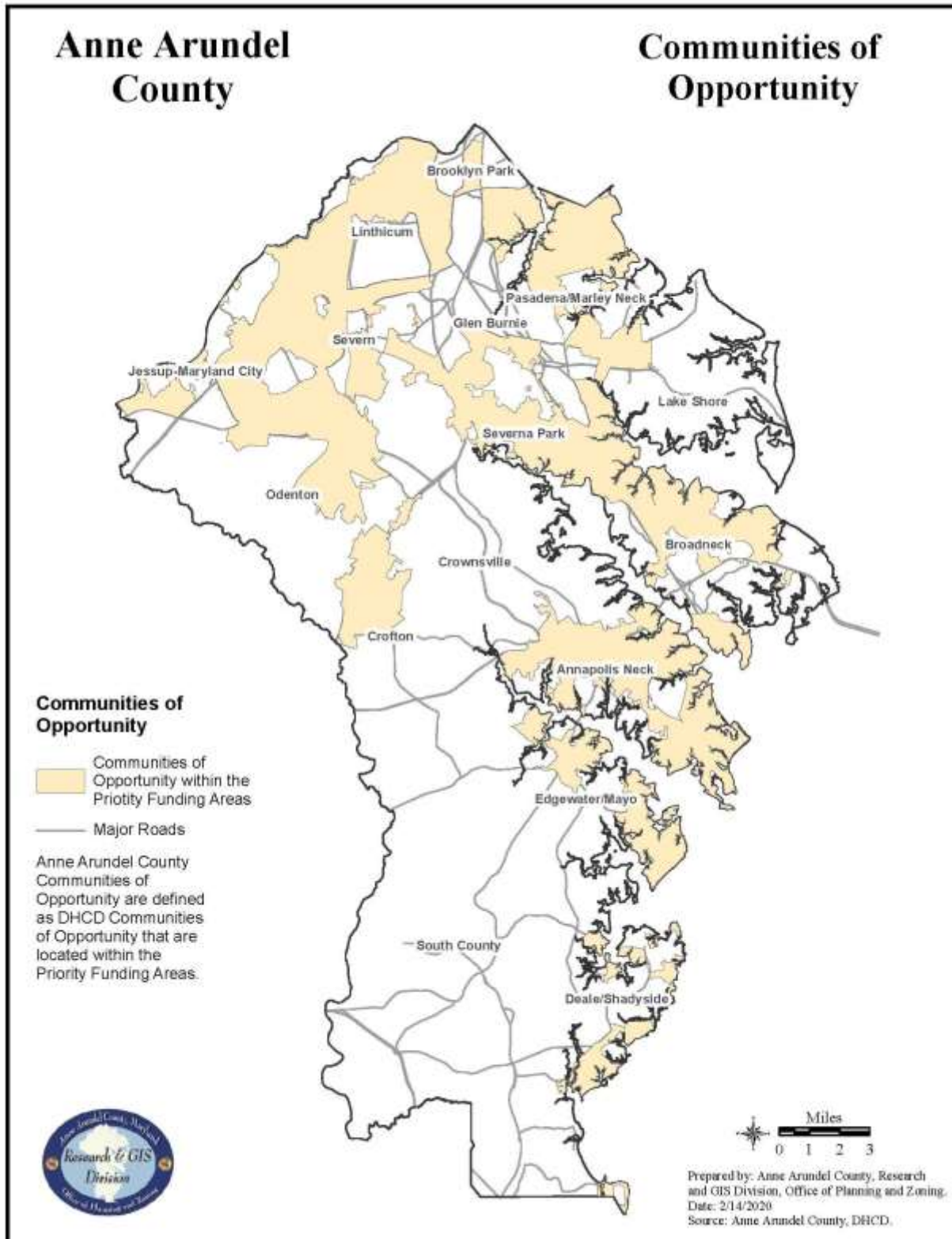
Table 4
Geographic Distribution and Location of Investments

Target Area	Planned%age of Allocation	Actual%age of Allocation	Narrative Description
Opportunity Areas	6.00%	2.28%	Funds expended on Multifamily in Community of Opportunity as well as the Meade Village Boys & Girls Club
Priority Revitalization Communities	8.00%	3.04%	Funds expended on Chesapeake Arts Center, Boys & Girls Clubs at Meade Village and Freetown Village, Scattered Sites

Map 1
Anne Arundel County Neighborhood Revitalization Areas



Map 2
Anne Arundel Communities of Opportunity



Narrative

During Local Fiscal Year 2022, the County invested 3.04% of its federal, State and County resources into projects and programs that enhance the quality of life in Neighborhood Revitalization Areas, including programs offered at the Chesapeake Arts Center, the Scattered Sites Rental Housing Program, and the Boys & Girls Clubs at Meade Village and Freetown Village. The Property Rehabilitation and Property Repair Programs are marketed heavily to these targeted neighborhoods, although the initiatives serve residents countywide. In Severn, a Neighborhood Revitalization Area, construction was completed on the redevelopment of the Meade Village Public Housing Community; redeveloping 199 units of affordable housing and constructing 24 new units. While expended in prior years, a total of \$750,000 in HOME dollars was provided as gap financing to ensure the completion of this project.

Communities of Opportunity are areas with strong schools and housing markets. They also have a low concentration of poverty, minority households and have healthy economic characteristics. These areas provide a positive environment for families to raise children and allow the elderly to live in a healthy community. Historically, few affordable housing units have existed in COOs and instead have been concentrated in older communities where there are concentrations of racial minorities and low and moderate income households. The Analysis of Impediments to Fair Housing Choice calls for the County to invest its HOME funds for new family rental housing units on sites outside of “impacted areas,” or conversely, within COOs. During Local Fiscal Year 2022, approximately 2.28% of the federal, State and local resources were expended in those areas. Newtowne 20 – now Wilbourn Estates – was completed during the program year and is located in a COO in the City of Annapolis. The project involved the demolition and redevelopment of an aging and obsolete public housing community.

Due to the influx of COVID-19 relief dollars, which mostly funded countywide eviction prevention efforts, expenditures which are not counted towards Neighborhood Revitalization Areas nor COOs, the percentage of funds in both geographic priority categories are much lower than previously planned. That said, a significant number of payments were made on behalf of tenants living in both COOs and Neighborhood Revitalization Areas.

Leveraging

During Local Fiscal Year 2022, ACDS, on behalf of the County, worked to increase the amount of funds obtained from public and private sources. Examples of efforts to secure additional funds are summarized below.

ACDS successfully leveraged approximately \$1 million in County funding to support its homeownership, housing, and homeless programs.

ACDS administered a first time homebuyer program and leveraged \$16,000 in HOME funds and \$4,000 in County match funds with private mortgage funds

The Property Rehabilitation Program successfully leveraged its CDBG and HOME funds with \$281,634 in Maryland Housing Rehabilitation Program (MHRP) funds to rehabilitate properties countywide, and \$182,937 in State Revitalization Funds awarded through the Greater Baybrook Alliance to acquire and rehabilitate properties in the Brooklyn Park community.

Arundel House of Hope (AHOH) supplemented its CDBG award of \$40,000 to operate the Homeless Resource and Day Center with \$22,000 in State funding and \$124,450 in private funding. The County contributed \$50,000 in local funds to leverage \$20,000 in CDBG funds to operate a Homeless Outreach Team within the Department of Social Services in Local Fiscal Year 2022. ESG-CV funds were also utilized for the Homeless Outreach Team.

The County expended \$539,445.89 in State Homelessness Solutions Program funds to support a range of housing and shelter emergency services for the homeless, complementing the federal and County dollars available to meet the needs of the homeless.

HOME funds in the amount of \$1,200,000 were provided as gap financing for the redevelopment of Brock Bridge Landing, which included the construction of 38 family units in Jessup, MD. This project settled in March 2022 and is currently under construction. HOME funds leveraged \$14,248,575 in Low Income Housing Tax Credit equity, in addition to an approximately \$4.6 million dollar first mortgage.

Surplus Land

The County and Board of Education own surplus land, which provides an opportunity for a creative approach when using underutilized government owned property for the construction of new housing or public facilities. The County donated land to the Housing Commission to develop 24 new units of new affordable rental housing at the Meade Village public housing community in Severn, leveraging a variety of other funding resources. This project, funded in Local Fiscal Year 2020, completed construction and leased during Local Fiscal Year 2022. The County also worked with the Board of Education to obtain additional surplus land in Severn for the development of a new public facility, the Severn Center, leveraging \$1 million in previously committed CDBG funds and as well as over \$14 million in other local and State funding resources. Construction is underway on the Severn Center and is expected to be completed in the first half of 2023. In this case, utilizing surplus land greatly reduced the cost of developing the project for the benefit of lower income citizens.

Match

The County met its commitments for federal programs requiring local matching contributions including the Emergency Solutions Grant Program (ESG) and the HOME Investment Partnerships Program (HOME). Catholic Charities received \$185,560 in State funds 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 funds from the U.S. Department of Defense, Federal Emergency Food and Shelter Program, United Way, as well as private sources. These funds exceeded the total ESG match requirement of \$ 180,964.00.

During federal Fiscal Year 2022, the local HOME match liability was \$100,201; however, the County expended a total of \$30,363 in local match dollars. The County was able to meet the Match requirement as Table 5 and Table 6 illustrates as the County continues to have excess match funding that is carried over from prior year.

**Table 5
HOME Match Report**

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$ 617,453
2. Match contributed during current Federal fiscal year (2022)	\$ 30,363
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$ 647,816
4. Match liability for current Federal fiscal year	\$ 100,201
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$ 547,614

**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)						
SN0056	11/13/2020	\$ 4,859.00	0	0	0	0	0	\$ 4,859
MP0776	11/12/2020	\$ 3,220.00	0	0	0	0	0	\$ 3,220
MP0777	2/28/2021	\$ 4,150.00	0	0	0	0	0	\$ 4,150
MP0778	6/30/2021	\$ 4,600.00	0	0	0	0	0	\$ 4,600
RH1634	6/11/2020	\$ 3,104.45	0	0	0	0	0	\$ 3,104
RH1646	12/20/2020	\$ 6,014.61	0	0	0	0	0	\$ 6,015
RH1671	5/27/2021	\$ 4,414.50	0	0	0	0	0	\$ 4,415

Total \$ 30,363

Table 7
Program Income

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 \$
\$ 3,161,993	\$ 1,300,000	\$ 1,793,345	\$ -	\$ 2,668,648

HOME MBE/WBE Report

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	9	0	0
Dollar Amount	\$ 478,472.61	\$ -	\$ -	\$ 422,251.00	\$ -	\$ 56,221.61
Sub-Contracts						
Number	17	0	0	0	0	17
Dollar Amount	\$ 59,770.00			\$ -	\$ -	\$ 59,770.00
	Total	Women Business Enterprises	Male			
Contracts						
Number	12	1	11			
Dollar Amount	\$ 478,472.61	\$ 2,231.61	\$ 476,241.00			
Sub-Contracts						
Number	17	0	17			
Dollar Amount	\$ 59,770.00	\$ -	\$ 59,770.00			

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	22	15
Number of non-homeless households to be provided affordable housing units	49	323
Number of special needs households to be provided affordable housing units	<u>25</u>	<u>0</u>
Total	96	338

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

Table 11 shows the outcomes generated from the CDBG and HOME funded Property Rehabilitation Program, Property Repair Program, Scattered Sites Rental Housing Program, HOME funded Mortgage Assistance Program, HOME funded Rental Production Program, and the ESG funded Rapid Re-Housing Program. In Local Fiscal Year 2022, the County met the majority of its goals. The County completed two HOME funded re-developments of its public housing communities including Meade Village (now Heritage at Meade) with the rehabilitation

of 199 units and new construction of 24; and Newtowne 20 (now Wilbourn Estates) with the redevelopment of 78 units.

Table 12
Number of Households Supported

	One-Year Goal	Actual
Number of households supported through rental assistance	25	15
Number of households supported through the production of new units	0	24
Number of households supported through the rehab existing units	60	293
Number of households supported through acquisition of existing units	<u>14</u>	<u>6</u>
Total	99	338

In addition to the programs outcomes shown in Table 11 and Table 12, the County offered 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 218 households and the HOPWA Program provided tenant based rental assistance to 33 households in Local Fiscal Year 2022.

Discuss how these outcomes will impact future annual action plans.

The aftermath of the pandemic has continued to impact the implementation of some of the County's programs including the Mortgage Assistance Program and Accessibility Modification Program during Local Fiscal Year 2022; however, the County succeeded in completing two rental developments and rehabilitated or repaired 16 properties for income eligible homeowners. While the County fell short in reaching its goal to assist our Special Needs Population this past year, the County approved a \$400,000 HOME loan, \$800,000 in CDBG, and \$500,000 in County funds for Langton Green, Inc. to renovate their existing 59 room residential facility for low income adults with intellectual and developmental disabilities. The project settled in July 2022 and is anticipated to be completed during the next fiscal year. Therefore, given the multi-year nature of many of its capital projects, it is anticipated that the County is moving towards becoming fully operational in the coming year and will succeed in the goals and objectives identified in the *Anne Arundel County Consolidated Plan FY 2021 – FY 2025*.

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	4	7
Low Income	3	10
Moderate Income	4	4
Total	11	21

Note: Table 13 does not include ESG funded beneficiary data or County funded beneficiary data for over-income households.

Narrative

Table 13 reflects the beneficiaries (households) assisted through CDBG and HOME funded affordable housing programs, which includes the Accessibility Modification Program, Property Rehabilitation Program, the CHDO Acquisition/Rehabilitation Group Home Program, Mortgage Assistance Program, and the Scattered Sites Rental Housing Program. It should be noted that Table 13 does not include ESG funded Rapid Re-Housing outcomes. While the total number of units have been reported in Tables 11 and 1 for the Rental Housing Production Program, only HOME assisted units (Meade – 10 units and Newtowne – 6 units) are reported in Table 13 and Table 14.

Table 14 shows the breakdown of the number of households by income served in HUD funded entitlement programs, including CDBG, ESG and HOME. The CDBG and HOME funded affordable housing programs served 100% low and moderate income households. Additionally, 100% of the households served by CDBG funded public service programs were low and moderate income.

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

Number of extremely low income renter households	20
Number of extremely low income owner households	6
Number of low income renter households	7
Number of low income owner households	6
Number of moderate income owner households	5
Number of moderate income renter households	3
Number of homeless persons served	20
Number of middle income persons served	0

Additionally, in an effort to address the worst case needs in the County, 71 extremely low income homeless households were served by the ESG, ESG-CV, and CoC funded Rapid Re-Housing Program and 153 low income homeless households were served through CoC funded

permanent housing programs. The HOPWA Program provided an additional 33 households with tenant based rental assistance. Finally, in order to help prevent extremely low income cost burdened households from becoming homeless, ACDS and its partners assisted 2,826 households negatively impacted by the Coronavirus pandemic utilizing Emergency Rental Assistance, County general funds and CARES Act funds to prevent evictions. An additional 115 households were assisted with CDBG funded eviction prevention assistance.

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 County continued its coordinated outreach procedures, helping homeless individuals easily access programs. The Anne Arundel County Department of Social Services (DSS) is the coordinated entry point for the emergency shelter system. Homeless individuals are referred to the coordinated entry intake employee, by shelter and outreach staff, or through the DSS resource centers. In response to COVID-19, all screening for emergency shelters was completed via telephone. The process is marketed through Continuum of Care (CoC) members, County agencies, libraries, the faith community, food pantries and telephone operators of the United Way 211 service system. The coordinated entry is also advertised on ACDS and the County's websites. Individuals least likely to access services can contact several emergency providers, including the Crisis Response System, to be assessed and referred to the coordinated entry intake employee. The CoC process gives priority for shelter to homeless individuals assessed as most vulnerable and living on the street or residing in a place not fit for human habitation.

