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ANNE ARUNDEL COUNTY  
HOME-ARP ALLOCATION PLAN

January 2023

Arundel Community Development Services, Inc.  
On behalf of Anne Arundel County, Maryland

# TABLE OF CONTENTS

Executive Summary .....	1
Introduction .....	1
Consultation .....	2
Public Participation .....	7
Needs Assessment and Gaps Analysis.....	8
HOME-ARP Activities .....	24
Use of HOME-ARP Funding .....	25
HOME-ARP Production Housing Goals .....	26
Preferences .....	27
HOME-ARP Refinancing Guidelines .....	30

## APPENDICES

APPENDIX I: “Continuum of Care Program for Those Experiencing Homelessness in Anne Arundel County” Blueprint .....	1
APPENDIX II: Public Notices .....	1
APPENDIX III: Certifications .....	2

## TABLES

TABLE 1: HOME-ARP Meetings with the Homeless Coalition .....	3
TABLE 2: Groups Consulted .....	4
TABLE 3: 2022 Point in Time Count of Street Homeless .....	9
TABLE 4: Homeless Needs Inventory and Gap Analysis .....	16
TABLE 5: Shortage of Affordable Rental Units for Households by AMI .....	21
TABLE 6: Homeless Needs Survey Ranked Results .....	22
TABLE 7: HOME-ARP Funding Allocations by Activity Type .....	25



**Participating Jurisdiction:** Anne Arundel County, Maryland (MD-503)

**Date:** December 20, 2022

## Executive Summary

The US Department of Housing and Urban Development (HUD) allocated \$2,800,473 of HOME Investment Partnerships American Rescue Program (HOME-ARP) funds to Anne Arundel County, Maryland. To receive the HOME-ARP allocation, Arundel Community Development Services, Inc. (ACDS) on behalf of the County has developed a HOME-ARP Allocation Plan that will become part of the County's FY 2021 (LFY 2022) HUD Annual Action Plan by substantial amendment.

To ensure broad input into the HOME-ARP Allocation Plan from stakeholders and the public, ACDS engaged in monthly virtual Continuum of Care meetings, meetings with County leadership, a survey of stakeholders, and discussion as part of the County's FY 23 Annual Budget public hearings. To encourage broad public participation, the HOME-ARP Allocation Plan will be advertised via public notice and sharing through the Community Development Stakeholder and Homeless Coalition lists. Residents will have the opportunity to comment on the draft plan during a 30-day public comment period.

The Plan was developed in compliance with HUD issued guidance, which in addition to requiring inclusive consultation and public participation, required an analysis of the needs and gaps in services for persons experiencing homelessness and other qualifying populations. The primary unmet need identified through the analysis is the need for safe housing that is sustainable and affordable for very low income residents. This process also revealed the need for new year-round emergency beds for families and adults, as well as new transitional housing. Gaps for shelter, housing, and services for specific subpopulations including youth, elderly, and families with children, and Veterans were also identified.

To address affordable housing needs with the goal of preventing and ending homelessness in Anne Arundel County, the County will build upon current tenant-based rental assistance (TBRA) and rapid rehousing programs, as well as allocate HOME-ARP funds to the development of new housing that offers a bridge to long term affordable housing and self-sufficiency.

## Introduction

Through the American Rescue Plan (ARP) Act of 2021 and the U.S. Department of Housing and Urban Development (HUD), Anne Arundel County, Maryland (County) received a one-time allocation of HOME Investment Partnerships American Rescue Program (HOME-ARP) funding, in the amount of \$2,800,473. These funds are intended to address the need for homeless services in Anne Arundel County. HOME-ARP funding must primarily benefit qualifying individuals and families who are experiencing homelessness, including homeless Veterans, those at-risk of homelessness, those fleeing or attempting to flee domestic violence and other victims of violence, and other vulnerable or at-risk populations. Funds can be used for a limited number of activities, including: (1) development of affordable housing; (2) tenant-based rental

assistance (TBRA); (3) provision of supportive services; (4) acquisition and development of non-congregate shelter units; (5) nonprofit capacity building and operating assistance; and (6) program planning and administration.

HUD issued guidance for the utilization of the HOME-ARP funds through CPD-Notice 21-10 on September 13, 2021 to ensure the funds are intended to benefit qualifying populations and be used for specific activities not normally permitted under the HOME program. The HOME-ARP Allocation Plan must include the following:

- A summary of the consultation process and the results of consultation;
- A summary of comments received through the public participation process and a summary of any comments or recommendations not accepted and the reason why;
- A description of HOME-ARP qualifying populations within the jurisdiction;
- An assessment of unmet needs of each qualifying population;
- An assessment of gaps in housing and shelter inventory, homeless assistance and services, and homelessness prevention service delivery system;
- A summary of planned use of HOME-ARP funds for eligible activities based on the unmet needs of the qualifying populations;
- An estimate of the number of housing units for qualifying populations the County will produce or preserve with its HOME-ARP allocation;
- A description of any preferences for individuals and families in a particular qualifying population or a segment of a qualifying population;
- HOME-ARP Refinancing Guidelines; and
- Certifications and SF-424, SF-424B, and SF-424D Forms.

ACDS, on behalf of Anne Arundel County, develops the competitive CoC application, develops the five-year Consolidated Plan and Annual Action Plans which include the use of ESG and other HUD or federal resources designated for ending homelessness, identifies needs, and develops new programs and services for persons experiencing homelessness.

The following Allocation Plan, developed by ACDS, on behalf of Anne Arundel County, follows the guidance provided by HUD in CPD-Notice 21-10.

## Consultation

In accordance with Section V.A of the Notice (page 13), *before developing this HOME-ARP allocation plan*, at a minimum, the CoC must consult with:

- Homeless service providers;
- Domestic violence service providers;
- Veterans' groups;
- Public housing agencies (PHAs);
- Public agencies that address the needs of the qualifying populations; and
- Public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities.

## Consultation Process

### *Describe the consultation process including methods used and dates of consultation.*

ACDS, with support from the elected Board of Directors, coordinates the Anne Arundel and Annapolis Coalition to End Homelessness (Homeless Coalition). The Homeless Coalition consists of over 60 County and City agencies, including but not limited to: all shelter and homeless housing program operators; local housing authorities including the Housing Commission of Anne Arundel County (the “Housing Commission”), and Housing Authority of the City of Annapolis (HACA); the County’s domestic violence service provider, the YWCA of Annapolis and Anne Arundel County (YWCA); and agencies serving homeless Veterans and those diagnosed with disabilities. The Homeless Coalition meets monthly and included HOME-ARP funds on the agenda during the meeting dates in Table 1.

ACDS also surveyed the Homeless Coalition to identify the greatest needs of homeless or at-risk homeless individuals in the County. Survey participants were asked to rate among several categories to identify the top needs. Results of the survey will be further discussed in the Gaps section of the plan.

**Table 1**  
**HOME-ARP Meetings with the Homeless Coalition**

Date	Meeting Type	Activity
May 7, 2021	Homeless Coalition Board meeting (virtual)	HOME funds were first announced
December 3, 2021	Homeless Coalition Board meeting (virtual)	Presented overview of HOME-ARP funding and discussed potential issues
January 21, 2022	Full Homeless Coalition General meeting (virtual)	Presented an overview of the HOME-ARP funding and encouraged the group to provide input into needs and uses
February 3, 2022	Coalition Survey	Surveyed approximately 75 members of the CoC Homeless Coalition including Board Members and general membership requesting input on priority needs and uses of funding (survey results will be outlined in the Needs and Gaps Analysis)
December 2, 2022	Homeless Coalition Board meeting (virtual)	Discussed identified gaps and funding priorities included in draft HOME-ARP Plan to receive oral ad hoc feedback before posting
January 11, 2023	Post HOME-ARP Plan	Announced the availability of the HOME-ARP Plan and solicited comments on plan;

## Strategic Planning

In addition to facilitating and consulting with the County’s Homeless Coalition, ACDS participated in monthly strategic planning meetings held by County leadership to address emergency shelter and housing needs. These meetings included high-level representation from the County Executive’s Office and County departments including: Office of Emergency Management, Department of Social Services, Department of Health, Department of Aging and Disabilities, Anne Arundel County Mental Health Agency, Partnership for Children, Youth, and Families, Arundel House of Hope, Inc., and Housing Commission of Anne Arundel County (HCAAC). During these meetings, ACDS initiated conversation to garner input about the critical

needs of residents experiencing homelessness and service providers, which generated larger discussion about the County’s response to homelessness. As a result, the County produced a blueprint for addressing homelessness: “Continuum of Care Program for Those Experiencing Homelessness in Anne Arundel County” in December 2021, attached as Appendix I. The Blueprint highlighted the need to (i) increase prevention and shelter diversion efforts; (ii) increase outreach and emergency shelter options; and (iii) through a variety of strategies, increase the availability of housing options. The blueprint prioritizes strategies for addressing the needs of our County’s most vulnerable residents, which align well with the priorities and eligible uses of HOME-ARP funding.

