

ANNE ARUNDEL COUNTY


Annual Action Plan

FY 2024



DRAFT





ANNE ARUNDEL COUNTY ANNUAL ACTION PLAN Local Fiscal Year 2024

County Executive
Steuart Pittman

Arundel Community Development Services, Inc.
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AP-05 Executive Summary

Introduction

The *Anne Arundel County Consolidated Plan: FY 2021 – FY 2025* constitutes a strategic plan to address the housing and community development goals throughout the County. The Plan provides a comprehensive analysis of the needs of County residents and sets out specific goals, objectives and outcomes, which will be used to address those needs over a five-year period.

The *Anne Arundel County Annual Action Plan: Local Fiscal Year 2024* is the fourth annual addendum to the *Anne Arundel County Consolidated Plan: FY 2021 – FY 2025*. The Action Plan outlines the resources allocated and the programs and projects selected through the County budget process to achieve the Consolidated Plan goals for the time period of July 1, 2023 to June 30, 2024.

Anne Arundel County will allocate approximately \$36,481,344 in federal entitlement, housing choice vouchers, and nationally competitive Continuum of Care funds from the U.S. Department of Housing and Urban Development (HUD). These federal funds will be leveraged with equity from low-income housing tax credits, as well as State, County, foundation, and private funding to implement the County housing and community development projects and programs.

Summarize the objectives and outcomes identified in the Plan

Vision Statement

Anne Arundel County has established the following vision statement that will guide its planning and budget process through the current Consolidated Plan process: *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 projects and programs creating new affordable

housing units and building the ability of low-income households to secure affordable housing in Communities of Opportunity (COOs). COOs are areas that have no or low concentrations 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 both affordable rental and affordable 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 disciplines. 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 SCI planning process for the County involved thorough stakeholder engagement processes and needs assessments that resulted in a SCI Action Plan for each area.

Goals

Each project and program funded during this strategic plan period will meet one of the goals identified in the Consolidated Plan. The goals identified in the Plan center around providing affordable housing and/or quality of life and better economic opportunities for the low- and moderate-income residents in the County. The goals are detailed in Table 5 of this Plan.

Evaluation of Past Performance

Last year, the County completed its third year of the Consolidated Plan for FY 2021 – FY 2025, meeting most of its goals and outcomes. Below are highlights of some of the objectives met.

- ❖ Rehabilitated 16 homes occupied by low- and moderate-income homeowners, an increase over the previous year.
- ❖ Provided over 636 individuals with homeownership counseling and assisted one income eligible 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 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, approved \$800,000 in CDBG and \$500,000 in County funded loans for the project.
- ❖ Leveraged the new Workforce Housing Zoning Law and availability of increased County resources allocated to affordable housing. The County also analyzed and approved Payment in Lieu of Taxes (PILOT) requests and began underwriting gap financing for six 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 rehousing 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.
- ❖ Utilized ESG-CV funds 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.

In addition to these accomplishments, the County and Arundel Community Development Services, Inc. (ACDS) responded to significant community needs as a result of the Coronavirus pandemic and the economic impact it has had, particularly on low-income communities during the past three years. The County offered programs such as the Eviction Prevention and Water Bill Relief Programs, a hotel shelter for homeless individuals, and expanded the capacity of the County network of community partners and food resources to provide emergency food assistance to households in need. ACDS also continued to administer emergency food assistance grants to community-based organizations, as well as the State and County food banks ensuring households experiencing food insecurity were provided with nutritious food.

Summary of Citizen Participation Process and Consultation Process

ACDS prepared the Consolidated Plan, on behalf of Anne Arundel County, in accordance with 24 CFR Part 91 and the County Citizen Participation Plan. The Plan was developed in consultation with representatives from a wide variety of agencies and persons who might impact or be affected by its implementation. The planning process involved consultation and information gathering from a variety of entities. Consultation to establish and set goals occurred, essentially, throughout a five-year period leading up to publication of the Final Consolidated Plan in June of 2020. During that time, well-established groups met on a regular basis, including the Anne Arundel Affordable Housing Coalition, the Anne Arundel and Annapolis Coalition to End Homelessness (the Homeless Coalition), and the Regional Fair Housing Group. Additionally, staff regularly attended community meetings in the priority revitalization communities including Brooklyn Park, Glen Burnie and Severn to assess the needs in these areas. The formal citizen participation planning process for the Consolidated Plan included three public hearings/forums and approximately 15 additional individual meetings and consultations, focus groups and presentations to stakeholder organizations and community groups in the County.

Additional opportunities for public engagement were provided as part of the development of this Annual Action Plan and the Fiscal Year 2024 Housing and Community Development Budget process. Two public hearings were conducted in Fall 2022 and Winter 2023, and a County Council budget hearing will be held in May 2023. A 30-day public comment period was provided for members of the public to review and comment on this Annual Action Plan.