In Local Fiscal Year 2022, the County continued to offer a Homeless Outreach Team program. This mobile team served 329 homeless individuals encamped and/or residing on the streets in Anne Arundel County. In response to COVID-19, the County expanded its homeless street outreach efforts to include three additional outreach workers to meet the needs of the street homeless population. The County has several other outreach teams including the Crisis Response Team and two Assertive Community Treatment (ACT) Programs designated to serve homeless individuals diagnosed with mental illness. One of these ACT teams is part of a mental health grant and specifically targets the chronically homeless. The ACT Program and Crisis Response Team receives referrals from the police, hospitals and shelters when a homeless individual is in crisis. In addition, Arundel House of Hope (AHOH) and The Light House provides outreach services and case management, day shelter, meals, and links to mainstream resources through the AHOH Day and Resource Center and The Light House Safe Harbour Resource Center.

Coronavirus Response: In response to COVID-19, the County utilized ESG-CV funds to increase the capacity of the outreach teams to serve the homeless population by hiring additional staff to ensure the individuals were linked to services and housing. Additionally, ESG-CV funds were awarded to the Mental Health Agency to provide emergency hotel vouchers for families experiencing homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency Shelter – Anne Arundel County has approximately 50 year-round and 90 seasonal emergency shelter beds for individuals, and 90 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 Winter Relief Program, which is a seasonal program operated by rotating churches, provides transportation, meals, and temporary housing usually between the hours of 5:00 p.m. and 7:00 a.m. from November through April. This program was operated at a reduced capacity in Local Fiscal Year 2022 due to COVID-19. Additionally, the County continued to use local, federal CARES Act, American Rescue Plan and ESG-CV funds to support a temporary shelter for its homeless population, which allows homeless individuals and households to be sheltered in a non-congregate setting. The shelter, located at a hotel in Annapolis, was operated by a partnership among ACDS, AHOH, and DSS and served 344 individuals. The hotel shelter participates in the coordinated entry process. Local shelters and the City of Annapolis provided additional freezing weather beds during the coldest nights. There is generally a shortage of emergency shelters for both individuals and families in the County, especially during the summer months when the rotating shelter and freezing weather beds are unavailable.

In Local Fiscal Year 2022, Sarah's House, operated by Associated Catholic Charities, Inc., expended \$85,000 in ESG funds from the County and served 259 persons. Additionally, The Light House, Inc., located in the City of Annapolis, provided shelter to 229 homeless individuals. Finally, the YWCA operated a shelter for victims of domestic violence and continued to provide shelter and services to families and individuals.

Transitional Housing – AHOH continued to offer six transitional housing beds for homeless veterans at the Patriot House and nine transitional beds for families at three different locations. Additionally, the AHOH Fouse Center, a transitional housing program for men experiencing homelessness, served 13 men and expended \$100,000 in County funds. The Fouse Center offers intensive support services for substance abuse and mental health support.

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 key strategies for ending homelessness in the County is to prevent the onset of homelessness. A multitude of County agencies assist households in avoiding homelessness by providing financial assistance for eviction prevention and utility turn-off assistance. In Local Fiscal Year 2022, the County used an array of funds to address the eviction crisis including CDBG, FEMA, State, County, private, CARES Act and federal Emergency Rental Assistance (ERA) funds.

In Local Fiscal Year 2022, \$58,598 in CDBG funds were expended by the Anne Arundel County Community Action Agency to provide eviction prevention, utility turn-off assistance and first month's rent. Additionally, the Anne Arundel County Partnership for Children, Youth, and Families expended \$24,217 in CDBG funds to continue the Brooklyn Park Family Stability Program which provided eviction prevention and shelter diversion assistance. Through these two programs, over 107 individuals were prevented from becoming homeless. Other organizations, such as The Light House, helped avert the eviction of 40 individuals by providing a State funded homelessness prevention and diversion service through the Safe Harbour Resource Center. The Community Action Agency also helped families stay housed with a State funded homelessness prevention and diversion assistance program. Lastly, the Mental Health Agency for the County utilized approximately \$100,000 of County funds to provide an array of flexible resources to assist 176 individuals in a housing crisis.

In Local Fiscal Year 2022, the County continued its Eviction Prevention Program operated by ACDS, Anne Arundel County Partnership of Children, Youth, and Families and the Community Action Agency. The Light House continued to expend its allocation of approximately \$43 million of Emergency Rental Assistance (ERA) funding directly from the Treasury and from State of Maryland's Department of Housing and Community Development (DHCD) to help families remain housed. The Program also leveraged State of Maryland CDBG-CV, County, and CARES Act funds. This emergency assistance prevents evictions and utility turn-off to keep families housed. The Program provides financial assistance for income eligible households to pay rental arrears and prospective rent to prevent homelessness. Those efforts resulted in the prevented eviction of 2,826 households during Local Fiscal Year 2022. CDBG-CV funds were mobilized to the Center of Help to provide bilingual case management to eviction prevention applicants. CDBG-CV funds were also provided to the Partnership for Children, Youth, and Families to expand its shelter diversion program in response to COVID-19. Additionally, the County utilized County, CARES ACT and CDBG-CV funds to provide legal assistance to 1,356 tenants facing eviction.

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. DSS is responsible for implementing discharge planning for children in foster care. The goal is to make sure every child has a permanent supportive connection before aging 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 and its strategy for ending chronic homelessness. As part of the development of the coordinated assessment process, the County adopted the VI-SPDAT as its assessment tool, which evaluates and ranks each homeless individual based on a number of risk factors, generating a centralized list of most vulnerable, chronically homeless individuals. Those who are ranked as the most vulnerable are given priority for the HUD funded permanent supportive housing programs and other services in the County. The list serves as the coordinated waitlist for all HUD funded permanent housing programs in the County.

The County utilized a rapid re-housing strategy for homeless families. This approach expended \$93,080.22 in ESG funding, \$125,065 in ESG-CV, and \$138,851 in CoC funding for various rapid re-housing programs serving 65 households in Local Fiscal Year 2022. The family shelters also work to help families increase their incomes so they can obtain housing. The Light House also operated a State funded rapid re-housing program, which served one homeless household. The Partnership for Children, Youth, and Families operated a State funded rapid re-housing program for unaccompanied homeless youth aged 18-24 that served six youth. In response to COVID-19, a rapid re-housing program was operated at the YWCA using ESG-CV funds serving families fleeing and/or attempting to flee domestic violence.

Additionally, Project North (formally Sarah's House Transitional Housing Program), continued to receive project based housing vouchers from the Housing Commission of Anne Arundel County serving 14 homeless families. The Light House also continued to provide permanent housing for homeless individuals and families at the Willow House, Anchor House, and Bistro Apartments.

Including the Shelter Plus Care Program, the County expended a total of \$1,672,532 in CoC funds and provided 153 households with permanent supportive housing targeted to the chronically homeless through the housing programs listed below. Additionally, the CoC funded rapid re-housing program expended \$138,851 and served 26 households.

❖ Community Housing Program – Arundel House of Hope (AHOH) expended \$103,870 in CoC

funds providing 15 chronically homeless individuals with permanent supportive housing.

- ❖ Safe Haven Consolidated Program – AHOH expended \$126,414 in CoC funds providing nine chronically homeless persons with permanent supportive housing.
- ❖ Housing First Program – People Encouraging People, Inc. expended \$207,725 in CoC funds providing tenant based rental assistance and intensive case management services to 17 chronically homeless households.
- ❖ SHOP Consolidated Program – The Anne Arundel Mental Health Agency expended \$295,981 in CoC funds providing tenant based rental assistance for 27 homeless households.
- ❖ Shelter Plus Care – The Maryland Behavioral Health Administration expended \$442,183 in CoC funds providing tenant based rental assistance to 39 homeless households.
- ❖ Anne Arundel Partnership for Permanent Housing Program – ACDS expended \$357,507 in CoC funds to administer a permanent housing program, which is operated through a partnership between the Housing Commission, AHOH and the Department of Social Service. This Program provided housing assistance to 46 households, including families who were chronically homeless, as well as provided intensive case management and supportive services. This Program also provides \$25,000 for the County's HMIS system operated by DSS.

Special Needs Population

The County supported affordable housing for other special needs populations by providing rental assistance to 33 households with an adult member diagnosed with HIV or AIDS. The County approved a \$400,000 HOME loan for Langton Green, Inc., certified as a Community Housing Development Organization (CHDO), through the CHDO Housing Acquisition and Renovation Program to renovate their existing 59 room residential facility for low income adults with intellectual and developmental disabilities to live in a supportive living environment. In addition, the project was approved for \$800,000 in CDBG and \$500,000 in County funded loans. The project settled in July 2022 and is anticipated to be completed during the next fiscal year.

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 addresses the capital needs of the aging public housing community by providing access to private sources of capital to repair and preserve the affordable housing. All of the Housing

Commission's communities will be redeveloped via public-private financial partnerships with the Housing Commission serving as developer and manager using Low Income Housing Tax Credits (LIHTC), Maryland Rental Housing Production funds, County HOME funds and other potential gap funding resources as needed.

The Housing Commission plans to convert all of their properties to Project Based Rental Assistance (PBRA) or Project Based Vouchers (PBV) in the next several years. Currently, there are several projects completed and/or underway;

- ❖ The Freetown Village conversion was completed in 2019 with the addition of 36 new units.
- ❖ The Meade Village conversion was completed in the Fall of 2021 with the renovation of 199 existing units and the construction of 24 new units.
- ❖ The Glen Square and Stoney Hill public housing community redevelopment began conversion in 2021 and is expected to be complete in mid-2024.
- ❖ The Pinewood Village and Pinewood East community redevelopment is expected to begin the process of conversion in 2024.

All communities, post redevelopment, will benefit from full modernization of kitchens, bathrooms, flooring, facades, common areas and amenities.

Public housing residents can participate in a variety of programs to improve their educational and career profiles to strive for financial independence. The Housing Commission Family Self-Sufficiency Program assists families with leaving the public assistance system and achieving economic self-sufficiency. The Housing Commission and its partners assisted residents with accessing services such as childcare, transportation, remedial education, job training, treatment/counseling for substance abuse, and credit counseling. During Local Fiscal Year 2022, this federally funded program was supplemented with approximately \$120,000 in County funds allowing the Housing Commission to substantially increase the number of families participating in this program. This program provided 36 families with tuition assistance, 79 participants with relocation guidance, and 20 participants with homeownership counseling. One participant purchased a home and 15 families were in the mortgage pre-approval process. During the fiscal year, 4 participants were issued a homeownership voucher and were actively searching to purchase.

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, as well as other barriers to independence and

homeownership. Other effective partnerships include the Anne Arundel County Department of Aging, Boys & Girls Clubs of Anne Arundel County, Inc., the Head Start Program, and the One Stop Career Service Centers operated by Workforce Development, Empowering Minds, Tunnel Vision Chase Your Dream Initiative, and Work Life Behavioral Health.

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 regarding 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 who strive for 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 that 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

As described in the *Anne Arundel County Consolidated Plan: FY 2021 – FY 2025*, the County has a persistent demand for housing, which ultimately impacts pricing. The median price for a home and the average rent continues to increase at a rate higher than household income. Public policy can affect land cost through its local land use controls, especially through the zoning designation. Historically, the coastal location of the County and the significant amount of land located in environmentally sensitive and rural areas has led to strict land use policies. There are over 533 miles of shoreline in the County and approximately 19% of its land is designated as critical areas by the State. In addition, the County continues to prioritize environmental stewardship and land preservation, as demonstrated by the 36.5% of the total land area in the County that is categorized as agricultural, park, recreational and open space land use.

The County can provide opportunities for increased density in its designated growth and transition area, however, it is somewhat limited. These land use conditions, in addition to the strong demand for residential units, drives up the cost of land. The delivery of affordable housing is affected by a number of policies, procedures, and regulations instituted at all levels of the development process. They create site constraints, affecting the number of units the development is able to produce. In addition, there are various fees, such as impact fees and utility connection charges, that ultimately affect the cost of development. Another issue often cited by the development community is Adequate Public Facility requirements, especially the necessity for adequate school capacity. While these regulations and fees have reasonable justifications, including environmental protection and ensuring adequate infrastructure such as school and road capacity, this regulatory framework can have a notable effect on cost and ability to build dwellings

High construction costs are also a barrier to affordable housing. When the housing bubble burst in 2007/2008, a large number of construction workers lost their jobs. Many of them went into other industries and have never returned. A larger issue is the cost of building materials, which represents almost 50% of the construction cost. The recent spike and ongoing volatility in material pricing and availability is tied to insufficient production caused by COVID-19. The dearth of skilled laborers and high cost of materials directly affects the industry's ability to produce affordable units. As these two issues are not affected by local public policy, providing low cost financing is one of the only ways local jurisdictions can have a positive impact on this condition.

Actions to Remove Barriers

During Local Fiscal Year 2022, the County carried out the following activities to ameliorate barriers to affordable housing:

Policies to Address Land Availability and Address Regulatory Barriers

Several zoning policies currently exist to incentivize affordable housing development, including the recently enacted Workforce Housing law (Bill 54-19), which allows an increase in density of up to 22 units per acre as a conditional use in R-5, R-10, and R-15 residential zones, as well as in commercial, light industrial zones, and mixed-use zones. In exchange for the increase in density, the development must include affordable rental units for households earning 60% and below area median income (AMI) and homeownership units for households earning 100% and below AMI. The law also includes a 50% reduction in water and sewer fees for workforce housing developments. This ordinance has helped increase the viability of potential affordable housing developments in the County as evidenced by the number of developers who ACDS met with during Local Fiscal Year 2022 to discuss projects for possible funding.

During Local Fiscal Year 2022, the County finalized legal and regulatory processes to implement the new Workforce Housing conditional zoning provision, which includes a 50% reduction in water and sewer fees for new affordable workforce housing units built under the law, in addition to zoning incentives for creating new affordable developments. The County has also continued other policies that waive water and sewer fees for affordable housing development and development serving elderly persons of modest means. Impact fees for affordable housing developed by nonprofit developers for households earning 120% and below AMI will also be waived. At least one new multi-family rental project was initiated and one new affordable multi-family project serving seniors was initiated as a result of the Housing for Elderly of Modest Means zoning provision.

In addition, the Housing for Elderly of Moderate Means law allows multi-family housing serving low income seniors earning 80% and below AMI 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. As part of this provision, the County also waives water and sewer fees - a significant cost - for multi-family housing units developed for elderly individuals of moderate means. The County also waives impact fees for housing developed by a nonprofit developer that serves households earning 120% and below AMI.

The County may provide Payments-in-Lieu of Taxes (PILOTs) agreements as a financial incentive for developers building affordable rental housing. In Local Fiscal Year 2022, ACDS analyzed five affordable housing projects seeking PILOT agreements. The County introduced PILOT legislation, which was subsequently passed by the County Council, to support the creation of 406 new units for older adults and families as well as to rehabilitate and preserve 757 units for families. In addition, ACDS began the underwriting process for four of these projects, in addition to another rehabilitation project, to ensure the projects have necessary

gap financing to move forward. This is a record number of projects in the development pipeline that has been made possible due to additional local investment. Also, one project was made possible due to the new Workforce Housing zoning variance.

Finally, the County convened an Adequate Public Facility (APF) Committee to evaluate its policy, including school APF requirements and their relationship to affordable housing. Final recommendations are expected in the next fiscal year.

Actions to Increase Resources

Under the leadership of the County Executive and with support from the County Council, ACDS was awarded \$1,000,000 in County general funds to support affordable housing development throughout the County for Local Fiscal Year 2022.

During Local Fiscal Year 2022, the County made the decision to endow the trust fund in FY 2023 with \$10 million in one-time County general funds, which will be available in subsequent fiscal years as part of the non-lapsing fund. This support has allowed ACDS to initiate conversations during Local Fiscal Year 2022 with affordable housing developers and evaluate the feasibility of providing County support for additional units.