Table 2, below, outlines the list of organizations consulted as part of developing the HOME ARP Plan.

**Table 2**  
**Groups Consulted**

Agency/Organization Consulted	Type of Agency/Organization	Method of Consultation	Feedback
Anne Arundel Affordable Housing Coalition	Advocacy Group	Participation in February Public Hearing 2/24/22.	No comments received regarding HOME-ARP.
Anne Arundel and Annapolis Coalition to End Homelessness	CoC	Presentations focused on availability, eligible uses, and qualifying population of HOME-ARP funds.	Identified need for serving more than just the homeless population as defined by HUD.
Anne Arundel and Annapolis Veterans’ Commission	Veterans	Group attends homeless coalition meeting; presented at Commission and discussed needs of homeless Veterans.	No comments received regarding HOME-ARP.
Anne Arundel County Community Action Agency	Anti-poverty Organization	Staff member participation in Homeless Coalition, Public Hearing 10/28/21 and 2/24/22.	Identified need for affordable housing; supportive services.
Anne Arundel County Department of Aging and Disabilities	Other Government	Staff member participated in public hearings; coalition meetings etc.	No comments received regarding HOME-ARP.
Anne Arundel County Department of Health	Other Government	Staff member participation in the Homeless Coalition.	No comments received regarding HOME-ARP.
Anne Arundel County Department of Social Services, Inc.	Other Government	Staff member participation in Homeless Coalition and County COVID Emergency Meetings, Public Hearing 10/28/21 and 2/24/22; individual consultation.	Identified the need for housing, new emergency and transitional shelter options needed, especially for chronically homeless who may need low barrier shelter and older adults and adults with mobility issues experiencing homelessness.

Agency/Organization Consulted	Type of Agency/Organization	Method of Consultation	Feedback
Anne Arundel County Mental Health Agency	Behavior Health Agency	Staff member participation in Homeless Coalition and County COVID Emergency Meetings.	Identified need for affordable housing; supportive services.
Anne Arundel County Public Schools	Other Government	Staff member participation in the Homeless Coalition.	Identified the need for affordable housing for families identified as homeless through the school system (especially those not meeting HUD's definition).
Anne Arundel Partnership for Children, Youth, and Families	Other Government	Individual consultation with director; staff member participation in Homeless Coalition, Public Hearing 10/28/21 and 2/24/22.	Identified the need for affordable housing for families identified as homeless through the school system (especially those not meeting HUD's definition of homelessness).
Arundel House of Hope, Inc.	Homeless Services	Executive Director participation in Homeless Coalition, Public Hearing 10/28/21 and 2/24/22; consultation.	Identified need for longer term housing subsidies.
Arundel Lodge, Inc.	Services - Behavior Health Agency/Disabilities	Staff member participation in Homeless Coalition.	No comments received regarding HOME-ARP.
Blessed in Tech Ministries, Inc./SCAR Foundation	Homeless Services/Faith Based Organization	Staff member participation in the Homeless Coalition.	Identified need for shelter, affordable housing.
Catholic Charities - Sarah's House	Shelter / Homeless Services	Staff member participation in Homeless Coalition and County COVID Emergency Meetings, Public Hearing 10/28/21 and 2/24/22; individual consultation.	Identified need for housing for older adults/people with mobility issues and need for transitional housing options for families. Also, identified housing barriers for homeless families.
Fair Housing Action Center of Maryland	Advocacy Group-Fair Housing	Group attended one public hearing and met with ACDS and regional fair housing partners.	No comments received regarding HOME-ARP.
Housing Authority of the City of Annapolis.	Housing Authority	Invited to provide comments on Draft Action Plan, individual consultation on housing needs.	No comments received regarding HOME-ARP.

Agency/Organization Consulted	Type of Agency/Organization	Method of Consultation	Feedback
Housing Commission of Anne Arundel County	Public Housing Agency	Individual consultation with director; staff member participation in Homeless Coalition, Public Hearing 10/28/21 and 2/24/22.	Identified need for transitional housing with skill building so that households experiencing homelessness are prepared for tenancy requirements. Also identified need for affordable housing.
Kingdom Kare, Inc.	Veterans	Staff member participation in Homeless Coalition and Public Hearing 2/24/22.	No comments received regarding HOME-ARP.
The Light House, Inc.	Homeless Services	Staff member participation in Homeless Coalition, Public Hearing 10/28/21 and 2/24/22, and individual consultation and meeting.	Identified need for longer term housing subsidies, transitional housing options, and supportive services.
Office of the County Executive	Government-County	Participation in Homeless Coalition Meeting, hosted emergency shelter meetings, individual consultation.	Identified need for emergency shelter, additional affordable housing resources.
St. Vincent de Paul	Faith Based Emergency Assistance Agency	Staff member participation in Homeless Coalition.	No comments received regarding HOME-ARP.
YWCA of Anne Arundel County	Domestic Violence	Staff member participation in the Homeless Coalition meeting; individual consultations and meeting.	Identified the need for more transitional housing options and next step housing so clients can leave shelter while they await permanent housing opportunities.

**Summary of Feedback**

***Summarize feedback received and results of upfront consultation with these entities:***

Feedback included the need to ensure HOME ARP funds are utilized for housing and services for all qualified populations, not just homeless as defined by HUD. Additionally, common feedback included the need for new emergency shelter, affordable housing including transitional housing and supportive services for families. Feedback also identified the need for shelter options for older adults and those with mobility issues.

## Public Participation

### Public Participation Process

***Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:***

- ***Date(s) of public notice: 1/14/2023***
- ***Public comment period: start date - 1/14/2023 end date - 2/13/2023***
- ***Date(s) of public hearings: October 28, 2021, February 24, 2022, and October 27, 2022***

***Describe the public participation process:***

In addition to outreaching to the County CoC group, Homeless Coalition and other stakeholders, HOME-ARP funding was included as part of the County LFY 23 Annual Action Plan and budget planning process. ACDS, on behalf of Anne Arundel County, held two virtual public hearings –on October 28, 2021 and on February 24, 2022 – where HOME-ARP was an agenda item. Specifically, the availability and amount of HOME-ARP funding, potential uses, and a solicitation for input on the needs of the homeless and priority uses of the funding was made during both of the County’s annual budget planning public hearings. Notice of all public hearings was published both in the local newspaper, the *Capital Gazette*, and on the ACDS website, as well as sent to the County database of over 800 housing and community development stakeholders. All notices indicated the availability of special accommodations, including sign language or foreign language interpreters. Approximately 30 community organizations and members participated in at least one public hearing. The public notices are attached as Appendix II. ACDS also reminded the public of the availability of HOME-ARP funds at the October 27, 2022 Public Hearing, as part of the FY 2024 budget process. The public is being asked to review and comment on the draft HOME-ARP Allocation Plan when it is made available to the public on January 14, 2023.