During Local Fiscal Year 2022, the County worked to increase affordable rental housing and (i) provided a \$1,200,000 HOME Loan in April 2022 and began construction of a new multi-family project that will create 38 affordable units for families in a Community of Opportunity; (ii) completed the redevelopment of Newtowne 20 (now Wilbourn Estates), demolishing and reconstructing 78 units of affordable rental housing and a new community center in the City of Annapolis; and (iii) completed the construction on the redevelopment of Meade Village Public Housing Community; redeveloping 199 units of affordable housing and constructing 24 new units.

Actions taken to address obstacles to meeting underserved needs

The main obstacle the County identified in the *Anne Arundel County Consolidated Plan FY 2021 – FY 2025* for addressing unmet needs of low and moderate income residents is the lack of affordable housing and related services. The housing demand for those at the lowest income levels far exceeds the inventory. The need for additional supports, such as child care, transportation, and medical assistance, also makes meeting the needs of underserved populations a significant challenge.

In Local Fiscal Year 2022, the first year of the Consolidated Plan, 100% of the federal entitlement funds were targeted to serving low and moderate income residents as well as improving low and moderate income communities.

Additionally, the County utilized approximately \$1 million in County general funds to support/complement activities and projects funded with federal and State funds. The County worked diligently to leverage State and federal funds with private funds to meet the needs of low and moderate income residents.

Actions taken to reduce lead-based paint hazards

Through strict adherence to policies and procedures, the 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 residents.

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 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 LBP hazard deficiencies are corrected following proper lead safe work practices. A passed LBP clearance report, as prepared by a certified LBP risk assessor, is required and needs to be provided to ACDS.

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

Residential housing in the County is also governed by the Property Maintenance Code, which requires exterior wood surfaces to be treated and/or protected from the elements. All exterior surfaces, including soils, must be free of peeling, flaking and blistering paint. In Local Fiscal Year 2022, through the Property Rehabilitation, Accessibility Modification, and Scattered Sites Rental Programs, a total of 16 properties were assessed for LBP hazards; of these, 10 were constructed before 1978. All of the properties were brought into compliance in accordance with the Lead-Based Paint Law and nine of these properties are now considered to be lead safe or lead free.

Actions taken to reduce the number of poverty-level families

In 2018, approximately seven percent of County residents lived below the poverty line, as defined by the U.S. Census Bureau. Poverty affects all aspects of an individual's life and is caused by a myriad of complex factors. Primarily, poverty relates to income, which is linked to opportunity, education, job training, and employment. Therefore, the primary anti-poverty strategy in the County is to create/foster employment and economic opportunities for low income residents.

The responsibility for implementing strategies to foster employment and economic opportunity is coordinated among various government agencies, service providers, and other organizations. However, the 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. This 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. In addition, the West County Family Support Center, operated by Kingdom Kare, opened in August of 2021. The Center is leveraging a variety of County and State funds to serve teen parents and their children in the Severn Neighborhood Revitalization Area. 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), Food Stamps and Jobs Works Arundel, an employment program operated by Anne Arundel Workforce Development Corporation. The Centers also provide space for community partners such as the Anne Arundel County Literacy Council, the Organization for Hispanic and Latin Americans and the Maryland Division of Rehabilitation Services. During COVID-19, these DSS services were offered virtually.

The County utilizes federal funds for projects/programs providing maximum benefit to extremely low - moderate income households. In Local Fiscal Year 2022, the Opportunities Industrialization Center of Anne Arundel County (OIC) assisted 96 low-moderate income individuals and expended \$20,000 in CDBG funds. The Program offers classes covering English for Speakers of Other Languages, basic academic skills, GED preparation, and computer skills training classes for low income residents who are unemployed or underemployed. Furthermore, the County made CARES Act funds available to nonprofits which were working to feed families impacted by sudden loss of income as a result of COVID-19.

Actions taken to develop institutional structure

The County is organized to administer housing and community development programs and has established a comprehensive approach to enhance the coordination between various departments of County government, federal and State agencies, private nonprofits and for profit developers. 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. This is all 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, who is responsible for administering housing and community development activities in the County.

ACDS is a private nonprofit corporation that was created to address housing and community development needs. They are 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 Mortgage Assistance Program, the Foreclosure Prevention Counseling Program, the Financial Literacy Program and the Eviction Prevention Program. Depending on the project, ACDS takes on the role of manager, developer, lender and/or 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/agencies they represent. The involvement of the Board members adds a wealth of experience to the planning and delivery of housing/community development programs and activities in the County.

In addition to ACDS, Anne Arundel County benefits from having strong governmental agencies, commissions and closely connected nonprofit organizations that work to meet the needs of the low income community as evidenced throughout this report. Additionally, the County has a strong industrialization arm. The Anne Arundel Economic Development Corporation 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 works with many nonprofit and for profit housing developers and service providers, including Community Housing Development Organizations (CHDOs) which 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

Both ACDS and the Housing Commission of Anne Arundel County (Housing Commission) attend monthly Core Group meetings with other County agencies and affiliates, including the Mental Health Agency, Health Department, Department of Social Services (DSS) and the Department of Aging and Disabilities. This enables a high level of coordination with the County Executive's staff and the head of each agency around issues affecting public and assisted housing programs and initiatives. As part of regular program development and implementation, ACDS and the Housing Commission work with various nonprofit agencies who provide wrap around services and case management support, including but not limited to The Arc Central Chesapeake Region, People Encouraging People, and Anne Arundel County Mental Health Agency, Inc. The Housing Commission, ACDS staff and DSS staff also meet quarterly to review case files for clients utilizing Continuum of Care (CoC) or HOPWA vouchers.

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 design the coordinated entry process.

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 2022 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, CDBG-CV, HOME, ESG, ESG-CV, 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 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 during monitoring is placed on assurance of compliance with certifications submitted to HUD with the Consolidated Plan and the Annual Action Plan.

ACDS completed its monitoring of projects and activities through risk assessments, comprehensive desk reviews, and on-site monitoring of select projects. 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. ACDS completed or are in the process of completing comprehensive desk monitoring or on-site monitoring visits for CDBG, CDBG-CV, ESG, ESG-CV, HOME, HOPWA, and CoC funded subrecipient grants in Local Fiscal Year 2022.

Additionally, on-Site monitoring of subrecipients is scheduled to be completed for all CDBG-CV and ESG-CV projects and programs in the Fall of 2022. Desk top financial review is conducted on a monthly or quarterly basis. ACDS staff will follow its standard subrecipient monitoring procedures to complete the full compliance review. This includes a review of files to verify the eligibility of activities being funded, financial management and controls and general compliance with regulations, policies and procedures.

Monitoring, whether desk or on-site, included a review of files to verify the eligibility of activities being funded, financial management and controls and general compliance with regulations, policies and procedures. ACDS staff worked with several subrecipients to address minor concerns, which were subsequently addressed, and all programs reviewed were found to be operating with clear documentation, tracking systems and controls in place, with evidence of an understanding of, and compliance with, the regulations. On-site monitoring of all programs are anticipated to be conducted in Local Fiscal Year 2023.

In addition to the monitoring of subrecipients, on-site monitoring for CDBG and HOME funded residential properties were also conducted during the past fiscal year. Several CDBG funded projects were monitored including six group homes and five multi-family projects.

In addition to the monitoring of subrecipients, remote monitoring for CDBG and HOME funded residential properties were also conducted during the past fiscal year. Several CDBG funded project were monitored including six group homes and five multi-family projects. At the expiration of the COVID-19 suspensions and waivers in December 2021, ACDS inspectors resumed physical inspections of assisted properties. All five multi-family projects have completed physical inspections, three have passed inspections and two are in the process of correcting failed unit inspections. Of the six group homes, five have passes inspections and one is in the process of correcting failed unit inspections. A total of 18 HOME funded multi-family projects and 20 group homes were monitored in Local Fiscal Year 2022. 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 Citizen Participation Plan*, notice of the availability of the draft CAPER was published in the *Annapolis Capital* and *Maryland Gazette* newspapers on Saturday, September 3, 2022. Notices were emailed to the Community Development Stakeholders List, which includes interested citizens, previous applicants and recipients of community development funds, representatives of community organizations, County agencies and service providers who serve low and moderate income persons, elderly and special needs populations, and public housing community residents and property managers. The draft CAPER was made accessible and available for review and public comment on the ACDS website at www.acdsinc.org, and upon request from ACDS at 410-222-7600. The comment period for the Local Fiscal Year 2022 CAPER (Program Year 2020) was held for 15 days from Saturday, September 3, 2022 to Monday, September 19, 2022.

No comments were received during the 15- day comment period.

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 met the majority of its program objectives as outlined in the *Anne Arundel County Consolidated Plan: FY 2021 –FY 2025* (FFY 2020 – FFY 2024). Therefore, there are no changes being proposed to the 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 monitored on an annual basis to ensure compliance with both the HOME Program rules and regulations and the terms and conditions established in the funding agreement for the established period of affordability.

ACDS, on behalf of Anne Arundel County, develops a yearly monitoring schedule for the HOME funded projects based as determined by the results of a Risk Assessment. HOME funded projects are monitored in compliance with the established HOME monitoring schedule based on the number of total units in a project:

Total Number of Units	Monitoring Schedule
1 – 4 units	Every three (3) years
5 – 25 units	Every two (2) years
26+ units	Annually

The projects are monitored for compliance with HOME regulations by reviewing required documentation for tenant eligibility, income calculation and verification, and lease and rent compliance, as well as physical inspections of the HOME units. An assessment of the current management plan activities and tenant services is reviewed in each monitoring to visit to compare for consistently with the Management Plan and Tenant Services Plan on file. A review of their marketing Plan is completed prior to the monitoring visit to ensure compliance with affirmatively fair housing requirements are being practiced.

As of Fiscal Year 2022, the County has a total of 46 HOME funded multi-family rental projects and group home projects. Of the funded projects, 23 are multi-family and 23 are group homes. See list of HOME funded projects that were monitored in Appendix III: HOME Projects Monitoring List – Program Year 2022.

Multi-family Projects

In Fiscal year 2022, two multifamily projects have completed the HOME Affordability and are released from the Agreement of Restrictions and Declaration of Covenants (Bay Forest and Glen Forest Senior Housing). These will no longer be monitored for HOME Compliance. One project (Wilbourn Estates), completed construction and is in the lease-up period. The initial HOME monitoring review will be completed at the end of the lease-up period in early FY23. Three projects are under substantial renovation (Park View at Furnace Branch, Park View at Severna Park, and Brock Bridge and will be monitored for compliance once the construction/renovations are completed. The remaining 18 projects were monitored.

Group HOME Projects

All 20 Group Homes were monitored during the last year for HOME compliance and physical inspections were completed after the COVID-19 suspensions and waivers.

Summary

The County conducted a comprehensive review of tenant files for 18 multi-family projects and 23 group home projects, which involved the review of 277 HOME -assisted tenant files and physical inspections. Any tenant files reviewed that did not meet HOME compliance were discussed with the project managers and corrected before issuing a final monitoring report. Of the 277 HOME-assisted units, 24 projects had failed physical inspections. These 24 projects will be re-inspected during the Summer of 2022.

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

All recipients of HOME funds through the Rental Housing Production Program are required to provide documentation of their efforts to market their housing units in a manner that complies with federal requirements addressing affirmative marketing practices, including the Fair Housing Act of 1988, Executive Order 11063 and Title VI of the Civil Rights Act of 1964.

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.

Two 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. Meade Village, now Heritage at Meade, a project involving the rehabilitation of a 223-unit multi-family public housing project, as well as the new construction of 24 units in the Severn area was completed during the fiscal year and has 10 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 in multiple languages 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, 223, or 82%, of the units were leased to a racial or ethnic minority, which is comparable to the 82% of households on the Housing Commission’s 17,658 household waitlist that are racial or ethnic minority households.

Additionally, Newtowne 20, now Wilbourn Estates, a project involving the redevelopment of a 78-unit multi-family public housing community in the City of Annapolis was completed in May of 2022 and was in the process of becoming fully leased in June. The project has a total of 6 HOME assisted units. ACDS staff, on behalf of the County, will complete the initial HOME Occupancy report in early October 2022. Wilbourn Estates is a RAD Conversion project that involved the relocation of 58 residents during the redevelopment process. The Housing Authority City of Annapolis reported that over 30 relocated residents were the first to move back into the property. Assessment of the results of the affirmative marketing plan is anticipated to be complete by end of September 30, 2022 and a full review of occupancy and the waitlist will be reviewed.

As stated earlier, 18 HOME funded multi-family projects were monitored during Local Fiscal Year 2022. During monitoring visits, staff continued discussions with property managers in regard to outreach to those least likely to apply for housing at their property, including those who speak English as a second language, primarily the Hispanic community. If necessary, project owners were encouraged to amend their current list of publications in which they advertise to include those which are targeted to the Hispanic community.

In order to be eligible to participate in the HOME funded Mortgage Assistance Program, applicants must be a graduate of the ACDS Homeownership Counseling Program. Therefore, 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 revitalization neighborhoods and at community events.

During Local Fiscal Year 2022, ACDS conducted more than 10 outreach events via both in person and virtual meetings. The staff held informational virtual meetings and attended in person community events, to provide information to partners. This outreach was targeted to faith based organizations, service providers and other organizations that serve the protected classes and target underserved communities and is an effective way of sharing information about the programming offered in the County. In addition, ACDS participated in phone calls or meetings with 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 80% of Homeownership Counseling Program participants who self-identified their race were Non-White or of mixed race, while approximately 25% of the total population is Non-White. Furthermore, during Local Fiscal Year 2022, HOME funded Mortgage Assistance Program loans assisted one Non-White household purchase a home (100% of program participants); this was the only participant in the program due to historic home sale prices and rising interest rates.

MBE/WBE Report

Recent Anne Arundel County census data shows that the Non-White population is 26.7%, while the Hispanic population is 7.5%.

It is expected MBE/WBE participation for construction contracts and sub-contracts awarded in the County be representative of the ethnic minority population. As shown on Table 8, a total of 12 HOME funded projects, totaling \$478,772 in construction contracts, were completed during Local Fiscal Year 2022. Out of the 12 contracts awarded to general contractors, nine contracts were awarded to MBE firms with a total contract value of \$422,251, or approximately 88% of the contracts awarded. A total of 17 sub-contracts were awarded \$59,770; of these, no sub-contracts were awarded to MBE firms or zero% of the value of the construction sub-contracts. Out of the 12 construction contracts awarded, one was awarded to WBE firms. In conclusion, the County met its minimum standards to ensure equity in construction awards during the fiscal year.

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

As shown in Table 7, a total of \$1,300,000 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 \$1,793,345 in program income was expended during Local Fiscal Year 2022, which was used for program costs and administrative support.

Rental Housing Production Program funds in the amount of \$1,200,000 HOME Loan in April 2022 and began construction of a new multi-family project that will create 38 affordable units for families in a Community of Opportunity. This project is anticipated to be completed in Local Fiscal Year 2023.

The Mortgage Assistance Program provided a total of one \$20,000 loan to an income eligible first time homebuyer in Local Fiscal Year 2022. This loan was provided to a Non-White, Hispanic household. The homebuyer utilizing Mortgage Assistance Program had a household income of \$50,903.

Describe other actions taken to foster and maintain affordable housing

Specific activities to foster and maintain affordable housing undertaken in Local Fiscal Year 2022 utilizing a wide range of federal, State, and local resources include:

- ❖ provided homeownership counseling to 636 households;
- ❖ provided comprehensive property rehabilitation or repair services to 16 income eligible households and roof replacement for 2 households;
- ❖ assisted one first time homebuyer to purchase a home by providing down payment, closing cost, and mortgage write-down assistance;
- ❖ increased the supply of scattered sites rental housing by acquiring and rehabilitating five units that are rented to low income households in the Brooklyn Park area;
- ❖ completed (i) underwriting and closed on a \$1,200,000 HOME Loan for Brock Bridge Landing, a new multi-family project that will create 38 affordable units for families in a Community of Opportunity; (ii) redevelopment of Newtowne 20 (now Wilbourn Estates), demolishing and constructing 78 units of affordable rental housing and a new community center in the City of Annapolis; and (iii) redevelopment of Meade Village Public Housing Community, including redevelopment of 199 units of affordable housing and construction of 24 new units;
- ❖ successfully introduced PILOT legislation for five affordable housing developments to support the creation of 406 new units for older adults and families, and rehabilitate 757 units for families, initiated the underwriting process for four of these projects, in addition to another rehabilitation project, to ensure the projects have necessary gap financing to move forward;

- ❖ approved a \$400,000 HOME loan, \$800,000 CDBG loan, and a \$500,000 County loan for Langton Green, Inc., certified as a Community Housing Development Organization (CHDO), to renovate their existing 59 room residential facility for low income adults with intellectual and developmental disabilities;
- ❖ assisted one CHDO organization with the acquisition of a newly renovated home that serves seven very low income individuals with disabilities;
- ❖ provided 224 homeless families with rental assistance using CoC, ESG, and County funds; and
- ❖ through an array of funding sources, assisted 2,941 households with financial assistance in order to prevent homelessness .

APPENDIX I

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 Consolidated Plan 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 actions to overcome the impediments.

In 2018 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 to conduct a regional AI, as well as local AIs on behalf of each jurisdiction. The process included: (1) a robust analysis of housing data; (2) a regional stakeholder engagement process that included at least 10 regional meetings; (3) a local stakeholder engagement process, which involved a public hearing and at least six smaller meetings and focus groups in Anne Arundel County; and (4) a survey of protected classes answered by over 3,000 residents in the region. The draft AI and public comment period was completed at the end of Local Fiscal Year 2020, and a final AI was published in August 2020.

The following segment details the actions taken on the local level to further fair housing under the 2020 AI. The last segment provides a summary of the regional activities undertaken during Local Fiscal Year 2022.

Anne Arundel County Cumulative Fair Housing Activities: Local Fiscal Year 2021 through Local Fiscal Year 2022

FAIR HOUSING ACTIONS		FAIR HOUSING ISSUES/ IMPEDIMENTS TO ADDRESS	RESPONSIBLE PARTY	METRICS AND MILESTONES
Increase affordable and workforce rental housing options and opportunities for ownership				
1	Invest in the creation of affordable and accessible rental units in Communities of Opportunity, especially in transit zones.	Lack of access to opportunity due to high housing costs	ACDS, Affordable Housing Developers, MD DHCD	<p>The County prioritized the investment of federal HOME funding and County general funds into creating new affordable rental units in Communities of Opportunity and transit zones, recognizing that this often requires developers with developable land and other financing commitment.</p> <p>Brock Bridge Landing – committed funding and continued underwriting financing for the development of 38 new units in Jessup, a Community of Opportunity. This project went to settlement during Local Fiscal Year 2022.</p> <p>Successfully analyzed and proposed PILOT legislation to provide operating subsidies for four new affordable housing developments that will create, collectively, 328 new rental units for families</p>

				and 78 new units for older adults. In addition, ACDS began the underwriting process for these four projects, which will receive a combination of County HOME and County general funds. Of these developments, one was made possible due to the new Workforce Housing legislation.
2	Invest in the preservation of the existing stock of affordable rental units.	Potential loss of affordable housing in future	ACDS, HCAAC, County Council	<p>During Local Fiscal Year 2022 HOME funds and RAD conversion supported construction on Meade Village and was completed. This included the redevelopment of 199 units and the creation of 24 new units for families in an Opportunity Area. In addition, construction on the HOME funded RAD conversion and redevelopment of Newtowne 20 was substantially completed, resulting in the redevelopment of 78 units for families in the community now known as Wilbourn Estates.</p> <p>During FY 2022, successfully analyzed and proposed PILOT legislation to provide operating subsidies for the preservation of Villages at Marley Station, a 757-unit affordable housing complex in Glen Burnie that was set to expire in two years. With the PILOT and State financing, the project will undergo renovations and remain affordable for another 40 years.</p>
3	As part of the state-required Housing Element of the County's General Plan, include a housing needs analysis that identifies needs and barriers to affordable housing development.	Land use and zoning laws, Location and type of affordable housing, lack of access due to high housing costs	Planning and Zoning	During Local Fiscal Year 2021, the County completed its general development plan, <i>Plan 2040</i> , which included a housing needs analysis and strategies to meet those needs.
4	Work to establish an inclusionary housing ordinance that addresses the housing needs identified. Closely monitor the effect of the ordinance and adjust as needed to ensure it creates housing that is needed by residents in the region.	Land use and zoning laws, Location and type of affordable housing, lack of access due to high housing costs	Planning and Zoning, ACDS, Office of Law	<p>An inclusionary zoning ordinance will be introduced during FY 2020, with a focus on long term affordability for renters earning 60% and below AMI and homeowners earning 100% and below AMI.</p> <p>Progress on meeting this goal was delayed due to COVID-19 pandemic and the County's work to meet eviction prevention needs. We expect work to develop an inclusionary zoning policy will resume during Local Fiscal Year 2023</p>
5	Also as part of the General Development Plan update, include an analysis of opportunities to expand the development envelope where logical for the County to absorb new demand for housing (e.g., near transportation corridors and jobs).	Land use and zoning laws, Location and type of affordable housing, lack of access due to high housing costs	Planning and Zoning	<p>The GDP, which will be completed by Planning and Zoning and introduced/approved by the County Council in Calendar Year 2020, will include an analysis of opportunities to expand the development envelope where logical for the County to expand new demand for housing (e.g. near transportation corridors and jobs).</p> <p>The GDP was completed and identifies areas for expanded housing development near transportation centers. In addition, through the GDP implementation process, the County has established regional planning committees that are examining the needs and strategies to address the need for affordable units for a range of incomes.</p>
6	Reinstate and support a policy to give first priority for	Limited development capacity and options	Central Services, Office of Law, ACDS	A workgroup convened during Local Fiscal Year 2020 to examine whether or not changes in County

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	the use of County surplus land - as suitable- for the development of affordable housing serving 0-60% AMI renters and 60-100% AMI owners.			code are necessary and what internal policies must be established to implement this policy. During FY 2022 the County's Central Services Division notified ACDS of the availability of County surplus land and gave ACDS the opportunity to request use of the property for affordable housing; however, the surplus property was not suitable for affordable housing development.
7	Explore a dedicated funding source for affordable housing creation in opportunity areas and redevelopment in target revitalization areas. Until that fund is established, continue allocating County general fund dollars to support affordable housing development.	Disparities in housing challenges; limited development capacity and options	Finance, Office of Budget, ACDS	A workgroup convened early 2020 to analyze potential funding sources, estimate targeted revenue, establish specific goals, introduce, and pass legislation. During Local Fiscal Year 2021, the County convened relevant agency staff and legislators to develop and introduce State enabling legislation that would allow for the creation of an affordable housing trust fund in Anne Arundel County and allow for the County Council to introduce legislation to create a dedicated revenue source to fund the trust fund. The bill passed the legislature but was vetoed by the Governor. During Local Fiscal Year 2021 and Local Fiscal Year FY 2022, the County continued to dedicate general funds to affordable housing development. The County allocated \$2 million in general funds during this time period. This funding, which will leverage local HOME funds, allowed ACDS to begin the application review process to support the four new projects described above. During Local Fiscal Year 2022, the Governor's veto on was overridden by the State legislature and the County made the decision to fund the trust fund in FY 2023 with \$10 million in one-time County general funds, which will be available in subsequent fiscal years as part of the non-lapsing fund.
8	Explore adoption of Small Area Fair Market Rents (SAFMRs) for housing choice voucher (HCV) program.	Disparities in Access to Opportunity	Housing Commission of Anne Arundel County	The Housing Commission of Anne Arundel County continues to use SAFMR's along with exception rents as needed. The requests are submitted to HUD on an annual basis for clients leasing in our area. During FY21, the Housing Commission of Anne Arundel County provided Fair Housing trainings for staff, continued to offer additional services to clients during the pandemic, implemented electronic software upgrades that offer new options to clients, vendors, and landlords to view accounts online, update personal information, make payments, submit important documents and much more. HCAAC continued to work with and search for partners for resources in our county.
9	Continue and potentially expand housing choice vouchers created through locally controlled funds that can be used in Opportunity Areas.	Disparities in Access to Opportunity	ACDS	Each year, invest at least \$400,000 in County general funds into approximately 30 tenant based rental assistance to supplement existing federally funded vouchers. Define a policy that establishes rents that will allow for these vouchers to be used in Opportunity Areas. During Local Fiscal Year 2021, the County allocated \$400,000 for a Tenant Based Rental Assistance Program. This Program was delayed due to implementation of the County Eviction Prevention Program; however, it is expected to begin in Local Fiscal Year 2022. The Program was initiated at the

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				<p>end of Local Fiscal Year 2022 and is expected to be fully operational in FY 2023.</p> <p>Previous to being awarded federal Eviction Rental Assistance Program funding through the U.S. Treasury, the County made the decision to commit a significant portion (\$4.5 million) of its Coronavirus Relief Fund award to eviction prevention and relocation assistance. In addition to supporting clients with arrears, this funding has provided much needed prospective rent for income eligible renters negatively affected by COVID-19. In Local Fiscal Year 2022, the County expended a total of \$27,419,319 to prevent the evictions of 2,826 households, as well as provided 1,356 households with legal representation to help prevent evictions.</p>
10	Continue and expand fee waivers for affordable family housing.	Disparities in housing challenges; limited development capacity and options	Office of Law, Planning and Zoning, ACDS	<p>During Local Fiscal Year 2022, the County finalized legal and regulatory processes to implement the new Workforce Housing conditional zoning provision, which includes a 50% reduction in water and sewer fees for new affordable workforce housing units built under the law, in addition to zoning incentives for creating new affordable developments, the County has also continued other policies that waive fees for affordable housing development, including waiving water and sewer fees for development serving elderly persons of modest means and waive impact fees for affordable housing developed by nonprofit developers for households earning 120% and below AMI.</p> <p>As a result of the Workforce Housing policy at least one new multi-family rental project was initiated and one new affordable multi-family project serving seniors was initiated as a result of the Housing for Elderly of Modest Means zoning provision.</p>
11	Continue and expand resources for case management, housing search assistance and other supportive services to sustainably house low and very low income households.	Lack of resources to support empowerment of residents faced with discrimination; Discrimination in housing choice	Housing Commission, ACDS	<p>The County will invest at least \$250,000 in County general funds annually into case management and housing location support for housing choice vouchers administered by Housing Commission and Tenant Based Rental Assistance Programs funded with CoC, HOPWA, HOME and County funds to house hard to serve clients and help them access housing in Opportunity Areas.</p> <p>During Local Fiscal Year 2022, the County committed \$250,000 in County general funds for case management through the Moving Home Program. Staff finalized program regulations and procedures and initiated the Program in FY 2022.</p>
12	Explore development of a landlord mitigation program to encourage wider utilization of housing vouchers in Opportunity Areas and among homeless and special needs families.	Lack of knowledge/awareness and willingness to comply with fair housing laws	ACDS	<p>During Local Fiscal Year 2022, as part of its Moving Home Program, ACDS established an initiative to encourage landlords to enter into an agreement with the ACDS to provide rental units and waive some requirements - such as rent history, stringent credit requirements, and some criminal background elements- to reach harder to serve clients. In exchange, the Program will provide a fund for additional property damage and case management to mitigate the risk. ACDS held an informational session on the program in partnership with Maryland Multi-Family Housing Association and is encouraging landlords to participate.</p>
13	Invest in credit counseling, first time homebuyer	Disparities in Homeownership	ACDS	<p>Invest at least \$400,000 annually to support counseling programs that serve at least 600 clients</p>

	counseling and foreclosure prevention counseling to support and increase sustainable homeownership among the protected classes and promote access to better and sustainable rental housing for renters.			<p>per year. Market these programs to the protected classes.</p> <p>During Local Fiscal Year 2022, the County committed \$425,000 to counseling programs and served 645 individuals through the Homeownership Counseling Program and 11 individuals through the Financial Literacy Program. The County funded Foreclosure Prevention Counseling Program served 44 beneficiaries during the fiscal year. ACDS applied for and was awarded competitive State funding to provide foreclosure prevention counseling and refer struggling homeowners to the State's financial assistance Program.</p>
14	Investigate why there are disparities in minority homeownership rates and develop policies to address those disparities.	Disparities in homeownership	ACDS, Regional Fair Housing Group	Working with partners at the regional level, ACDS drafted a survey during Local Fiscal Year 2022. The Regional Fair Housing Group and ACDS also convened a regional meeting to hear from national policy influencers about emerging trends to address this issue.
15	Explore partnerships with area hospitals and health providers to support both affordable housing and the needed support services for our special needs populations.	Capacity building to further jurisdiction commitment to affirmatively furthering fair housing choice	Department of Aging and Disabilities, ACDS, Health Department, Hospitals	<p>Add hospitals to list of housing and community development stakeholders, and solicit feedback on housing/health needs for the Consolidated Plan and Action Plans. Initiate meetings with Anne Arundel Medical Center and University of Maryland Baltimore Washington Medical Center as part of the next Community Needs Assessment (2023).</p> <p>ACDS added hospitals and health stakeholders to its Community Stakeholder list and invited feedback for the County planning documents during Local Fiscal Year 2021; notifications continued during FY 2022.</p>
16	Enforce the County's new fair housing ordinance, which includes a source of income provision.	Disparities in housing challenges; limited development capacity and options	Human Relations Commission	<p>During Local Fiscal Year 2021, the County completed appointments to the Human Relations Commission with qualified candidates and hired a new Human Relations Officer. During FY 2022, the Human Relations Officer focused on (1) developing procedures for investigating and taking action in response to Fair Housing complaints; (2) developing partnerships with State and local agencies that will support enforcement of the County's Fair Housing laws; and (3) developing and facilitating access to outreach and educational materials about Fair Housing laws.</p> <p>Education and outreach is one tool that encourages compliance with the fair housing law as well as helps educate residents on their rights under the fair housing law. During Local Fiscal Year 2022, the County continued its contract with the Fair Housing Action Center of Maryland for education and outreach. The FHAC hired a Fair Housing Specialist to lead its outreach and education efforts and advocate for individuals alleging housing discrimination. They also provided trainings for housing industry professionals, service providers and members of the public. FHAC conducted nine (9) Know Your Rights trainings for service providers and members of the public and a series of trainings on Fair Housing Compliance and the HOME Act for property managers and real estate professionals, including 3 trainings in Anne Arundel that reached 99 attendees.</p>