The draft HOME-ARP Allocation Plan is being made available for public comment on January 14, 2023, for a 30-day public comment period. The draft Plan is available for download on the ACDS website or in hard copy at the ACDS office. Public comments will be received through January 30, 2023 at 5:00 p.m. ACDS notified the public of the publication of the HOME-ARP Allocation Plan with a notice in the local newspaper, the *Capital Gazette*, and by emailing the County’s Homeless Coalition and Community Development Stakeholders a link to the document on ACDS’s website.

***Describe efforts to broaden public participation:***

ACDS, on behalf of Anne Arundel County, emailed the Homeless Coalition and the County’s Community Development Stakeholder list a link to ACDS’s website where the HOME-ARP Allocation Plan is published. The email encouraged providers to share and provide feedback about the allocation plan. ACDS also met with the leadership of the County’s homeless service providers, including Sarah’s House, YWCA, The Light House, HCAAC, Anne Arundel Department of Social Services, which administers of the County HMIS system and coordinated entry, and

Anne Arundel County’s Partnership for Children, Youth, and Families, and other stakeholders to discuss community needs and potential uses of these funds.

***Summarize the comments and recommendations received through the public participation process either in writing, or orally at a public hearing***

All comments will be reviewed during the public comment period.

***Summarize any comments or recommendations not accepted and state the reasons why:***

All comments will be reviewed during the public comment period.

## **Needs Assessment and Gaps Analysis**

In accordance with Section V.C.1 of the Notice (page 14), the CoC must evaluate the size and demographic composition of **all four** of the qualifying populations within its boundaries and assess the unmet needs of each of those populations. In addition, the CoC must identify gaps within its current shelter and housing inventory as well as the service delivery system. The Homeless Coalition used current data, including point in time count, housing inventory count, or other data, such as HMIS data, available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services.

### **Qualifying Populations**

The populations that can be served with HOME-ARP funds are different from traditional HOME funding requirements. For example, HOME-ARP funds cannot serve homeowners. HOME-ARP funds can only be used to serve specific populations, known as “Qualifying Populations (QPs).” Additional information about QPs can be found in Section IV.A of CPD-Notice 21- 10. The HOME-ARP regulations define individuals or families, including Veterans, as QPs if they are:

- Homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act;
- At risk of homelessness, as defined in section 401 of the McKinney-Vento Homeless Assistance Act;
- Fleeing or attempting to flee domestic violence, dating violence, sexual assault, or stalking (as defined by HUD in 24 CFR 5.2003) or human trafficking (as outlined in the Trafficking Victims Protection Act of 2000 as amended [22 USC 7102]); or
- Part of other populations, where providing supportive services or assistance under section 212(a) of the National Affordable Housing Act 42 USC 12472(a) would:
  - a. Prevent a family’s homelessness;
  - b. Serve those with the greatest risk of housing instability

The following section outlines the size and demographic composition of each qualifying population within Anne Arundel County.

**1. Homeless as defined in 24 CFR 91.5**  
**Countywide Annual Point in Time (PIT) Count of Street Homeless**

Each January, the County is required to conduct an annual Point in Time (PIT) Count, which provides a snapshot of the number of families and individuals experiencing homelessness on a given night. Anne Arundel County conducted the most recent PIT Count on January 26, 2022. Table 3 is a snapshot of those in the County experiencing homeless on that night.

**Table 3**  
**2022 Point in Time Count of Street Homeless**

Date of PIT Count: 1/26/2022					
Population: Sheltered and Unsheltered Count					
<b>Total Households and Persons</b>					
	<b>Sheltered</b>			<b>Unsheltered</b>	<b>Total</b>
	Emergency	Transitional	Safe Haven		
Total Number of Households	128	8	0	68	204
Total Number of Persons	217	15	0	75	307
Number of Children (under age 18)	64	6	0	0	70
Number of Persons (18 to 24)	14	1	0	0	15
Number of Persons (over age 24)	139	8	0	75	222
<b>Gender</b>					
	<b>Sheltered</b>			<b>Unsheltered</b>	<b>Total</b>
	Emergency	Transitional	Safe Haven		
Female	103	8	0	19	130
Male	113	7	0	56	176
Gender that is not singularly 'Female' or 'Male'	1	0	0	0	1
Questioning	0	0	0	0	0
Transgender	0	0	0	0	0
<b>Ethnicity</b>					
	<b>Sheltered</b>			<b>Unsheltered</b>	<b>Total</b>
	Emergency	Transitional	Safe Haven		
Non-Hispanic/Non-Latin(a)(o)(x)	205	15	0	71	291
Hispanic/Latin(a)(o)(x)	12	0	0	4	16
<b>Race</b>					

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
American Indian, Alaska Native, or Indigenous	0	0	0	0	0
Asian or Asian American	2	0	0	1	3
Black, African American, or African	100	8	0	23	131
Native Hawaiian or Pacific Islander	0	0	0	0	0
White	96	6	0	47	149
Multiple Races	19	1	0	4	24

Chronically Homeless	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total number of persons	16		0	39	55

While the PIT Count provides a loose snapshot of the state of homelessness in Anne Arundel County, it is important to note the limitations of this data: 1) PIT data represents a single night and does not capture homelessness experienced at different time periods throughout the year. 2) The count does not include individuals at risk of homelessness such as those living with relatives or friends and those living in motels.

On January 26, 2022, a total of 307 individuals were identified as experiencing homelessness in Anne Arundel County. This was a significant increase in the number of individuals experiencing homelessness compared to 2021 (244) and a slight decrease from January 2020 (319). The unusually low count of people experiencing homelessness in 2021 was due in part to the County’s lower bed count in 2021 as the County’s congregate shelters operated at reduced capacity to promote social distancing and the County’s emergency operated motel based shelter had fewer beds overall than provided in prior years as the County’s volunteer staffed faith-based rotating church shelter, which did not operate during 2021.

On the night of January 26, 2022, a total of 36 families with 70 children were identified as homeless. None of these families were identified as residing on the street or other places not meant for habitation. On the same night, a total of 183 individuals were identified as homeless including 15 youth between the ages of 18-24 and 55 chronically homeless persons. A total of 75 individuals were identified as being unsheltered. People of color are disproportionately represented in the County’s shelter system in comparison to the County as a whole, representing nearly 51 percent of those served in shelter system or identified as unsheltered.

The County utilizes several other data sources to determine the number and need of the homeless in Anne Arundel County including HMIS data and data collected from the Anne Arundel County School system. The County, through its HMIS system, is able to count the total served within the shelter system or served by the County’s homeless outreach team annually.

In FY 2021, a total of 1,232 persons were served by the County's homeless continuum, including 815 households without children and 115 households with children.

Further, HMIS data can highlight the demographic composition of some of the subpopulations among the County's homeless. A review of HMIS data has identified a steady increase in the number of unaccompanied youth (under 25), seniors (62+), and Veterans who are experiencing homelessness. Between 2018 and 2021, the number of identified unaccompanied youth experiencing homelessness increased from 52 to 82 annually. During the same time period, the number of older adults sheltered increased from 70 to 114 annually. Neither of these subpopulations have dedicated emergency shelter or transitional programs and need unique services not available in adult shelters. Additionally, a total of 85 Veterans experiencing homelessness were served through emergency or transitional shelter or by the County's Outreach Teams. As of May 3, 2022, 11 Veterans experiencing homelessness were identified on the County's by-name Veteran list and in need of shelter and/or permanent housing.

Anne Arundel County Public Schools also identified 1,125 students experiencing homelessness during the 2021-2022 school year, up from 935 students the year before. Left out of HUD's definition of homelessness, many of these students are considered At-Risk of Homelessness and their situation is discussed in further detail below.

## ***2. At-risk of homelessness, as defined in section 401 of the McKinney-Vento Homeless Assistance Act***

Under Federal Notice CPD-21-10, households at risk of homelessness are those with incomes at or below 30% AMI that lack sufficient resources or support networks to prevent homelessness, and:

- Have moved more than two times due to economic reasons in the past 60 days;
- Are doubled up with another household due to economic hardship;
- Will be evicted within 21 days;
- Live in a hotel or motel without financial assistance from a nonprofit or government entity;
- Live in an efficiency apartment and are overcrowded; and/or
- Are exiting a publicly-funded institution or system of care.