FAIR HOUSING ACTIONS		FAIR HOUSING ISSUES/ IMPEDIMENTS TO ADDRESS	RESPONSIBLE PARTY	METRICS AND MILESTONES
Address barriers to equalizing access to opportunity				
17	Continue to invest County and federal resources into neighborhood revitalization areas, including, but not limited to, residential revitalization programs, public services and transportation, developing or redeveloping public facilities, and providing financial coaching/counseling.	Deteriorated and abandoned properties, need for continued revitalization strategies to give residents better opportunities in older communities	ACDS	<p>Over the next five years, target limited federal CDBG funds into Severn, Brooklyn Park and Glen Burnie communities.</p> <p>During Local Fiscal Year 2022, the County continued to invest funds into these Neighborhood Revitalization Areas, including after school programs, acquisition and rehabilitation of dilapidated units, and the development of the new Severn Center, an intergenerational facility serving low income communities in Severn.</p>
18	Implement equity framework in public resource allocation decision making. Allocation of resources should result in an equitable approach to bring neighborhoods into similar standards of service delivery and amenities.	Disparities in access to opportunity	Office of Budget, County Executive Office	<p>Explore best practices on how to adopt and implement this practice for Local Fiscal Year 2022.</p> <p>During Local Fiscal Year 2021, the County created a new Director of Equity, Diversity and Inclusion position and filled that position with an experienced professional who is working with the Budget Office to implement an equity framework across government agencies and budgeting decisions.</p>
FAIR HOUSING ACTIONS		FAIR HOUSING ISSUES/ IMPEDIMENTS TO ADDRESS	RESPONSIBLE PARTY	METRICS AND MILESTONES
Expand fair housing resources and compliance				
19	Support fair housing testing, language access planning, and diversity in housing and planning boards, investigating housing discrimination, and collaborative efforts with local and regional stakeholders.	Capacity building to further jurisdiction commitment to affirmatively furthering fair housing choice; disparities in access to opportunity	Human Relations Commission, ACDS	<p>ACDS will continue to contract with the Fair Housing Action Center of Maryland (FHAC) to provide testing and follow up with investigations where warranted. ACDS will assess the FHAC capacity at the end of Local Fiscal Year 2023 to determine progress and whether future funds will be allocated. ACDS will collaborate with regional partners to build the capacity of the FHAC or another organization to successfully provide this service. The Human Relations Commission will also investigate discrimination complaints and develop relationships with local organizations and legal services providers that can assist in identifying and pursuing Fair Housing complaints where warranted.</p> <p>During Local Fiscal Year 2022 ACDS continued to contract with FHAC to develop their capacity as a testing agency. The organization re-tooled their testing program and recruited and trained a cadre of available testers to conduct tests in the County. Three tests were conducted in Local Fiscal Year 2022 and FHAC will continue to implement and expand their testing program in FY 2023. Fair Housing trainings for property managers were conducted and FHAC met with the Anne Arundel County Continuum of Care to discuss Fair Housing issues facing CoC clients.</p>

FAIR HOUSING ACTIONS		FAIR HOUSING ISSUES/ IMPEDIMENTS TO ADDRESS	RESPONSIBLE PARTY	METRICS AND MILESTONES
Expand fair housing choice for persons with disabilities				
20	Create a home/apartment accessibility modification program to serve low income renters with disabilities. Continue the existing program that serves homeowners.	Discrimination in reasonable accommodation requests; disparate housing challenges for persons with disabilities	ACDS	Funding was allocated and policies and procedures for this program were established during Local Fiscal Year 2020. During Local Fiscal Year 2021, funding was allocated; however, due to the COVID-19 pandemic, outreach for the program slowed and no new applications were received. During FY 2022, ACDS processed one application for the Accessibility Modification Program for Renters and is in the process of underwriting 4 homeowner cases.

Regional Fair Housing Actions for Local Fiscal Year 2022:

During Local Fiscal Year 2022, the Regional Fair Housing Group began work on its Implementation Plan for the Regional AI and completed the following actions:

- ❖ With support from agencies in the Baltimore region, the Fair Housing Action Center of Maryland:
 - Refined its paired testing process and recruited 66 new testers, bringing it to a total of 75 trained testers.
 - Conducted 10 matched pair tests for source-of-income discrimination.
 - Held 16 trainings on topics such as the HOME Act and disability, reaching more than 100 service providers, community members, and property managers
- ❖ BMC Housing Committee continued to be a forum for discussing AI implementation and other key fair housing and housing-related issues, including:
 - Reconvening the BMC's Housing Affordability Preservation Task Force, exploring notification requirements and Year 15 preservation issues related to Low Income Housing Tax Credits.
 - Tackling racial gaps in homeownership.
 - The 2020 Maryland Housing Needs Assessment.
 - How Montgomery County eliminated its development moratorium around school capacity.
 - Baltimore City's Equity in Planning work through its Planning Department.

- Work with the Maryland Dept. of Housing and Community Development (DHCD) around affirmative marketing of State-supported rental housing.
- ❖ The Regional Project-Based Voucher (PBV) Program continued to progress:
 - More than 30 families have leased in the first four developments to be completed: Riverwatch II in Elkridge, Homes at Fountain Green in Bel Air, Robinson Overlook in Columbia, and Town Courts in Annapolis.
 - Program issued two requests for proposals, one in July 2021 and one in March 2022, receiving a total of six proposals requesting a total of 139 vouchers. Only one achieved the threshold for an award, receiving 20 project-based vouchers.
- ❖ Fair Housing Group jurisdictions and PHAs submitted joint comments on the development of the 2022 Qualified Allocation Plan, achieving important, but limited results:
 - DHCD kept the five-point incentive for Choice Communities developments and allowed project-based vouchers to count as 30% area median income (AMI) units without onerous and duplicative income verification requirements.
 - DHCD did not expand incentives for metro opportunity areas, as we strongly suggested.
- ❖ The Regional Fair Housing Group pursued its priority strategies for tackling racial homeownership gaps:
 - Held six focus groups with housing counseling agencies that included a total of 29 housing counselors. Top barriers included resources to put toward a down payment and ongoing mortgage payments as well as lack of available homes at a reasonable price.
 - Conducted an electronic survey of people who have received housing counseling in an effort to buy a home.
 - Compiled a chart with all State and local down payment assistance programs in the Baltimore region.
 - Compiled a list of lenders who work with housing choice voucher (HCV) homeownership programs and discussed with PHAs how to boost existing programs and start new ones.
 - Learned about a new race-conscious mortgage product being developed by Neighborhood Housing Services-Baltimore in order to narrow Baltimore's racial homeownership gap.

❖ Working with Maryland DHCD, the Regional Fair Housing Group:

- Conducted a survey of more than 100 property managers, with the assistance of the Maryland Affordable Housing Coalition, on their needs regarding affirmative fair housing marketing.
- Explored improvements to www.MDHousingSearch.org, such as automatic population of accessibility features and clearer advance posting of affordability for new properties, to improve it as a clearinghouse for available affordable housing and as an affirmative marketing tool.
- Received Maryland DHCD data on LIHTC unit occupancy by race; initiated an effort to improve reporting of housing choice voucher use, with 90% of that data missing.

APPENDIX II

Anne Arundel County
Appendix II

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 2021 (July 1, 2021 - June 30, 2022)			
<p>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.</p>			
1. Name of Grantee	2. Grant Number	3. Reporting period	
Arundel Community Development Services, Inc		From 7/1/2021 To 6/30/2022	
Part I: Summary of CDBG Resources			
1. Unexpended CDBG funds at end of previous reporting period. (Prior Year Balance.)			\$3,110,489
2. Entitlement Grant from form HUD-7082			\$2,177,586
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.	\$600,000		
c. Total Program Income (Sum of columns a and b)			\$600,000
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)			\$5,888,075
Part II: Summary of CDBG Expenditures			
8. Total expenditures reported on Activity Summary, forms HUD-4949.2 & 4949.2A			\$3,149,157
9. Total expended for Planning & Administration, form HUD-4949.2		\$ 429,428	
10. Amount subject to Low/Mod Benefit Calculation (line 8 minus line 9)		\$2,719,729	
11. CDBG funds used for section 108 principal & interest payments			
12. Total expenditures (line 8 plus line 11)			\$3,149,157
13. Unexpended balance (line 7 minus line 12)			\$2,738,918
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			\$2,719,729
16. Total (line 14 plus line 15)			\$2,719,729
17. Percent benefit to low/mod persons (line 16 divided by line 10 this reporting period)			100.00%
Page (1) of (3)			
<p>This form may be reproduced on local office copiers previous editions are obsolete. Retain this record for 3 years</p> <p style="text-align: right;">form HUD-4949.3(06/24/93) ref Handbook 6510.2</p>			

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 2020 (July 1, 2020 - June 30, 2021)		
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	\$	362,654
22. Total PS unliquidated obligations from column r, form HUD-4949.2A	\$	11,853
23. Sum of line 21 and line 22	\$	374,507
24. Total PS unliquidated obligations reported at the end of the previous reporting period	\$	12,506
25. Net obligations for public services (line 23 minus line 24)	\$	362,001
26. Amount of Program Income received in the preceding program year	\$	550,000
27. Entitlement Grant Amount (from line 2)	\$	2,177,586
28. Sum of line 26 and line 27	\$	2,727,586
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)	\$	429,428
31. PA Unliquidated Obligations at End of Current Program Year		
32. PA Unliquidated Obligations at End of Previous Program Year		
33. Total PA Obligations (line 30 plus line 31 minus line 32)	\$	429,428
34. Entitlement Grant (from Line 2)	\$	2,177,586
35. Current Year Program Income (from line 5c)		\$600,000
36. Total Subject to PA Cap (line 34 plus line 35)	\$	2,777,586
37. Percent Funds Obligated for PA Activities (line 33 divided by line 36)		15.46%
A. Program Income Narrative (from Part 1, 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	\$	251,009
(b) Single Family Property Rehabilitation Loans	\$	1,261
(c) Mortgage Assistance Program Deferred Loans	\$	52,961
(d) Other- Non Single Family Loans	\$	294,769
4. Program Income from the Sale of Property		
TOTAL PROGRAM INCOME	\$	600,000
<p align="center">Page (2) of (3)</p> <p>This form may be reproduced on local office copiers previous editions are obsolete. Retain this record for 3 years</p> <p align="right">form HUD-4949.3(06/24/93) ref Handbook 6510.2</p>		

Anne Arundel County
Appendix II

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 2021 (July 1, 2021 - June 30, 2022)		
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		24,118
(2) Other		3,460,999
(b) Balance on Deferred Loans		
(1) Single Family Property Rehabilitation Program		8,137,995
(2) Mortgage Assistance Program		1,034,903
(3) Other		6,046,751
3. Loans in Default		
4. Parcels Acquired For Sale		
5. Lump Sum Drawdown		
TOTAL LOANS AND OTHER RECEIVABLES		18,704,765
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)		2,738,918
Add:		
LOC Balance(s) as of GPR Date June 30, 2022	\$ 2,932,774	
Grantee CDBG Liabilities		
Grantee Program Account (Affordable Housing prior period adjustment)	\$ 196,827	
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)	(390,684)	
Subrecipient CDBG Program Liabilities (include any reimbursements due to the Grantee from program funds)		
Total Reconciling Balance		\$ 2,738,917
Unreconciled Difference: Misc adjustment		0
E. Calculation of Balance of Unprogrammed Funds		
1. Amount of Funds Available		5,888,075
2. Income Expected		(5,858,835)
3. Less: Total Amounts Budgeted		
4. Unprogrammed Balance		29,240
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.		
<div style="text-align: center;">Page (3) of (3)</div>		
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

Anne Arundel County
Appendix II

	Office of Community Planning and Development	DATE: 09-01-22
	U.S. Department of Housing and Urban Development	TIME: 9:23
	Integrated Disbursement and Information System	PAGE: 1
	PR26 - CDBG-CV Financial Summary Report	
ANNE ARUNDEL COUNTY, MD		

PART I: SUMMARY OF CDBG-CV RESOURCES

01 CDBG-CV GRANT	3,364,567.00
02 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
03 FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
04 TOTAL AVAILABLE (SUM, LINES 01-03)	3,364,567.00

PART II: SUMMARY OF CDBG-CV EXPENDITURES

05 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	611,343.00
06 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	176,048.98
07 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
08 TOTAL EXPENDITURES (SUM, LINES 05 - 07)	787,391.98
09 UNEXPENDED BALANCE (LINE 04 - LINE 8)	2,577,175.02

PART III: LOW/MOD BENEFIT FOR THE CDBG-CV GRANT

10 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
11 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
12 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	611,343.00
13 TOTAL LOW/MOD CREDIT (SUM, LINES 10 - 12)	611,343.00
14 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 05)	611,343.00
15 PERCENT LOW/MOD CREDIT (LINE 13/LINE 14)	100.00%

PART IV: PUBLIC SERVICE (PS) CALCULATION

16 DISBURSED IN IDIS FOR PUBLIC SERVICES	611,343.00
17 CDBG-CV GRANT	3,364,567.00
18 PERCENT OF FUNDS DISBURSED FOR PS ACTIVITIES (LINE 16/LINE 17)	18.17%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

19 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	176,048.98
20 CDBG-CV GRANT	3,364,567.00
21 PERCENT OF FUNDS DISBURSED FOR PA ACTIVITIES (LINE 19/LINE 20)	5.23%

LINE 10 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 10

Report returned no data.

LINE 11 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 11

Report returned no data.

LINE 12 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 12

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	32	1456	6639330	Community Legal Services	05C	LMC	\$628.39
			6672921	Community Legal Services	05C	LMC	\$131,284.78
	33	1457	6598648	Remote Learning	05D	LMC	\$346,513.32
2020	34	1433	6598360	CV1 and CVIII- Emergency Eviction Prevention and Rental Assistance Program.	05Q	LMC	\$21,900.01
			6639326	CV1 and CVIII- Emergency Eviction Prevention and Rental Assistance Program.	05Q	LMC	\$65,223.40
			6672914	CV1 and CVIII- Emergency Eviction Prevention and Rental Assistance Program.	05Q	LMC	\$45,793.10
Total							\$611,343.00

LINE 16 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 16

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	32	1456	6639330	Community Legal Services	05C	LMC	\$628.39
			6672921	Community Legal Services	05C	LMC	\$131,284.78
	33	1457	6598648	Remote Learning	05D	LMC	\$346,513.32
2020	34	1433	6598360	CV1 and CVIII- Emergency Eviction Prevention and Rental Assistance Program.	05Q	LMC	\$21,900.01
			6639326	CV1 and CVIII- Emergency Eviction Prevention and Rental Assistance Program.	05Q	LMC	\$65,223.40
			6672914	CV1 and CVIII- Emergency Eviction Prevention and Rental Assistance Program.	05Q	LMC	\$45,793.10
Total							\$611,343.00

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2020	35	1432	6470713	CDBG -CV1 and CVII Administration	21A		\$55,041.03
			6598360	CDBG -CV1 and CVII Administration	21A		\$11,849.78
			6639326	CDBG -CV1 and CVII Administration	21A		\$48,150.57
			6672914	CDBG -CV1 and CVII Administration	21A		\$63,207.62
Total							\$176,048.98

APPENDIX III

HOME Projects Monitoring List

Local Fiscal Year 2022

Introduction

HOME Funded projects are monitored on an annual basis to ensure compliance with both the HOME Program rules and regulations and the terms and conditions established in the funding agreement for the established period of affordability.

ACDS, on behalf of Anne Arundel County, develops a yearly monitoring schedule for the HOME funded projects based as determined by the results of a Risk Assessment. HOME funded projects are monitored in compliance with the established HOME monitoring schedule based on the number of total units in a project:

Total Number of Units	Monitoring Schedule
1 – 4 units	Every three (3) years
5 – 25 units	Every two (2) years
26+ units	Annually

The projects are monitored for compliance with HOME regulations by reviewing required documentation for tenant eligibility, income calculation and verification, and lease and rent compliance, as well as physical inspections of the HOME units. An assessment of the current management plan activities and tenant services is reviewed in each monitoring visit to compare for consistency with the Management Plan and Tenant Services Plan on file. A review of their marketing Plan is completed prior to the monitoring visit to ensure compliance with affirmatively fair housing requirements are being practiced.

As of Fiscal Year 2022, the County has a total of 46 HOME funded multi-family rental projects and group home projects that were completed or under construction. Of the funded projects, 21 are multi-family rental and two are multi-family CHDO projects, while 23 are group homes. However, not all of these projects received comprehensive monitoring due to renovation, still being under construction, or in some cases, the affordability period had expired.

Summary

Of the projects in the County's portfolio, The County conducted a comprehensive review of tenant files for 18 multi-family projects and 23 group home projects, which involved the review of 277 HOME -assisted tenant files and physical inspections. Any tenant files reviewed that did not meet HOME compliance were discussed with the project managers and corrected before issuing a final monitoring report. Of the 277 HOME-assisted units, 24 projects had one or more

unit that had a minor Housing Quality Standard (HQS) issue cited during their physical inspection. Property management was notified and remediation took place; the 24 projects will be re-inspected during the next fiscal year.

MULTI-FAMILY PROJECTS

Multi-Family Projects	HOME-Assisted Units	Tenant File Reviewed	Units Inspected
Bay Forest	11	11	Affordability Period ended after tenant files were reviewed, so no units required inspection.
Bay Ridge Gardens	13	13	13
Berger Square	7	7	7
Brock Bridge Landing	5	Under Construction	Under Construction
College Parkway	6	6	6
Glen Burnie Sr. Housing/Arundel Woods	6	6	6
Glen Forest	Affordability Period Ended	Affordability Period Ended	Affordability Period Ended
Greens at Hammond Lane	7	7	7
Hammerlee House	4	4	4
Heritage at Freetown Village	6	6	6
Heritage at Meade Village	10	10	10
Heritage Overlook	5	5	5
Homes on the Glen	10	10	10
Marley Meadows	4	4	4
Newtowne 20 (Now Wilbourn Estates)	6	Construction not completed until 6/22	Construction not completed until 6/22
Oakwood Family Homes	4	4	4
Odenton Senior Housing II - Friendship Village	10	10	10
Parkview at Furnace Branch	4	4	Under Renovation
Parkview at Severna Park	10	10	Under Renovation
Tenthouse Creek Village	Affordability Period Ended	Affordability Period Ended	Affordability Period Ended
Victoria Park	11	11	11
TOTAL PROJECTS: 21			

CHDO/MULTI-FAMILY PROJECTS

CHDO/Multi-Family Projects	HOME-Assisted Units	Tenant File Reviewed	Units Inspected
Langton Green	52	52	Under renovation
Laurel Commons	7	38	7
TOTAL PROJECTS: 2			

CHDO/GROUP HOME PROJECTS

CHDO/Group Homes Projects	HOME-Assisted Units	Tenant File Reviewed	Units Inspected
Arundel Lodge - 1038 Cedar Ridge Court	3	3	3
Arundel Lodge - 1058 Cedar Ridge Court	3	3	3
Arundel Lodge - 1240 Gemini Drive	3	3	3
Arundel Lodge - 7916 Tower Court Drive	3	3	3
Chesapeake Neighbors - 7902 Elizabeth Road	3	3	3
Chesapeake Neighbors - 8319 N. Veterans Highway	4	4	4
Human Services Renovations - 109 Light Street	3	3	3
Human Services Renovations - 113 Mulberry Avenue	3	3	3
Human Services Renovations - 119 Elm Avenue	3	3	3
Human Services Renovations - 1518 Brookhill Terrace	3	3	3
Human Services Renovations - 1808 Seven Hills Lane	3	3	3
Human Services Renovations - 401 Irene Drive	3	3	3
Human Services Renovations - 507 Mansfield Court	3	3	3
Human Services Renovations - 6232 Chestnut Oak Lane	3	3	3
Human Services Renovations - 7605 Post Road	3	3	3
Human Services Renovations - 821 Mago Vista	Affordability Ended	Affordability Period Ended	Affordability Period Ended
Human Services Renovations - 864 Frost Valley Lane	3	Vacant	2
Human Services Renovations - 908 Fawn Avenue	3	3	0
Main Street Housing - 204 2nd Avenue, S.E.	3	3	3
Omni House - Cromwell Fountain, 103 & 112 Water Fountain Way	13	13	13
Omni House - Oakleaf, 301 Juneberry Way	12	12	12
Safe Haven I - Arundel House of Hope, 10 Seward Avenue	4	4	4
Safe Haven II - Arundel House of Hope, 227 Ritchie Highway	4	4	30
TOTAL PROJECTS: 23			

APPENDIX IV

APPENDIX I

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 Consolidated Plan 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 actions to overcome the impediments.

In 2018 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 to conduct a regional AI, as well as local AIs on behalf of each jurisdiction. The process included: (1) a robust analysis of housing data; (2) a regional stakeholder engagement process that included at least 10 regional meetings; (3) a local stakeholder engagement process, which involved a public hearing and at least six smaller meetings and focus groups in Anne Arundel County; and (4) a survey of protected classes answered by over 3,000 residents in the region. The draft AI and public comment period was completed at the end of Local Fiscal Year 2020, and a final AI was published in August 2020.

The following segment details the actions taken on the local level to further fair housing under the 2020 AI. The last segment provides a summary of the regional activities undertaken during Local Fiscal Year 2022.

Anne Arundel County Cumulative Fair Housing Activities: Local Fiscal Year 2021 through Local Fiscal Year 2022

FAIR HOUSING ACTIONS		FAIR HOUSING ISSUES/ IMPEDIMENTS TO ADDRESS	RESPONSIBLE PARTY	METRICS AND MILESTONES
Increase affordable and workforce rental housing options and opportunities for ownership				
1	Invest in the creation of affordable and accessible rental units in Communities of Opportunity, especially in transit zones.	Lack of access to opportunity due to high housing costs	ACDS, Affordable Housing Developers, MD DHCD	<p>The County prioritized the investment of federal HOME funding and County general funds into creating new affordable rental units in Communities of Opportunity and transit zones, recognizing that this often requires developers with developable land and other financing commitment.</p> <p>Brock Bridge Landing – committed funding and continued underwriting financing for the development of 38 new units in Jessup, a Community of Opportunity. This project went to settlement during Local Fiscal Year 2022.</p> <p>Successfully analyzed and proposed PILOT legislation to provide operating subsidies for four new affordable housing developments that will create, collectively, 328 new rental units for families</p>

				and 78 new units for older adults. In addition, ACDS began the underwriting process for these four projects, which will receive a combination of County HOME and County general funds. Of these developments, one was made possible due to the new Workforce Housing legislation.
2	Invest in the preservation of the existing stock of affordable rental units.	Potential loss of affordable housing in future	ACDS, HCAAC, County Council	<p>During Local Fiscal Year 2022 HOME funds and RAD conversion supported construction on Meade Village and was completed. This included the redevelopment of 199 units and the creation of 24 new units for families in an Opportunity Area. In addition, construction on the HOME funded RAD conversion and redevelopment of Newtowne 20 was substantially completed, resulting in the redevelopment of 78 units for families in the community now known as Wilbourn Estates.</p> <p>During FY 2022, successfully analyzed and proposed PILOT legislation to provide operating subsidies for the preservation of Villages at Marley Station, a 757-unit affordable housing complex in Glen Burnie that was set to expire in two years. With the PILOT and State financing, the project will undergo renovations and remain affordable for another 40 years.</p>
3	As part of the state-required Housing Element of the County's General Plan, include a housing needs analysis that identifies needs and barriers to affordable housing development.	Land use and zoning laws, Location and type of affordable housing, lack of access due to high housing costs	Planning and Zoning	During Local Fiscal Year 2021, the County completed its general development plan, <i>Plan 2040</i> , which included a housing needs analysis and strategies to meet those needs.
4	Work to establish an inclusionary housing ordinance that addresses the housing needs identified. Closely monitor the effect of the ordinance and adjust as needed to ensure it creates housing that is needed by residents in the region.	Land use and zoning laws, Location and type of affordable housing, lack of access due to high housing costs	Planning and Zoning, ACDS, Office of Law	<p>An inclusionary zoning ordinance will be introduced during FY 2020, with a focus on long term affordability for renters earning 60% and below AMI and homeowners earning 100% and below AMI.</p> <p>Progress on meeting this goal was delayed due to COVID-19 pandemic and the County's work to meet eviction prevention needs. We expect work to develop an inclusionary zoning policy will resume during Local Fiscal Year 2023</p>
5	Also as part of the General Development Plan update, include an analysis of opportunities to expand the development envelope where logical for the County to absorb new demand for housing (e.g., near transportation corridors and jobs).	Land use and zoning laws, Location and type of affordable housing, lack of access due to high housing costs	Planning and Zoning	<p>The GDP, which will be completed by Planning and Zoning and introduced/approved by the County Council in Calendar Year 2020, will include an analysis of opportunities to expand the development envelope where logical for the County to expand new demand for housing (e.g. near transportation corridors and jobs).</p> <p>The GDP was completed and identifies areas for expanded housing development near transportation centers. In addition, through the GDP implementation process, the County has established regional planning committees that are examining the needs and strategies to address the need for affordable units for a range of incomes.</p>
6	Reinstate and support a policy to give first priority for	Limited development capacity and options	Central Services, Office of Law, ACDS	A workgroup convened during Local Fiscal Year 2020 to examine whether or not changes in County

	the use of County surplus land - as suitable- for the development of affordable housing serving 0-60 percent AMI renters and 60-100 percent AMI owners.			code are necessary and what internal policies must be established to implement this policy. During FY 2022 the County's Central Services Division notified ACDS of the availability of County surplus land and gave ACDS the opportunity to request use of the property for affordable housing; however, the surplus property was not suitable for affordable housing development.
7	Explore a dedicated funding source for affordable housing creation in opportunity areas and redevelopment in target revitalization areas. Until that fund is established, continue allocating County general fund dollars to support affordable housing development.	Disparities in housing challenges; limited development capacity and options	Finance, Office of Budget, ACDS	A workgroup convened early 2020 to analyze potential funding sources, estimate targeted revenue, establish specific goals, introduce, and pass legislation. During Local Fiscal Year 2021, the County convened relevant agency staff and legislators to develop and introduce State enabling legislation that would allow for the creation of an affordable housing trust fund in Anne Arundel County and allow for the County Council to introduce legislation to create a dedicated revenue source to fund the trust fund. The bill passed the legislature but was vetoed by the Governor. During Local Fiscal Year 2021 and Local Fiscal Year FY 2022, the County continued to dedicate general funds to affordable housing development. The County allocated \$2 million in general funds during this time period. This funding, which will leverage local HOME funds, allowed ACDS to begin the application review process to support the four new projects described above. During Local Fiscal Year 2022, the Governor's veto on was overridden by the State legislature and the County made the decision to fund the trust fund in FY 2023 with \$10 million in one-time County general funds, which will be available in subsequent fiscal years as part of the non-lapsing fund.
8	Explore adoption of Small Area Fair Market Rents (SAFMRs) for housing choice voucher (HCV) program.	Disparities in Access to Opportunity	Housing Commission of Anne Arundel County	The Housing Commission of Anne Arundel County continues to use SAFMR's along with exception rents as needed. The requests are submitted to HUD on an annual basis for clients leasing in our area. During FY21, the Housing Commission of Anne Arundel County provided Fair Housing trainings for staff, continued to offer additional services to clients during the pandemic, implemented electronic software upgrades that offer new options to clients, vendors, and landlords to view accounts online, update personal information, make payments, submit important documents and much more. HCAAC continued to work with and search for partners for resources in our county.
9	Continue and potentially expand housing choice vouchers created through locally controlled funds that can be used in Opportunity Areas.	Disparities in Access to Opportunity	ACDS	Each year, invest at least \$400,000 in County general funds into approximately 30 tenant based rental assistance to supplement existing federally funded vouchers. Define a policy that establishes rents that will allow for these vouchers to be used in Opportunity Areas. During Local Fiscal Year 2021, the County allocated \$400,000 for a Tenant Based Rental Assistance Program. This Program was delayed due to implementation of the County Eviction Prevention Program; however, it is expected to begin in Local Fiscal Year 2022. The Program was initiated at the

				<p>end of Local Fiscal Year 2022 and is expected to be fully operational in FY 2023.</p> <p>Previous to being awarded federal Eviction Rental Assistance Program funding through the U.S. Treasury, the County made the decision to commit a significant portion (\$4.5 million) of its Coronavirus Relief Fund award to eviction prevention and relocation assistance. In addition to supporting clients with arrears, this funding has provided much needed prospective rent for income eligible renters negatively affected by COVID-19. In Local Fiscal Year 2022, the County expended a total of \$27,419,319 to prevent the evictions of 2,826 households, as well as provided 1,356 households with legal representation to help prevent evictions.</p>
10	Continue and expand fee waivers for affordable family housing.	Disparities in housing challenges; limited development capacity and options	Office of Law, Planning and Zoning, ACDS	<p>During Local Fiscal Year 2022, the County finalized legal and regulatory processes to implement the new Workforce Housing conditional zoning provision, which includes a 50 percent reduction in water and sewer fees for new affordable workforce housing units built under the law, in addition to zoning incentives for creating new affordable developments, the County has also continued other policies that waive fees for affordable housing development, including waiving water and sewer fees for development serving elderly persons of modest means and waive impact fees for affordable housing developed by nonprofit developers for households earning 120 percent and below AMI.</p> <p>As a result of the Workforce Housing policy at least one new multi-family rental project was initiated and one new affordable multi-family project serving seniors was initiated as a result of the Housing for Elderly of Modest Means zoning provision.</p>
11	Continue and expand resources for case management, housing search assistance and other supportive services to sustainably house low and very low income households.	Lack of resources to support empowerment of residents faced with discrimination; Discrimination in housing choice	Housing Commission, ACDS	<p>The County will invest at least \$250,000 in County general funds annually into case management and housing location support for housing choice vouchers administered by Housing Commission and Tenant Based Rental Assistance Programs funded with CoC, HOPWA, HOME and County funds to house hard to serve clients and help them access housing in Opportunity Areas.</p> <p>During Local Fiscal Year 2022, the County committed \$250,000 in County general funds for case management through the Moving Home Program. Staff finalized program regulations and procedures and initiated the Program in FY 2022.</p>
12	Explore development of a landlord mitigation program to encourage wider utilization of housing vouchers in Opportunity Areas and among homeless and special needs families.	Lack of knowledge/awareness and willingness to comply with fair housing laws	ACDS	<p>During Local Fiscal Year 2022, as part of its Moving Home Program, ACDS established an initiative to encourage landlords to enter into an agreement with the ACDS to provide rental units and waive some requirements - such as rent history, stringent credit requirements, and some criminal background elements- to reach harder to serve clients. In exchange, the Program will provide a fund for additional property damage and case management to mitigate the risk. ACDS held an informational session on the program in partnership with Maryland Multi-Family Housing Association and is encouraging landlords to participate.</p>
13	Invest in credit counseling, first time homebuyer	Disparities in Homeownership	ACDS	<p>Invest at least \$400,000 annually to support counseling programs that serve at least 600 clients</p>

	counseling and foreclosure prevention counseling to support and increase sustainable homeownership among the protected classes and promote access to better and sustainable rental housing for renters.			<p>per year. Market these programs to the protected classes.</p> <p>During Local Fiscal Year 2022, the County committed \$425,000 to counseling programs and served 645 individuals through the Homeownership Counseling Program and 11 individuals through the Financial Literacy Program. The County funded Foreclosure Prevention Counseling Program served 44 beneficiaries during the fiscal year. ACDS applied for and was awarded competitive State funding to provide foreclosure prevention counseling and refer struggling homeowners to the State's financial assistance Program.</p>
14	Investigate why there are disparities in minority homeownership rates and develop policies to address those disparities.	Disparities in homeownership	ACDS, Regional Fair Housing Group	Working with partners at the regional level, ACDS drafted a survey during Local Fiscal Year 2022. The Regional Fair Housing Group and ACDS also convened a regional meeting to hear from national policy influencers about emerging trends to address this issue.
15	Explore partnerships with area hospitals and health providers to support both affordable housing and the needed support services for our special needs populations.	Capacity building to further jurisdiction commitment to affirmatively furthering fair housing choice	Department of Aging and Disabilities, ACDS, Health Department, Hospitals	<p>Add hospitals to list of housing and community development stakeholders, and solicit feedback on housing/health needs for the Consolidated Plan and Action Plans. Initiate meetings with Anne Arundel Medical Center and University of Maryland Baltimore Washington Medical Center as part of the next Community Needs Assessment (2023).</p> <p>ACDS added hospitals and health stakeholders to its Community Stakeholder list and invited feedback for the County planning documents during Local Fiscal Year 2021; notifications continued during FY 2022.</p>
16	Enforce the County's new fair housing ordinance, which includes a source of income provision.	Disparities in housing challenges; limited development capacity and options	Human Relations Commission	<p>During Local Fiscal Year 2021, the County completed appointments to the Human Relations Commission with qualified candidates and hired a new Human Relations Officer. During FY 2022, the Human Relations Officer focused on (1) developing procedures for investigating and taking action in response to Fair Housing complaints; (2) developing partnerships with State and local agencies that will support enforcement of the County's Fair Housing laws; and (3) developing and facilitating access to outreach and educational materials about Fair Housing laws.</p> <p>Education and outreach is one tool that encourages compliance with the fair housing law as well as helps educate residents on their rights under the fair housing law. During Local Fiscal Year 2022, the County continued its contract with the Fair Housing Action Center of Maryland for education and outreach. The FHAC hired a Fair Housing Specialist to lead its outreach and education efforts and advocate for individuals alleging housing discrimination. They also provided trainings for housing industry professionals, service providers and members of the public. FHAC conducted nine (9) Know Your Rights trainings for service providers and members of the public and a series of trainings on Fair Housing Compliance and the HOME Act for property managers and real estate professionals, including 3 trainings in Anne Arundel that reached 99 attendees.</p>