The Anne Arundel County Public School System identified 1,125 students experiencing homelessness in the 2021-2022 school year. The school system works with families who are unstably housed, doubled up, residing in short term motels or hotels. If not already experiencing homelessness, these families face imminent risk of homelessness and/or housing instability. Of the families identified through the school system, a total of 124 families are self-paying to reside in local hotels or motels. A total of 838 families are living doubled up and another 16 families are in other unstable locations. Finally, a total of 241 youth are considered to be unaccompanied youth. These youths have no identified parents or caretakers.

Outside the school system, Anne Arundel County does not have much direct data on the number of households who can be identified as at-risk. However, the County has expended more than \$40 million to respond to the housing crisis caused by the pandemic. ACDS, on behalf of Anne Arundel County, initiated an Eviction Prevention Program in response to COVID-

19 in March of 2020. Working with its own direct program and several community partners, ACDS utilized County general funds and Video Lottery Terminal funds, local CARES Act dollars, and Emergency Rental Assistance Program (ERAP) funds through the US Treasury and State of Maryland to prevent evictions during the COVID-19 pandemic. As of November 1, 2022, ACDS and its partners provided eviction prevention assistance to over 4,000 households preventing evictions for some of the County's most vulnerable renter households. It is estimated that approximately 58 percent of these households had incomes at or below 30% AMI and would have become homeless without eviction prevention assistance. Despite these efforts, families continue to face housing instability as rent levels rise, making housing increasingly unaffordable.

Other efforts have been made to quantify the number of households at greatest risk of homelessness. The United Way of Central Maryland developed a definition of the population most at risk called Asset Limited Income Constrained Employed (ALICE). This refers to households that, despite being employed, do not earn enough to afford the five basic household necessities: housing, child care, food, transportation, and health care. The United Way ALICE Report, 2020, indicated that as of 2018, there were 212,687 Anne Arundel County residents (35%) who could be categorized as ALICE, or were living at or below the Federal poverty level of \$26,500 for a family of four.

**3. *Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice***

The YWCA is Anne Arundel County's local expert and primary service provider for individuals experiencing domestic violence or human trafficking and must maintain a separate and comparable HMIS database of client data services provided.

The YWCA served 175 persons in their Safe House Shelter and with hotel vouchers during FY 2021. Given the limited number of shelter beds specifically for survivors of domestic violence at the Safe House Shelter, many survivors also enter the County's family shelter, Sarah's House, or receive services from other agencies. During 2021, 121 persons were served in non-domestic violence shelters or programs who indicated they had a history of domestic violence. This represents approximately 13 percent of those served in the County's mainstream emergency shelters and hotel programs. The YWCA also works with victims of sexual assault and stalking, and is working to develop housing for survivors of human trafficking.

**4. *Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice***

Other populations, as defined in the HOME-ARP federal notice, include two categories:

**(1) *Other Families Requiring Services or Housing Assistance to Prevent Homelessness*** are defined as households (i.e., individuals and families) who have previously been qualified as "homeless" as defined in 24 CFR 91.5, are currently housed due to temporary or emergency assistance, including financial assistance, temporary rental assistance, or some type of other assistance to allow the household to be housed,

and who need additional housing assistance or supportive services to avoid a return to homelessness.

Through the use of one-time ESG-CV funds or State of Maryland Emergency Housing Program (EAP) funding, Anne Arundel County assisted approximately 70 families who experienced homelessness to secure new housing through rapid re-housing (RRH) efforts. These are short-term, tenant based subsidies which are time limited. Given the increase in housing costs and the low vacancy rates within the County, this strategy has proven to be challenging. Some participating families served have limited incomes which are not anticipated to increase quickly enough to yield unit affordability once subsidies end.

**(2) Households Having Annual Income Less Than or Equal to 30% of Area Median Income (AMI)**, as determined by HUD and experiencing severe cost burden (i.e., is paying more than 50% of monthly household income toward housing costs); or (ii) has annual income that is less than or equal to 50% of the area median income, as determined by HUD, AND meets one of the following conditions from paragraph (iii) of the “At risk of homelessness” definition established at 24 CFR 91.5:

- Have moved more than two times due to economic reasons in the past 60 days; or
- Are doubled up with another household due to economic hardship; or
- Will be evicted within 21 days; or
- Live in a hotel or motel without financial assistance from a nonprofit or government entity; or
- Live in an efficiency apartment and are overcrowded; or
- Are exiting a publicly-funded institution or system of care

A household paying 50 percent or more of their income on housing costs, including utilities, is considered to have a severe housing cost burden and is at a great risk of losing their housing and homelessness. In 2022, the AMI for an extremely low income household earning 30 percent and below for a family of four was \$34,850 and the AMI for a low income household earning between 30 percent and 50 percent and below for a family of four was \$58,050.

HUD provides Comprehensive Housing Affordability Strategy (CHAS) data for Anne Arundel County for the time period of 2014-2018 which gives an estimate of households that have a severe housing cost burden. The data estimates that 4,870 households with incomes below 30% AMI are at risk of homelessness in Anne Arundel County due to severe cost burden (e.g. paying more than 50 percent of income for rent). Additionally, there are another 3,450 households with incomes at more than 30% and at or below 50% AMI who are at risk of homelessness in Anne Arundel County due to cost burden (e.g. paying more than 50 percent of income for rent).

The risk of homelessness among this population was evidenced during the pandemic. Of all of the households served since March 2020, 93 percent of the approximately 4,000 households served by the County’s eviction prevention programs had incomes less than 50% AMI. Without

assistance, these households would have been evicted and become homeless, overwhelming the County's homeless system.

## Resources Available

***Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing (Optional):***

Below is a short snapshot of the available services and housing resources for individuals and families experiencing homelessness and/or who are at-risk of homelessness in Anne Arundel County:

**Outreach** - *Programs typically provide case management, resources, and connection to housing.*

- Anne Arundel County Department of Social Services (DSS) – Homeless Outreach Team
- Arundel House of Hope, Inc. Homeless Resource Center (Glen Burnie)
- Light House Safe Harbor Center (Annapolis)
- Anne Arundel County Mental Health Agency Crisis Response and ACT Teams (Countywide)
- DSS Homeless Services Triage Specialist and Housing Coordinator (Countywide)

**Homelessness Prevention** - *Programs provide financial assistance and services to keep families in housing and to stop evictions.*

- Community Action Agency Emergency Assistance Program
- Calvary CDC Rental Assistance Program
- Family Stability Prevention Program
- Light House Prevention Program
- Partnership for Children, Youth, and Families Shelter Diversion and Prevention Programs
- ACDS Eviction Prevention Program
- Community Legal Services – Eviction Prevention Services

**Emergency Shelter/Interim Housing** - *Programs provide approximately 90 days of shelter to homeless families and individuals.*

- Sarah's House Shelter– 65 bed facility
- Light House Shelter– 5 family units and 45 individual beds
- AHOH – Winter Relief Program – up to 50 seasonal beds
- Stanton Center – Blessed in Tech Ministries, Inc. – 10-15 seasonal beds
- Hotel/Motel Vouchers - varies

**Transitional Housing** - *Programs provide 12 to 24 months of housing assistance and intensive supportive services to provide a bridge to independence.*

*\*Transitional housing programs that offer a Housing Choice Voucher to households upon completion of program from the Housing Commission of Anne Arundel County; vouchers can be used to rent in market rate rental communities.*

- Sarah's House – Project North (24 families) \*
- AHOH – Patriot House (6 Veterans)
- AHOH – Fouse Center (10 men)
- AHOH – Bailey Family Program (3 families)
- Light House – Willow House (5 women), Anchor House (3 families), and 202 West Street (3 men) \*
- Moving Home Program – HOME funded Rental Assistance.
- Partnership HIPHOP Program – (6 youth)

**Rapid Re-housing** - *Programs provide tenant based rental assistance for up 12-24 months with comprehensive case management.*

- Sarah's House – Rapid Re-Housing Program (8 households)
- Light House Shelter – HSP funded Rapid Re-Housing Program (15 households)
- AHOH - ESG & ESG-CV funded Rapid Re-Housing Program (32 households)
- Partnership for Children, Youth, and Families (20 families)
- AA County Mental Health Agency – EHP Rapid Re-Housing Program (20 families)
- YWCA – ESG-CV funded Rapid Re-Housing Program for family survivors of domestic violence (20 families)

- Sheppard Pratt – Supportive Services for Veteran Families – Rapid Re-housing (varies)

**Permanent Supportive Housing** - Programs providing long term permanent housing with comprehensive case management and linkage to services.