FAIR HOUSING ACTIONS		FAIR HOUSING ISSUES/ IMPEDIMENTS TO ADDRESS	RESPONSIBLE PARTY	METRICS AND MILESTONES
Address barriers to equalizing access to opportunity				
17	Continue to invest County and federal resources into neighborhood revitalization areas, including, but not limited to, residential revitalization programs, public services and transportation, developing or redeveloping public facilities, and providing financial coaching/counseling.	Deteriorated and abandoned properties, need for continued revitalization strategies to give residents better opportunities in older communities	ACDS	<p>Over the next five years, target limited federal CDBG funds into Severn, Brooklyn Park and Glen Burnie communities.</p> <p>During Local Fiscal Year 2022, the County continued to invest funds into these Neighborhood Revitalization Areas, including after school programs, acquisition and rehabilitation of dilapidated units, and the development of the new Severn Center, an intergenerational facility serving low income communities in Severn.</p>
18	Implement equity framework in public resource allocation decision making. Allocation of resources should result in an equitable approach to bring neighborhoods into similar standards of service delivery and amenities.	Disparities in access to opportunity	Office of Budget, County Executive Office	<p>Explore best practices on how to adopt and implement this practice for Local Fiscal Year 2022.</p> <p>During Local Fiscal Year 2021, the County created a new Director of Equity, Diversity and Inclusion position and filled that position with an experienced professional who is working with the Budget Office to implement an equity framework across government agencies and budgeting decisions.</p>
FAIR HOUSING ACTIONS		FAIR HOUSING ISSUES/ IMPEDIMENTS TO ADDRESS	RESPONSIBLE PARTY	METRICS AND MILESTONES
Expand fair housing resources and compliance				
19	Support fair housing testing, language access planning, and diversity in housing and planning boards, investigating housing discrimination, and collaborative efforts with local and regional stakeholders.	Capacity building to further jurisdiction commitment to affirmatively furthering fair housing choice; disparities in access to opportunity	Human Relations Commission, ACDS	<p>ACDS will continue to contract with the Fair Housing Action Center of Maryland (FHAC) to provide testing and follow up with investigations where warranted. ACDS will assess the FHAC capacity at the end of Local Fiscal Year 2023 to determine progress and whether future funds will be allocated. ACDS will collaborate with regional partners to build the capacity of the FHAC or another organization to successfully provide this service. The Human Relations Commission will also investigate discrimination complaints and develop relationships with local organizations and legal services providers that can assist in identifying and pursuing Fair Housing complaints where warranted.</p> <p>During Local Fiscal Year 2022 ACDS continued to contract with FHAC to develop their capacity as a testing agency. The organization re-tooled their testing program and recruited and trained a cadre of available testers to conduct tests in the County. Three tests were conducted in Local Fiscal Year 2022 and FHAC will continue to implement and expand their testing program in FY 2023. Fair Housing trainings for property managers were conducted and FHAC met with the Anne Arundel County Continuum of Care to discuss Fair Housing issues facing CoC clients.</p>

FAIR HOUSING ACTIONS		FAIR HOUSING ISSUES/ IMPEDIMENTS TO ADDRESS	RESPONSIBLE PARTY	METRICS AND MILESTONES
Expand fair housing choice for persons with disabilities				
20	Create a home/apartment accessibility modification program to serve low income renters with disabilities. Continue the existing program that serves homeowners.	Discrimination in reasonable accommodation requests; disparate housing challenges for persons with disabilities	ACDS	Funding was allocated and policies and procedures for this program were established during Local Fiscal Year 2020. During Local Fiscal Year 2021, funding was allocated; however, due to the COVID-19 pandemic, outreach for the program slowed and no new applications were received. During FY 2022, ACDS processed one application for the Accessibility Modification Program for Renters and is in the process of underwriting 4 homeowner cases.

Regional Fair Housing Actions for Local Fiscal Year 2022:

During Local Fiscal Year 2022, the Regional Fair Housing Group began work on its Implementation Plan for the Regional AI and completed the following actions:

- ❖ With support from agencies in the Baltimore region, the Fair Housing Action Center of Maryland:
 - Refined its paired testing process and recruited 66 new testers, bringing it to a total of 75 trained testers.
 - Conducted 10 matched pair tests for source-of-income discrimination.
 - Held 16 trainings on topics such as the HOME Act and disability, reaching more than 100 service providers, community members, and property managers
- ❖ BMC Housing Committee continued to be a forum for discussing AI implementation and other key fair housing and housing-related issues, including:
 - Reconvening the BMC's Housing Affordability Preservation Task Force, exploring notification requirements and Year 15 preservation issues related to Low Income Housing Tax Credits.
 - Tackling racial gaps in homeownership.
 - The 2020 Maryland Housing Needs Assessment.
 - How Montgomery County eliminated its development moratorium around school capacity.

- Baltimore City's Equity in Planning work through its Planning Department.
- Work with the Maryland Dept. of Housing and Community Development (DHCD) around affirmative marketing of State-supported rental housing.
- ❖ The Regional Project-Based Voucher (PBV) Program continued to progress:
 - More than 30 families have leased in the first four developments to be completed: Riverwatch II in Elkridge, Homes at Fountain Green in Bel Air, Robinson Overlook in Columbia, and Town Courts in Annapolis.
 - Program issued two requests for proposals, one in July 2021 and one in March 2022, receiving a total of six proposals requesting a total of 139 vouchers. Only one achieved the threshold for an award, receiving 20 project-based vouchers.
- ❖ Fair Housing Group jurisdictions and PHAs submitted joint comments on the development of the 2022 Qualified Allocation Plan, achieving important, but limited results:
 - DHCD kept the five-point incentive for Choice Communities developments and allowed project-based vouchers to count as 30% area median income (AMI) units without onerous and duplicative income verification requirements.
 - DHCD did not expand incentives for metro opportunity areas, as we strongly suggested.
- ❖ The Regional Fair Housing Group pursued its priority strategies for tackling racial homeownership gaps:
 - Held six focus groups with housing counseling agencies that included a total of 29 housing counselors. Top barriers included resources to put toward a down payment and ongoing mortgage payments as well as lack of available homes at a reasonable price.
 - Conducted an electronic survey of people who have received housing counseling in an effort to buy a home.
 - Compiled a chart with all State and local down payment assistance programs in the Baltimore region.
 - Compiled a list of lenders who work with housing choice voucher (HCV) homeownership programs and discussed with PHAs how to boost existing programs and start new ones.

- Learned about a new race-conscious mortgage product being developed by Neighborhood Housing Services-Baltimore in order to narrow Baltimore's racial homeownership gap.
- ❖ Working with Maryland DHCD, the Regional Fair Housing Group:
 - Conducted a survey of more than 100 property managers, with the assistance of the Maryland Affordable Housing Coalition, on their needs regarding affirmative fair housing marketing.
 - Explored improvements to www.MDHousingSearch.org, such as automatic population of accessibility features and clearer advance posting of affordability for new properties, to improve it as a clearinghouse for available affordable housing and as an affirmative marketing tool.
 - Received Maryland DHCD data on LIHTC unit occupancy by race; initiated an effort to improve reporting of housing choice voucher use, with 90 percent of that data missing.

APPENDIX II

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 2021 (July 1, 2021 - June 30, 2022)			
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	2. Grant Number	3. Reporting period	
Arundel Community Development Services, Inc		From 7/1/2021 To 6/30/2022	
Part I: Summary of CDBG Resources			
1. Unexpended CDBG funds at end of previous reporting period. (Prior Year Balance.)			\$3,110,489
2. Entitlement Grant from form HUD-7082			\$2,177,586
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.	\$600,000		
c. Total Program Income (Sum of columns a and b)			\$600,000
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)			\$5,888,075
Part II: Summary of CDBG Expenditures			
8. Total expenditures reported on Activity Summary, forms HUD-4949.2 & 4949.2A			\$3,149,157
9. Total expended for Planning & Administration, form HUD-4949.2			\$ 429,428
10. Amount subject to Low/Mod Benefit Calculation (line 8 minus line 9)			\$2,719,729
11. CDBG funds used for section 108 principal & interest payments			
12. Total expenditures (line 8 plus line 11)			\$3,149,157
13. Unexpended balance (line 7 minus line 12)			\$2,738,918
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			\$2,719,729
16. Total (line 14 plus line 15)			\$2,719,729
17. Percent benefit to low/mod persons (line 16 divided by line 10 this reporting period)			100.00%
Page (1) of (3)			
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form HUD-4949.3(06/24/93) ref Handbook 6510.2			

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 2020 (July 1, 2020 - June 30, 2021)		
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	\$	362,654
22. Total PS unliquidated obligations from column r, form HUD-4949.2A	\$	11,853
23. Sum of line 21 and line 22	\$	374,507
24. Total PS unliquidated obligations reported at the end of the previous reporting period	\$	12,506
25. Net obligations for public services (line 23 minus line 24)	\$	362,001
26. Amount of Program Income received in the preceding program year	\$	550,000
27. Entitlement Grant Amount (from line 2)	\$	2,177,586
28. Sum of line 26 and line 27	\$	2,727,586
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)	\$	429,428
31. PA Unliquidated Obligations at End of Current Program Year		
32. PA Unliquidated Obligations at End of Previous Program Year		
33. Total PA Obligations (line 30 plus line 31 minus line 32)	\$	429,428
34. Entitlement Grant (from Line 2)	\$	2,177,586
35. Current Year Program Income (from line 5c)		\$600,000
36. Total Subject to PA Cap (line 34 plus line 35)	\$	2,777,586
37. Percent Funds Obligated for PA Activities (line 33 divided by line 36)		15.46%
A. Program Income Narrative (from Part I, 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	\$	251,009
(b) Single Family Property Rehabilitation Loans	\$	1,261
(c) Mortgage Assistance Program Deferred Loans	\$	52,961
(d) Other- Non Single Family Loans	\$	294,769
4. Program Income from the Sale of Property		
TOTAL PROGRAM INCOME	\$	600,000
Page (2) of (3)		
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form HUD-4949.3(06/24/93) ref Handbook 6510.2		

6510.2 REV-2
Exhibit 3a

FINANCIAL SUMMARY		U.S. Department of Housing and Urban Development Office of Community Planning and Development Community Development Block Grant Program	
Program Year 2021 (July 1, 2021 - June 30, 2022)		OMB Approval No. 2580-0077 (Exp. 3/31/94)	
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		24,118	
(2) Other		3,460,999	
(b) Balance on Deferred Loans			
(1) Single Family Property Rehabilitation Program		8,137,995	
(2) Mortgage Assistance Program		1,034,903	
(3) Other		6,046,751	
3. Loans in Default			
4. Parcels Acquired For Sale			
5. Lump Sum Drawdown			
TOTAL LOANS AND OTHER RECEIVABLES		18,704,765	
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)		2,738,918	
Add:			
LOC Balance(s) as of GPR Date June 30, 2022		\$ 2,932,774	
Grantee CDBG Liabilities			
Grantee Program Account (Affordable Housing prior period adjustment)		\$ 196,827	
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)		(390,684)	
Subrecipient CDBG Program Liabilities (include any reimbursements due to the Grantee from program funds)			
Total Reconciling Balance		\$ 2,738,917	
Unreconciled Difference: Misc adjustment		0	
E. Calculation of Balance of Unprogrammed Funds			
1. Amount of Funds Available		5,888,075	
2. Income Expected		(5,858,835)	
3. Less: Total Amounts Budgeted			
4. Unprogrammed Balance		29,240	
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.			
Page (3) of (3)			
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Anne Arundel County
Appendix II

	Office of Community Planning and Development	DATE:	09-01-22
	U.S. Department of Housing and Urban Development	TIME:	9:23
	Integrated Disbursement and Information System	PAGE:	1
	PR26 - CDBG-CV Financial Summary Report		
	ANNE ARUNDEL COUNTY, MD		

PART I: SUMMARY OF CDBG-CV RESOURCES

01 CDBG-CV GRANT	3,364,567.00
02 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
03 FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
04 TOTAL AVAILABLE (SUM, LINES 01-03)	3,364,567.00

PART II: SUMMARY OF CDBG-CV EXPENDITURES

05 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	611,343.00
06 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	176,048.98
07 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
08 TOTAL EXPENDITURES (SUM, LINES 05 - 07)	787,391.98
09 UNEXPENDED BALANCE (LINE 04 - LINE 8)	2,577,175.02

PART III: LOW/MOD BENEFIT FOR THE CDBG-CV GRANT

10 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
11 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
12 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	611,343.00
13 TOTAL LOW/MOD CREDIT (SUM, LINES 10 - 12)	611,343.00
14 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 05)	611,343.00
15 PERCENT LOW/MOD CREDIT (LINE 13/LINE 14)	100.00%

PART IV: PUBLIC SERVICE (PS) CALCULATIONS

16 DISBURSED IN IDIS FOR PUBLIC SERVICES	611,343.00
17 CDBG-CV GRANT	3,364,567.00
18 PERCENT OF FUNDS DISBURSED FOR PS ACTIVITIES (LINE 16/LINE 17)	18.17%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

19 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	176,048.98
20 CDBG-CV GRANT	3,364,567.00
21 PERCENT OF FUNDS DISBURSED FOR PA ACTIVITIES (LINE 19/LINE 20)	5.23%

LINE 10 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 10

Report returned no data.

LINE 11 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 11

Report returned no data.