- CoC funded Programs – over 130 units targeted to the chronically homeless populations
  - Partnership for Permanent Housing (50 households)
  - Safe Haven Program (8 individuals)
  - Community Housing Program (9 individuals)
  - Housing First Program (13 individuals)
  - SHOP Program (17 households)
  - CoC Program (formally Shelter Plus Care – 34 households)
- HUD VASH vouchers – number of units varies and is targeted to homeless Veterans
- HCAAC Designated HCV – 60 homeless households

**Describe the unmet housing and service needs of qualifying populations**

The following section identifies the housing and service gaps and unmet needs for each of the HOME-ARP qualifying populations.

**1. Homeless as defined in 24 CFR 91.5**

The annual Housing Inventory Count (HIC), which identifies available shelter beds in the County’s system, and the Point in Time (PIT) Count provide useful context regarding the continuum of homelessness in the County. The Homeless Needs Inventory and Gap Analysis table below summarizes the number and type of beds and units that are available for individuals and families compared with the number of persons or households in need of shelter on a given night.

**Table 4**  
**Homeless Needs Inventory and Gap Analysis**

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	79	n/a	45	n/a	0								
Transitional Housing	10	3	6	n/a	6								

Permanent Supportive Housing	27	9	146	125	0								
Other Permanent Housing	92	30	34	21	0								
Sheltered Homeless						124	108	9	5				
Unsheltered Homeless						0	75	1	0				
<b>Current Gap</b>										35	15	132	132

**Data Sources:** 1. 2022 Point in Time Count (PIT); 2. 2021 Continuum of Care Housing Inventory Count (HIC); 3. Consultation

Table 4 compares supply and demand for resources for the homeless population as defined by HUD’s definition at 24 CFR 91.5. Emergency housing beds include emergency shelter and transitional housing; emergency shelter generally allows for short-term or nightly stays, while transitional housing generally allows for a stay up to 24 months. Both types of emergency housing may include supportive services designed to facilitate movement to sustained independent living.

The inventory in Table 4 is available year-round and excludes both seasonal beds and resources that are specifically reserved for individuals and families who are fleeing or are survivors of domestic violence or abuse. Prior to the pandemic, approximately 80 seasonal beds were available each year during the winter months. In the FY 2022-2023 season, it is anticipated that the total number of seasonal beds ranges between 40-50 beds. To accommodate this decreased capacity due to the pandemic, homeless providers offer families access to hotels on a temporary basis until traditional shelter is available. During the height of the pandemic, more than 100 beds were made available in local motels with ESG-CV and County funding. This program has recently transitioned clients back to the original shelter network and the County is now operating at pre-pandemic shelter capacity. These hotel beds are not included in Table 4 as they are not available in the current fiscal year.

Anne Arundel County notes a number of trends when comparing the limited available resources with growing demand for shelter for people who experience homelessness. During the time period that this data was collected, Anne Arundel County saw 124 persons in family households, yet only recorded 89 emergency and transitional beds for households with children. While no households with children were left unsheltered due to the availability of alternative hotel shelter, this data indicates a total gap in emergency and transitional beds for households with children of 35 beds. When we compare the number of sheltered and unsheltered persons in households with adults only (108 and 75 respectively) to the number of emergency and transitional beds without a designation for children (54), we see a gap of 129 emergency shelter beds, even if Winter Relief operates at full capacity.

The County operates two types of tenant based rental housing voucher programs including (i) rapid rehousing programs with approximately 50 vouchers funded annually and (ii) permanent supportive housing (PSH) programs with between 120-160 vouchers funded annually. Approximately 50 additional rapid rehousing units have been made available with

temporary ESG-CV and State emergency housing funds; but these vouchers will expire in September 2023. Typically, few PSH vouchers, which are designated primarily for the chronically homeless, turnover during a year, while new rapid rehousing vouchers become available for new households annually. Yet in 2021, a total of 930 households persons were served by the County’s homeless continuum, including 815 households without children and 115 households with children far exceeding the number of available vouchers. Therefore, there continues to be a substantial gap between the number of housing vouchers with supportive services and the need for new TBRA Housing.

- ***Veterans***

On the night of the PIT Count, the number of homeless Veterans (10) meeting HUD’s definition of homelessness during the PIT Count was compared to the total number of beds in the HIC specifically designated for Veterans (six). This analysis show a current gap of four designated transitional housing beds. In addition, the County receives HUD Vash vouchers (which are allocated through the VA for the region) and offers rapid rehousing through Sheppard Pratt – Supportive Services for Veteran Families Programs. The County gives priority for placement in all programs to Veterans experiencing homelessness. As previously indicated, the County served a total of 85 homeless Veterans in 2021, housing 54% of these individuals during the year. Consultation and feedback from advocates for Veterans have included the need for more designated housing/shelter beds and programs which can address the unique needs of Veterans experiencing homelessness.

- ***Other Homeless Populations***

As reported previously, the County has seen an increase in several homeless subpopulations. Between 2018 and 2021, the number of identified unaccompanied youth experiencing homelessness increased from 52 to 82 annually. The County, through the Partnership for Families, Youth and Children offers The HipHop Program, a transitional program providing six beds for youth experiencing homelessness. The number of sheltered older adults over the age of 65 increased from 70 to 114 annually between 2018 and 2021. Neither of these subpopulations have dedicated emergency shelter programs and the need for unique services, especially for those over the age of 65, are not available in adult shelters. Therefore, this is another population that the stakeholders see as a priority need.

**In summary, there is a strong need for additional year-round emergency shelter beds, transitional housing, and permanent affordable housing both for homeless families and adults without children in the County.** Although some of the gap is addressed through the provision of both hotel vouchers and seasonal cold weather beds, many families and individuals remain in locations not meant for habitation. The CoC and County recognize the need for additional year round emergency low demand shelter beds and more “next step” transitional housing beds which are linked to permanent vouchers. Additionally, increasing the capacity of new affordable housing units in a variety of program types including rapid rehousing, transitional or “next step,” and new permanent supportive housing, will allow families and individuals experiencing homelessness to move quickly through the emergency shelter system to more stable housing. Quickly housing those experiencing homeless, both sheltered or unsheltered, is a priority for the County’s CoC and will help ensure the existing shelter beds remain available. Youth, elderly persons, and Veterans

experiencing homelessness have particular needs for shelter and housing within Anne Arundel County that do not have dedicated resources at this time.

## ***2. At Risk of Homelessness as defined in 24 CFR 91.5***

The Anne Arundel County Public School System (AACPS) identified 935 students experiencing homelessness during the 2020-2021 school year and 1,125 students experiencing homelessness in 2021-2022, an increase of 190 students. While some of these students are currently sheltered in the County's family program or are unaccompanied youth (discussed above), many of these students reside with their families and are living long term in motels, hotels, or doubled up with family and friends.

During the pandemic, Anne Arundel County has been on the forefront of preventing homelessness through a comprehensive eviction prevention program including payment of arrears, case management, and legal services and advocacy. Since April 2020, the County has prevented homelessness for over 4,000 households, expending funds efficiently according to mandated federal expenditure deadlines. These funds are anticipated to be fully expended by the end of June 2023. At the same time, given the increase in rents, inflation of other related costs, the County does not see a significant reduction in the need. The cost of housing, especially for those with the lowest incomes, exceeds what can be paid.

The Housing Commission of Anne Arundel County made available 60 Housing Choice Vouchers targeted to households experiencing HUD's definition of homelessness as well as those families identified through the school system experiencing homelessness or at risk of homelessness, allowing some of these families to obtain permanent affordable housing. ARPA funds have been made available to assist some of these families to relocate to more affordable housing when possible.

Despite all of these efforts, households at risk of homelessness continue to face challenges in maintaining their current housing and identifying and obtaining new housing when necessary. The need for additional affordable housing options, especially rapid rehousing, tenant based rental assistance, and the development of new units, is needed. Additionally, there is a need to continue to build the infrastructure of a robust eviction prevention and diversion system in the County.

## ***3. Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice***

The YWCA of Anne Arundel County operates the County's only domestic violence Safe House Shelter. This facility provides immediate refuge to up to 40 adults and children. The safe house maintains eight quad dorm-style rooms, including three family suites. The 24-hour call center is onsite, as well as access to common living/dining areas, library, and staff meeting and case management rooms. The YWCA is Anne Arundel County's local expert and primary service provider for individuals experiencing domestic violence and human trafficking.

Given the limited number of shelter beds specifically for survivors of domestic violence at the Safe House Shelter, many survivors also enter the County's family shelter, Sarah's House, or receive services from other agencies. During FY 2021, 121 persons were served in non-domestic violence shelters or programs who indicated they had a history of domestic violence. This represents approximately 13 percent of those served in the County's mainstream emergency shelters and hotel programs.

In addition to the Safe House Shelter, the YWCA has added four residential options over the course of the pandemic. The first included partnering with a well-respected residential hotel to provide hundreds of beds during the height of the pandemic. This partnership remains intact to accommodate shelter overflow. Secondly, the YWCA rented apartments to provide housing for small families, primarily single mothers and their children. Third, the YWCA established a formal partnership with Bernie House (BH). BH maintains two townhouses, one in Anne Arundel County and the other in Montgomery County, and prioritizes women who have experienced domestic violence and provides them with both housing and case management for two years. The YWCA is the primary placement agency with BH and both BH homes are occupied by YWCA clients as they begin their employment, establish savings and prepare to live independently. Finally, the YWCA operates an ESG-CV funded Rapid Rehousing program with a dedicated case manager to assist clients in identifying and maintaining apartments of their own. The combination of these opportunities has resulted in opportunity for over 300 adults and children each year to access food and shelter that otherwise would have experienced homelessness or returned to abusive homes.

The staff from the YWCA have noted the need for additional shelter beds and transitional "next step" housing as a bridge for clients who benefit from supportive services before moving on to permanent housing.

***4. Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice***

Other populations, as outlined in the HOME-ARP federal notice, include two categories:

***(1) Other Families Requiring Services or Housing Assistance to Prevent Homelessness*** are defined as households (i.e., individuals and families) who have previously been qualified as "homeless" as defined in 24 CFR 91.5, are currently housed due to temporary or emergency assistance, including financial assistance, temporary rental assistance, or some type of other assistance to allow the household to be housed, and who need additional housing assistance or supportive services to avoid a return to homelessness.

Through the use of one-time ESG-CV funds or State of Maryland Emergency Housing Program (EAP) funding, Anne Arundel County assisted approximately 70 families and individuals who experienced homelessness to secure new housing through rapid rehousing (RRH) efforts. These are short-term, tenant based subsidies which are time limited. Given the increase in housing costs and the low vacancy rates within the County, this strategy has not proven to be as successful as many providers hoped. Many of the

families served have limited incomes which are not anticipated to increase quickly enough to yield unit affordability once subsidies end. This trend raises concern that, due to short timelines and low affordability, this intensive effort may not free families and individuals of ongoing burdensome housing costs, and only defer homelessness. There is a need for long term permanent housing for families experiencing homelessness. Further, ACDS, both through its work with program staff and through the HOME-ARP consultation, has identified continued assistance for the households described as “other families” requiring assistance above as an important priority.

**(2) Households Having Annual Income Less Than or Equal to 30% of Area Median Income (AMI)**, as determined by HUD and is experiencing severe cost burden (i.e., is paying more than 50% of monthly household income toward housing costs); or (ii) has annual income that is less than or equal to 50% of the area median income, as determined by HUD, AND meets one of the following conditions from paragraph (iii) of the “At risk of homelessness” definition established at 24 CFR 91.5:

- Have moved more than two times due to economic reasons in the past 60 days; or
- Are doubled up with another household due to economic hardship; or
- Will be evicted within 21 days; or
- Live in a hotel or motel without financial assistance from a nonprofit or government entity; or
- Live in an efficiency apartment and are overcrowded; or
- Are exiting a publicly-funded institution or system of care.

The affordability gap between incomes and housing can be particularly difficult for low and moderate income wage earners and their families, as well as limited income older adults and persons with disabilities, making it a challenge to afford non-shelter essentials, such as food, health services, child care, and build a safety net and family wealth.

As indicated in the above description of needs, based on HUD CHAS 2014-2018 data, it is estimated that 4,870 households with incomes below 30% AMI are at risk of homelessness in Anne Arundel County due to severe cost burden (e.g. paying more than 50 percent of income for rent). Additionally, there are another 3,450 households with incomes at more than 30% and at or below 50% AMI who are at risk of homelessness in Anne Arundel County due to severe cost burden.

Anne Arundel County’s Rental Needs Assessment (2019), which was commissioned to support the County’s Consolidated Plan, found the County has just 8,680 units that are affordable to the 17,603 renter households who were earning \$50,000 or below at the time. This assessment did not take into consideration the impact of recent housing market trends, which have caused rents to increase during the COVID-19 pandemic. It is expected that if this assessment were conducted today, the County’s housing needs would be even more pronounced.

**Table 5**  
**Shortage of Affordable Rental Units for Households by AMI**

	30% AMI	50% AMI
Number HH	8,015	15,025
Number Units	3,087	6,233
Shortage	4,928	8,792

*Data Source: Rental Housing Shortage in Maryland, Maryland Department of Housing and Community Development, January 2019/CHAS data*

Further, prior to the Pandemic, the County witnessed a steady increase in rents and an increased demand for affordable housing. The Anne Arundel County Consolidated Plan: FY 2020–FY 2025 completed in 2020, documented a steady increase of the median gross rent in the County. Between 2007 and 2017, the median gross rents in the County increased from \$1,195 to \$1,567, a compounded annual growth rate of 2.75 percent. Since 2017, rents continued to increase and based on the most recent census data from 2016-2020, the median gross rent is \$1,690. Anecdotal stories shared by families facing eviction in 2022 have indicated that many have seen an increase in rent this past year.

Having a sufficient supply of affordable housing units is essential to ensuring housing stability. Public housing and voucher programs can provide housing affordability for those at risk of instability. The County is served by two public housing authorities including the Housing Commission of Anne Arundel County (the “Housing Commission”) and the Housing Authority of City of Annapolis (HACA), both operating public housing units and tenant based rental assistance programs. As of March 2022, the Housing Commission had a waitlist for subsidized units of 28,289 households. HACA, primarily serving the City of Annapolis, also has a substantial waitlist. Given the need and the high cost of housing in the County, additional subsidized units, or income-restricted housing, and/or long-term vouchers is needed to meet the need for this population.

### Identify Gaps

***Identify any gaps within the current shelter and housing inventory as well as the service delivery system:***

In addition to the above needs and gaps analysis, ACDS, on behalf of Anne Arundel County, surveyed the Anne Arundel County and Annapolis Coalition to End Homelessness members to determine the primary homeless and housing needs for Anne Arundel County. Survey participants were asked to rate several categories to identify needs facing the homeless population. While participation in the survey was not as robust as hoped, it provides a snapshot of highest needs; and the survey outcomes were further supported by members when it was presented to the Coalition for review. The result of survey was as follows:

**Table 6  
Homeless Needs Survey Ranked Results**

1	New affordable housing units - construction	90.91%
2	New emergency shelter beds for chronically homeless	63.64%

1	New affordable housing units - construction	90.91%
3	Housing – Tenant Based Rental Assistance (up to 2 years assistance)	54.55%
	New emergency shelter beds for large families	54.55%
	Case Management and Housing Search Services	54.55%
4	New Medical respite beds	36.36%

Results of this survey reflect a strong need for affordable housing and also reinforce the need for new emergency shelter beds for chronically homeless and families experiencing homelessness, as well as for new medical respite beds. The need for additional services, especially housing search services, crisis services, and comprehensive case management was identified in survey and through the consultation process.