LINE 12 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 12

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	32	1456	6639330	Community Legal Services	05C	LMC	\$628.39
			6672921	Community Legal Services	05C	LMC	\$131,284.78
	33	1457	6598648	Remote Learning	05D	LMC	\$346,513.32
2020	34	1433	6598360	CV1 and CVIII- Emergency Eviction Prevention and Rental Assistance Program.	05Q	LMC	\$21,900.01
			6639326	CV1 and CVIII- Emergency Eviction Prevention and Rental Assistance Program.	05Q	LMC	\$65,223.40
			6672914	CV1 and CVIII- Emergency Eviction Prevention and Rental Assistance Program.	05Q	LMC	\$45,793.10
Total							\$611,343.00

LINE 16 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 16

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	32	1456	6639330	Community Legal Services	05C	LMC	\$628.39
			6672921	Community Legal Services	05C	LMC	\$131,284.78
	33	1457	6598648	Remote Learning	05D	LMC	\$346,513.32
2020	34	1433	6598360	CV1 and CVIII- Emergency Eviction Prevention and Rental Assistance Program.	05Q	LMC	\$21,900.01
			6639326	CV1 and CVIII- Emergency Eviction Prevention and Rental Assistance Program.	05Q	LMC	\$65,223.40
			6672914	CV1 and CVIII- Emergency Eviction Prevention and Rental Assistance Program.	05Q	LMC	\$45,793.10
Total							\$611,343.00

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2020	35	1432	6470713	CDBG -CV1 and CVII Administration	21A		\$55,041.03
			6598360	CDBG -CV1 and CVII Administration	21A		\$11,649.76
			6639326	CDBG -CV1 and CVII Administration	21A		\$46,150.57
			6672914	CDBG -CV1 and CVII Administration	21A		\$63,207.62
Total							\$176,048.98

APPENDIX III

HOME Projects Monitoring List

Local Fiscal Year 2022

Introduction

HOME Funded projects are monitored on an annual basis to ensure compliance with both the HOME Program rules and regulations and the terms and conditions established in the funding agreement for the established period of affordability.

ACDS, on behalf of Anne Arundel County, develops a yearly monitoring schedule for the HOME funded projects based as determined by the results of a Risk Assessment. HOME funded projects are monitored in compliance with the established HOME monitoring schedule based on the number of total units in a project:

Total Number of Units	Monitoring Schedule
1 – 4 units	Every three (3) years
5 – 25 units	Every two (2) years
26+ units	Annually

The projects are monitored for compliance with HOME regulations by reviewing required documentation for tenant eligibility, income calculation and verification, and lease and rent compliance, as well as physical inspections of the HOME units. An assessment of the current management plan activities and tenant services is reviewed in each monitoring visit to compare for consistency with the Management Plan and Tenant Services Plan on file. A review of their marketing Plan is completed prior to the monitoring visit to ensure compliance with affirmatively fair housing requirements are being practiced.

As of Fiscal Year 2022, the County has a total of 46 HOME funded multi-family rental projects and group home projects that were completed or under construction. Of the funded projects, 21 are multi-family rental and two are multi-family CHDO projects, while 23 are group homes. However, not all of these projects received comprehensive monitoring due to renovation, still being under construction, or in some cases, the affordability period had expired.

Summary

Of the projects in the County's portfolio, The County conducted a comprehensive review of tenant files for 18 multi-family projects and 23 group home projects, which involved the review of 277 HOME -assisted tenant files and physical inspections. Any tenant files reviewed that did not meet HOME compliance were discussed with the project managers and corrected before issuing a final monitoring report. Of the 277 HOME-assisted units, 24 projects had one or more

unit that had a minor Housing Quality Standard (HQS) issue cited during their physical inspection. Property management was notified and remediation took place; the 24 projects will be re-inspected during the next fiscal year.

MULTI-FAMILY PROJECTS

Multi-Family Projects	HOME-Assisted Units	Tenant File Reviewed	Units Inspected
Bay Forest	11	11	Affordability Period ended after tenant files were reviewed, so no units required inspection.)
Bay Ridge Gardens	13	13	13
Berger Square	7	7	7
Brock Bridge Landing	5	Under Construction	Under Construction
College Parkway	6	6	6
Glen Burnie Sr. Housing/Arundel Woods	6	6	6
Glen Forest	Affordability Period Ended	Affordability Period Ended	Affordability Period Ended
Greens at Hammond Lane	7	7	7
Hammarlee House	4	4	4
Heritage at Freetown Village	6	6	6
Heritage at Meade Village	10	10	10
Heritage Overlook	5	5	5
Homes on the Glen	10	10	10
Marley Meadows	4	4	4
Newtowne 20 (Now Wilbourn Estates)	6	Construction not completed until 6/22	Construction not completed until 6/22
Oakwood Family Homes	4	4	4
Odenton Senior Housing II – Friendship Village	10	10	10
Parkview at Furnace Branch	4	4	Under Renovation
Parkview at Severna Park	10	10	Under Renovation
Tenthouse Creek Village	Affordability Period Ended	Affordability Period Ended	Affordability Period Ended

Victoria Park	11	11	11
TOTAL PROJECTS: 21			

CHDO/MULTI-FAMILY PROJECTS

CHDO/Multi-Family Projects	HOME-Assisted Units	Tenant File Reviewed	Units Inspected
Langton Green	52	52	Under renovation
Laurel Commons	7	38	7
TOTAL PROJECTS: 2			

CHDO/GROUP HOME PROJECTS

CHDO/Group Homes Projects	HOME-Assisted Units	Tenant File Reviewed	Units Inspected
Arundel Lodge - 1038 Cedar Ridge Court	3	3	3
Arundel Lodge - 1058 Cedar Ridge Court	3	3	3
Arundel Lodge - 1240 Gemini Drive	3	3	3
Arundel Lodge - 7916 Tower Court Drive	3	3	3
Chesapeake Neighbors - 7902 Elizabeth Road	3	3	3
Chesapeake Neighbors - 8319 N. Veterans Highway	4	4	4
Human Services Renovations - 109 Light Street	3	3	3
Human Services Renovations - 113 Mulberry Avenue	3	3	3
Human Services Renovations - 119 Elm Avenue	3	3	3
Human Services Renovations - 1518 Brookhill Terrace	3	3	3
Human Services Renovations - 1808 Seven Hills Lane	3	3	3
Human Services Renovations - 401 Irene Drive	3	3	3
Human Services Renovations - 507 Mansfield Court	3	3	3
Human Services Renovations - 6232 Chestnut Oak Lane	3	3	3
Human Services Renovations - 7605 Post Road	3	3	3
Human Services Renovations - 821 Mago Vista	Affordability Ended	Affordability Period Ended	Affordability Period Ended

Anne Arundel County
Appendix III

Human Services Renovations - 864 Frost Valley Lane	3	Vacant	2
Human Services Renovations - 908 Fawn Avenue	3	3	0
Main Street Housing - 204 2nd Avenue, S.E.	3	3	3
Omni House - Cromwell Fountain, 103 & 112 Water Fountain Way	13	13	13
Omni House - Oakleaf, 301 Juneberry Way	12	12	12
Safe Haven I - Arundel House of Hope, 10 Seward Avenue	4	4	4
Safe Haven II - Arundel House of Hope, 227 Ritchie Highway	4	4	30
TOTAL PROJECTS: 23			

APPENDIX IV

HUD ESG CAPER

Grant: **ESG: Anne Arundel County - MD - Report** Type: **CAPER**

Report Date Range

7/1/2021 to 6/30/2022

Contact Information

First Name	Erin
Middle Name	
Last Name	Karpewicz
Suffix	
Title	Chief Executive Officer
Street Address 1	2666 Riva Rd
Street Address 2	Suite 210
City	Annapolis
State	Maryland
ZIP Code	21401
E-mail Address	ekarpewicz@acdsinc.org
Phone Number	(410)222-3957
Extension	
Fax Number	()-

Project types carried out during the program year

Components	Projects	Total Persons Reported	Total Households Reported
Emergency Shelter	1	259	136
Day Shelter	0	0	0
Transitional Housing	0	0	0
Total Emergency Shelter Component	1	259	136
Total Street Outreach	0	0	0
Total PH - Rapid Re-Housing	2	29	19
Total Homelessness Prevention	0	0	0

Grant Information

Emergency Shelter Rehab/Conversion	
Did you create additional shelter beds/units through an ESG-funded rehab project	No
Did you create additional shelter beds/units through an ESG-funded conversion project	No
Data Participation Information	
Are there any funded projects, except HMIS or Admin, which are <u>not listed on the Project, Links and Uploads form</u> ? This includes projects in the HMIS and from VSP	No
How many of the VSP projects have a HUD approved plan and are using a template rather than a comparable database report uploaded?	0

Project Outcomes

Project outcomes are required for all CAPERS where the program year start date is 1-1-2021 or later. This form replaces the narrative in CR-70 of the eCon Planning Suite.

From the Action Plan that covered ESG for this reporting period copy and paste or retype the information in Question 5 on screen AP-90: "Describe performance standards for evaluating ESG."

The Homeless Coalition will continue to explore the development of additional performance standards as it further develops its strategic plan to end homelessness. The County will use the following three performance standards to measure the ESG program impact:

- (1) targeting and prioritizing those who are most in need of assistance for housing;
- (2) reducing the number of people living on streets and in emergency shelters; and
- (3) quickly re-housing people who are homeless to reduce the length of time homeless.

When designing the ESG funded rapid re-housing programs and providing ESG funding to Sarah's House Emergency Family Shelter, the County targeted those most in need of assistance. The County HMIS system will be used to monitor the results. As the demand for shelter currently exceeds the available resources, a reduction in those sheltered is not anticipated. However, there will be a focus on increasing turnover of shelter beds with shorter stays, allowing for more people to access shelter instead of remaining unsheltered, and to reduce the length of time people experience homelessness. Emergency shelters will be evaluated on their success in helping guests obtain permanent housing. Rapid re-housing programs will be evaluated on their ability to quickly and permanently re-house people experiencing homelessness.

Based on the information from the Action Plan response previously provided to HUD:

1. Briefly describe how you met the performance standards identified in A-90 this program year. *If they are not measurable as written type in N/A as the answer.*

N/A

2. Briefly describe what you did not meet and why. *If they are not measurable as written type in N/A as the answer.*

N/A

OR

3. If your standards were not written as measurable, provide a sample of what you will change them to in the future? *If they were measurable and you answered above type in N/A as the answer.*

A sample of how our County's strategic goals will change in the future include: using metrics in our language to be specific about an attainable annual goal. Examples include:

- (1) provide housing for clients, at least XX% of which of low-income or considered high priority.
- (2) reducing the number of people living on streets and in emergency shelters by XX%; and
- (3) reduce the length of time homeless to less than XX days, on average.

Financial Information

ESG Information from IDIS

As of 8/26/2022

FY	Grant Number	Current Authorized Amount	Funds Committed By Recipient	Funds Drawn	Balance Remaining	Obligation Date	Expenditure Deadline
2021	E21UC240010	\$180,964.00	\$180,964.00	\$61,512.49	\$119,451.51	8/3/2021	8/3/2023
2020	E20UC240010	\$177,268.00	\$177,268.00	\$170,851.00	\$6,417.00	8/28/2020	8/28/2022
2019	E19UC240010	\$166,664.00	\$166,664.00	\$166,664.00	\$0	7/2/2019	7/2/2021
2018	E18UC240010	\$158,508.00	\$158,508.00	\$158,508.00	\$0	8/9/2018	8/9/2020
2017	E17UC240010	\$163,603.00	\$163,602.77	\$163,602.77	\$.23	8/28/2017	8/28/2019
2016	E16UC240010	\$161,647.00	\$161,647.00	\$161,647.00	\$0	7/14/2016	7/14/2018
2015	E15UC240010	\$158,455.00	\$158,455.00	\$158,455.00	\$0	8/5/2015	8/5/2017
Total		\$1,443,232.00	\$1,443,231.77	\$1,317,363.26	\$125,868.74		

Expenditures	2021	2020	2019		2018		2017		2016	
	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
	FY2021 Annual ESG Funds for	FY2020 Annual ESG Funds for	FY2019 Annual ESG Funds for	FY2019 Annual ESG Funds for	FY2018 Annual ESG Funds for	FY2018 Annual ESG Funds for	FY2017 Annual ESG Funds for	FY2017 Annual ESG Funds for	FY2016 Annual ES	
Homelessness Prevention	Non-COVID	Non-COVID	COVID	Non-COVID	COVID	Non-COVID	COVID	Non-COVID	COVID	Non-COVID
Rental Assistance	0.00	1,700.00	0.00	12,035.00		0.00	0.00	0.00	0.00	0.00
Relocation and Stabilization Services - Financial Assistance	0.00	0.00	0.00	0.00		0.00	0.00			
Relocation and Stabilization Services - Services	0.00	0.00	0.00	0.00		0.00	0.00			
Hazard Pay (unique activity)			0.00				0.00			
Landlord Incentives (unique activity)			0.00				0.00			
Volunteer Incentives (unique activity)			0.00				0.00			
Training (unique activity)			0.00				0.00			
Homeless Prevention Expenses	0.00	1,700.00	0.00	12,035.00	0.00	0.00	0.00	0.00	0.00	0.00
	FY2021 Annual ESG Funds for	FY2020 Annual ESG Funds for	FY2019 Annual ESG Funds for	FY2019 Annual ESG Funds for	FY2018 Annual ESG Funds for	FY2018 Annual ESG Funds for	FY2017 Annual ESG Funds for	FY2017 Annual ESG Funds for	FY2016 Annual ES	
Rapid Re-Housing	Non-COVID	Non-COVID	COVID	Non-COVID	COVID	Non-COVID	COVID	Non-COVID	COVID	Non-COVID
ental Assistance	79,728.00	49,415.00	0.00	37,964.00		58,970.00		27,995.00		54,959.00

[illegible]

Volunteer Incentives <i>(unique activity)</i>										
Training <i>(unique activity)</i>										
Other Shelter Costs										
Temporary Emergency Shelter Expenses			0.00		0.00		0.00		0.00	
	FY2021 Annual ESG Funds for	FY2020 Annual ESG Funds for		FY2019 Annual ESG Funds for		FY2018 Annual ESG Funds for		FY2017 Annual ESG Funds for		FY2016 Annual ES
Street Outreach	Non-COVID	Non-COVID	COVID	Non-COVID	COVID	Non-COVID	COVID	Non-COVID	COVID	Non-COVID
Essential Services										
Hazard Pay <i>(unique activity)</i>										
Volunteer Incentives <i>(unique activity)</i>										
Training <i>(unique activity)</i>										
Handwashing Stations/Portable Bathrooms <i>(unique activity)</i>										
Street Outreach Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	FY2021 Annual ESG Funds for	FY2020 Annual ESG Funds for		FY2019 Annual ESG Funds for		FY2018 Annual ESG Funds for		FY2017 Annual ESG Funds for		FY2016 Annual ES
Other ESG Expenditures	Non-COVID	Non-COVID	COVID	Non-COVID	COVID	Non-COVID	COVID	Non-COVID	COVID	Non-COVID
Cell Phones - for persons in CoC/YHDP funded projects <i>(unique activity)</i>										
Coordinated Entry COVID Enhancements <i>(unique activity)</i>										
Training <i>(unique activity)</i>										
Vaccine Incentives <i>(unique activity)</i>										
HMIS										
Administration	13,572.00	13,295.00		14,129.00		14,129.00		15,580.00		1,915.00
Other Expenses	13,572.00	13,295.00	0.00	14,129.00	0.00	14,129.00	0.00	15,580.00	0.00	1,915.00
	FY2021 Annual ESG Funds for	FY2020 Annual ESG Funds for		FY2019 Annual ESG Funds for		FY2018 Annual ESG Funds for		FY2017 Annual ESG Funds for		FY2016 Annual ES
	Non-COVID	Non-COVID	COVID	Non-COVID	COVID	Non-COVID	COVID	Non-COVID	COVID	Non-COVID
Total Expenditures	198,903.00	159,919.00	0.00	161,609.00	0.00	166,400.00	0.00	132,060.00	0.00	129,374.00

Match	295,413.00	1,122,942.00	1,340,430.00	1,694,562.00	681,570.00	580,728.00
Total ESG expenditures plus match	494,316.00	1,282,861.00	1,502,039.00	1,860,962.00	813,630.00	710,102.00
Total expenditures plus match for all years					7,803,510.00	

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