In summary, due to Anne Arundel County’s high housing costs, the overarching need is for additional income-restricted affordable housing and long-term vouchers. As it relates to those who have experienced homelessness, the need for new emergency/transitional shelter beds as well as for a range of permanent supportive housing options made available to those who are homeless and those at risk of homelessness. Although it has lost priority as part of the federal strategy to address homelessness, transitional housing for various populations was identified as a very critical need and gap in our consultation with County providers and stakeholders. Transitional housing, offering a “next step” to stable, permanent housing in a high cost rental market, while giving families and individuals the time to either obtain employment so that they can afford their housing or obtain a long-term voucher to remain stably housed, was seen as critical to the success of ending homelessness for many households.

***Under Section IV.4.2.ii.G of the HOME-ARP Notice, the CoC may provide additional characteristics associated with instability and increased risk of homelessness in their HOME-ARP allocation plan. These characteristics will further refine the definition of “other populations” that are “At Greatest Risk of Housing Instability,” as established in the HOME-ARP Notice. If including these characteristics, identify them here:***

Anne Arundel County is not establishing additional characteristics in defining Other Populations beyond the two categories listed above.

**Identify Priority**

***Identify priority needs for qualifying populations:***

As highlighted previously, there were 1,232 County residents, including 115 households with children and 815 households without children, who have no place to call home. Therefore, the County’s priority must be to find ways to assist these households who are experiencing homelessness and those struggling to afford units and at risk of homelessness through the creation of more supportive housing using all tools necessary. Based on the above needs and gap analysis, the priority needs for all four qualifying populations are: (1) affordable rental housing; (2) long term tenant-based rental assistance; (3) transitional housing and emergency shelter, including non-congregate shelter; and (4) supportive services. Needed services

included crisis counseling, housing search and housing counseling services, case management with an emphasis on trauma informed care, financial assistance, and mental health and substance abuse services.

***Explain how the PJ determined the level of need and gaps in the PJ's shelter and housing inventory and service delivery systems based on the data presented in the plan:***

In addition to feedback received through surveys and consultation sessions, a number of data sources and community plans were reviewed to determine the needs and system gaps for HOME-ARP qualifying populations. The following plans and data sources were consulted:

- Anne Arundel County Affordable Rental Housing Needs Assessment (May 2019)
- Census Bureau American Community Survey (ACS) data
- Anne Arundel County Consolidated Plan FY 2020-2025
- Eviction Prevention Data from the ERAP Program (2021-2022)
- Continuum of Care program for Those Experiencing Homelessness in Anne Arundel County
- Anne Arundel/Annapolis Continuum of Care (CoC) 2021 and 2022 Point-in-Time (PIT) counts
- Anne Arundel/Annapolis Continuum of Care (CoC) 2022 Housing Inventory Count (HIC)
- Anne Arundel/Annapolis Continuum of Care (CoC) HMIS system data
- Poverty Amidst Plenty VII: Moving Forward Together (2022) Community Foundation of Anne Arundel County

❖ **HOME-ARP Activities**

***Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors:***

ACDS, on behalf of Anne Arundel County, will solicit applications from service providers, and/or sub-recipient organizations to administer eligible activities and/or develop housing. A notice of the funds available will be issued and at a minimum, specify eligible applicants, eligible activities, minimum and maximum funding amounts, application thresholds and underwriting criteria, and will provide instructions on how to submit an application. In addition to soliciting applications through a HOME-ARP application process, ACDS may provide HOME-ARP funding to applicants that previously applied for HOME, CDBG, ESG, ESG-CV, State HSP, or County funds that were not awarded due to insufficient funding availability. Notice of the availability of HOME-ARP funds and the application process will be marketed to the Anne Arundel and Annapolis Coalition to End Homelessness membership and general Community Development Stakeholder list.

***Describe whether the PJ will administer eligible activities directly:***

Anne Arundel County has entered into a contract with Arundel Community Development Services, Inc. (ACDS) to administer and manage HOME-ARP funding. It is anticipated HOME-ARP funds will be awarded to various subrecipients, which may include County agencies with

the capacity to administer programs that address an identified need in the approved HOME-ARP Allocation Plan. Additionally, ACDS may administer eligible activities with HOME-ARP funding on behalf of the County.

***If any portion of the PJ's HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:***

Arundel Community Development Services, Inc. (ACDS) functions as the lead agency for the housing and community development programs in Anne Arundel County. ACDS began operating on July 1, 1993 as a private nonprofit corporation created to address the housing and community development needs in the County. The Corporation is under contract with Anne Arundel County to plan, administer, and implement the federally funded CDBG, CDBG-CV, HOME, ESG, ESG-CV, HOPWA, Continuum of Care (CoC), and ERAP programs, as well as State and County funded housing and community development activities. Anne Arundel County entered an agreement with HUD for the HOME-ARP funds on October 19, 2021. At that time, a total of \$140,023 was made available in the 36<sup>th</sup> Amendment to Community Development Agreement between Anne Arundel County and ACDS for administration and planning for the use of HOME-ARP funds and the development of the HOME-ARP Allocation Plan.

### ❖ Use of HOME-ARP Funding

In accordance with Section V.C.2. of the Notice (page 4), the CoC must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits.

Table 7 outlines the amount of HOME-ARP funding that is recommended and planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits.

**Table 7  
HOME-ARP Funding Allocations by Activity Type**

	FUNDING AMOUNT	Percent of the Grant	Statutory Limit
Supportive Services	\$660,450		
Acquisition and Development of Non-Congregate Shelters	\$200,000		
Tenant Based Rental Assistance (TBRA)	\$800,000		
Development of Affordable Rental Housing	\$1,000,000		
Non-Profit Operating	\$0	0%	5%
Non-Profit Capacity Building	\$0	0%	5%

	FUNDING AMOUNT	Percent of the Grant	Statutory Limit
Administration and Planning	\$140,023	5%	15%
<b>Total HOME-ARP Allocation</b>	<b>\$2,800,473</b>		

***Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis:***

Given the rapid increase of the cost of rents post pandemic, as discussed in meetings in consultation with stakeholders and review of data, there is a tremendous need for longer term tenant based rental assistance programs (24 month programs) or “stepping stone” transitional housing programs with services that will allow the opportunity for a household to maintain their housing by either reaching self-sufficiency or obtaining a permanent housing voucher. The gap analysis and needs assessment also reveals a large need for additional shelter beds, transitional housing, and services to support these programs. HOME-ARP funds will be provided to sub-recipients committed to addressing these needs.

***Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:***

The gap analysis revealed the need for 35 new year-round emergency beds for families and 132 beds for adults only. Gaps for shelter, housing, and services for specific subpopulations including youth, elderly, and Veterans were also identified. Over 4,870 affordable housing units, whether through additional tenant based rental assistance or through the development of new units, are needed at minimum to meet the needs of those households who are either homeless or at risk of homelessness with incomes at or below 30 percent AMI. Additionally, services such as case management, housing location, and other supportive services have been identified as a need to successfully house individuals quickly and safely.

**❖ HOME-ARP Production Housing Goals**

***Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:***

Sixteen units of affordable rental housing may be developed for qualifying populations with Anne Arundel County’s HOME-ARP allocation.

***Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how the production goal will address the PJ’s priority needs:***

The Anne Arundel County Consolidated Plan FY 2021-FY 2025 identified the priority need for affordable rental housing opportunities for the homeless and those at risk of homelessness. The plan prioritizes activities to increase and sustain permanent supportive housing opportunities for the homeless and to rapidly return people experiencing homelessness to stable housing. Strategies include increasing and sustaining housing opportunities for the homeless. Additionally, Anne Arundel County CoC’s Plan for those experiencing homelessness

also established the strategy to increase the supply of rental units affordable to households experiencing homelessness and at-risk households. The addition of 16 new units of housing with supports is a needed resource within the County.

## ❖ Preferences

A preference provides a priority for the selection of applicants who fall into specific qualifying populations (QPs) or category (e.g., elderly or persons with disabilities) within a QP (i.e., subpopulation) to receive assistance. A *preference* permits an eligible applicant that qualifies for the CoC-adopted preference to be selected for HOME-ARP assistance before another eligible applicant that does not qualify for a preference. A *method of prioritization* is the process by which the CoC determines how two or more eligible applicants qualifying for the same or different preferences are selected for HOME-ARP assistance.

***Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:***

HOME-ARP funded housing and support services will be available to all qualified populations. However, Anne Arundel County will give preference for HOME-ARP funded activities to homeless individuals and families as defined in 24 CFR 91.5 (1), with prioritization for families with children, unaccompanied youth, Veterans, and older adults, as per our Continuum of Care existing prioritization. In addition, preference will be given to those fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by HUD in this Notice. This includes individuals or families who lack a fixed, regular, and adequate nighttime residence or seeking safe housing in the County's domestic violence shelter. While these households will be given first priority for housing resources, the County will open its programs to households at risk of homelessness and those with incomes at or below 30% AMI that lack sufficient resources or support networks to prevent homelessness, and (1) have moved more than two times due to economic reasons in the past 60 days; or (2) are doubled up with another household due to economic hardship; or (3) will be evicted within 21 days; or (4) live in a hotel or motel without financial assistance from a nonprofit or government entity; or (5) live in an efficiency apartment and are overcrowded; or (6) are exiting a publicly-funded institution or system of care.

Additionally, given the increase in housing costs post-pandemic, assistance will be provided to households that participate in Rapid Rehousing programs or receive ongoing funding through a source related to COVID-19, whose funding source will expire before independence is accomplished. This includes those who are receiving support through ESG-CV, EHP, and other emergency assistance sources that will expire within this fiscal year. This strategy will extend rental subsidies for rapid rehousing program participants to remain housed and limit return to homelessness.

***If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:***

While all HOME-ARP funded housing and support service will be available to all qualified populations, priority and order of preference will be:

- 1) Homeless as defined in 24 CFR 91.5, including youth, Veterans, and chronically homeless and those who met this definition and are currently receiving a pandemic related expiring housing voucher;
- 2) Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice;
- 3) At Risk of Homelessness as defined in 24 CFR 91.5; and
- 4) Other populations at greatest risk of housing instability as defined by the HUD Notice

The length of time a household remains in shelter has increased from 90 days to over 180 days in many cases. This adds to overall lack of availability of shelter beds in the County. By prioritizing households who are already homeless (sleeping outside, in a place not meant for human habitation, or in an emergency shelter/transitional housing programs or in the County's safe housing for victims of domestic violence), the County addresses the shortage of emergency shelter beds available for the homeless by reducing the long term stays and rapidly transitioning those in shelter or in need of shelter into housing. Additionally, in order to prevent families from becoming homeless, households meeting the At Risk of Homelessness as defined in 24 CFR 91.5 will be prioritized before assisting those defined as Other Populations at greatest risk of housing instability. The County's Coordinated Entry will use this prioritization when making referrals for HOME-ARP funded programs.

## Referral Methods

***Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJs may use multiple referral methods in its HOME-ARP program. (Optional):***

Anne Arundel County primarily, and with limited exceptions, will use the County's existing Coordinated Entry (CE) system to screen and prioritize households for HOME-ARP funded projects. The CE will accept and maintain the waitlist on behalf of HOME-ARP providers with the possible exception of youth experiencing homelessness and category 2 below. The County's Coordinated Entry will use the following prioritization when making referrals for the HOME-ARP funded programs:

- 1) Homeless as defined in 24 CFR 91.5 including youth, families with children, Veterans, chronically homeless, and older adults;
- 2) Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice;
- 3) At Risk of Homelessness as defined in 24 CFR 91.5; and
- 4) Other populations at greatest risk of housing instability as defined by the HUD Notice

The Coordinated Entry system uses a comprehensive assessment tool that prioritizes homeless households based on the following ratings: (a) housing situation, (b) income, (c) safety, and (d) health. Shelter priority is given to the most at-risk based on the assessment vulnerability score. Assessments are entered into the Homeless Management Information System (HMIS) database

in real time to ensure timely services. Households in shelter or residing in a place not fit for human habitation, as well as survivors of domestic violence, will be prioritized for housing, followed by those at risk of homelessness and then other populations at greatest risk of housing instability. The CE will expand its assessment to include households who fall into categories 3 and 4 so that they can apply to TBRA housing programs identifying those at the greatest risk of becoming homeless. These households will be entered in the HMIS database where the waitlist for programs will be established.

Additionally, the YWCA of Anne Arundel County, operator of the County's shelter for survivors of domestic violence, will make direct referrals to HOME-ARP funded projects, as they are mandated to work outside of the County's HMIS system and therefore participate differently in CE. Finally, given the increase in housing costs post pandemic, referrals will also be accepted from providers of ESG-CV funded or other short term rental subsidies to assist clients needing their current rapid rehousing/rental subsidy to be extended in order to continue to remain housed and limit the return to homelessness.

***If the PJ intends to use the Coordinated Entry (CE) process established by the CoC, describe whether all qualifying populations eligible for a project or activity will be included in the CE process, or the method by which all qualifying populations eligible for the project or activity will be covered. (Optional):***

All qualifying populations will be eligible for HOME-ARP funded programs with the exception of the planned renovation of 16-unit housing project for people experiencing homelessness, which will be limited to homeless as defined in 24 CFR 91.5 including youth, Veterans, and chronically homeless, and households fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by HUD in the Notice. Tenant Based Rental Housing funded programs will accept all qualifying populations but be prioritized based on highest need.

***If the PJ intends to use both a CE process established by the CoC and another referral method for a project or activity, describe any method of prioritization between the two referral methods, if any. (Optional):***

Projects funded and established for specific subpopulations (e.g. Domestic Violence or youth) may establish another referral method if the agency is the primary entity in the County to serve the subpopulation. Prioritization for these programs will follow the prioritization based on the highest need.

### **Limitations in a HOME-ARP rental housing or NCS project**

***Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population identified in section IV.A of the Notice:***

Beyond the preferences and priorities outlined above, Anne Arundel County does not intend to limit eligibility to a particular qualifying population, however, within HOME-ARP funded projects, if funded, eligibility may be prioritized to subpopulations.

***If the CoC intends to implement a limitation, explain why the use of a limitation is necessary to address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:***

N/A

***If a limitation was identified, describe how the PJ will address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the limitation through the use of HOME-ARP funds (i.e., through another of the PJ's HOME-ARP projects or activities):***

HOME-ARP funded projects would be made available to qualifying populations based on the preferences and priorities identified above in the allocation plan within the limits of the available funding.

### ❖ HOME-ARP Refinancing Guidelines

The CoC does not intend to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, and therefore is exempt from providing guidelines in accordance with [24 CFR 92.206\(b\)](#). Such guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project, including:

- ***Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity.***

N/A. The County will not utilize HOME-ARP Funds for Refinancing.

- ***Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.***

N/A. The County will not utilize HOME-ARP Funds for Refinancing.

- ***State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.***

N/A. The County will not utilize HOME-ARP Funds for Refinancing.

- ***Specify the required compliance period, whether it is the minimum 15 years or longer.***

N/A. The County will not utilize HOME-ARP Funds for Refinancing.

- ***State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.***

N/A. The County will not utilize HOME-ARP Funds for Refinancing.

- ***Other requirements in the PJ's guidelines, if applicable:***

N/A. The County will not utilize HOME-ARP Funds for Refinancing.

## APPENDIX I

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### **Blueprint: “Continuum of Care Program for Those Experiencing Homelessness in Anne Arundel County”**

## APPENDIX II

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### Public Notices

**Certifications**