Summary of Public Comments

Comments on the draft Annual Action Plan will be accepted through May 22, 2023 at 5:00 P.M.

Summary of Comments or Views Not Accepted and Reasons for Not Accepting Them TBD

Summary

The County maintains that a community that creates and preserves a broad range of housing options for all members of the workforce is economically strong. By targeting and leveraging its housing and community development funding, the County will continue to increase its stock of quality, affordable rental housing by helping to facilitate the construction of new units and rehabilitate existing substandard units thereby preventing foreclosures, supporting homeowners and public housing communities, preventing households from becoming homeless, as well as assisting to house the homeless, and promote economic empowerment of the most vulnerable County residents. The *Local Fiscal Year 2024 Annual Action Plan* outlines the County efforts as it continues to implement the goals and strategies developed in the planning process for the *Anne Arundel County Consolidated Plan: FY 2021 – FY 2025*. The County will also continue to be a good steward of its federal funding to build upon its success during the last Consolidated Plan period.

PR-05 Lead & Responsible Agencies

Describe agency/entity responsible for preparing/administering the Consolidated Plan

Table 1
Responsible Agencies

Agency Role	Name	Department/Agency
CDBG Administrator	Erin Karpewicz	Arundel Community Development Services, Inc.
HOME Administrator	Erin Karpewicz	Arundel Community Development Services, Inc.
ESG Administrator	Erin Karpewicz	Arundel Community Development Services, Inc.

Narrative

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 the County to plan, administer, and implement the federally funded CDBG, HOME, ESG, HOPWA, and Continuum of Care (CoC) Programs, as well as State and County funded housing, and community development activities. Subrecipients, including nonprofit service providers and housing developers, implement many of the activities funded under these programs. Other projects, such as property rehabilitation, homeownership, foreclosure prevention, and financial empowerment counseling, acquisition/rehabilitation of housing units, and tenant based rental assistance programs are carried out by ACDS staff. ACDS takes on many roles, including but not limited to, developer, lender, counselor, landlord and construction manager. Being able to carry out these duties necessitates having a staff that has a variety of skills, such as the ability to coordinate with a multitude of government agencies and departments.

Consolidated Plan Public Contact Information

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AP-10 Consultation

Introduction

Arundel Community Development Services, Inc. (ACDS) prepared the Local Fiscal Year 2024 Action Plan on behalf of Anne Arundel County in accordance with 24 CFR Part 91 and the County Citizen Participation Plan. The *Anne Arundel County Consolidated Plan FY 2021 – FY 2025* was developed in consultation with representatives from a wide variety of agencies and persons who might impact or be affected by its implementation. The planning process for the Annual Action Plan involves ongoing consultation and information gathering from a multitude of entities throughout the year as staff participates in community meetings, holds public hearings to encourage public participation, and stays in communication with stakeholders.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies.

Both ACDS and the Housing Commission of Anne Arundel County (Housing Commission) attend monthly Core Group meetings with County agencies and affiliates, including the Mental Health Agency, the Department of Health, the Department of Social Services (DSS) and the Department of Aging and Disabilities. This facilitates a high level of coordination with the County Executive and agency department heads to address issues affecting public and assisted housing programs and initiatives. As part of regular project development and implementation, ACDS and the Housing Commission work with various nonprofit organizations providing wrap around services and case management support.

In addition, staff from the Housing Commission and DSS meet quarterly to review case files for clients utilizing the Continuum of Care (CoC) or Housing Opportunities for Persons with AIDS (HOPWA) programs.

Finally, ACDS collaborates with the CoC planning group, the Homeless Coalition, of which the Housing Commission and DSS are members, to facilitate coordination of housing services and develop a strategy to end homelessness.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Anne Arundel and Annapolis Coalition to End Homelessness (Homeless Coalition) – the County Continuum of Care planning group – includes representatives from:

- (i) State, County, and City of Annapolis agencies that administer mainstream resources;
- (ii) Emergency shelter and nonprofit homeless service providers;
- (iii) organizations that work with individuals diagnosed with mental health disorders, substance abuse disorders, and HIV/AIDS;
- (iv) organizations that work with other special populations including but not limited to veterans, youth, aging and victims of domestic violence and abuse; and
- (v) formerly homeless individuals, advocates, and other County and State residents with roles, interests, and responsibilities in addressing issues linked with homelessness in the County.

The Homeless Coalition holds monthly meetings to develop policies and procedures for operations, including but not limited to, the adoption of a Governance Charter. These meetings focus on issues related to homelessness, such as affordable housing, education, mental health, substance abuse, and workforce development. They provide information on membership activities, trainings on new program resources and how to apply for them, as well as to offer feedback on the needs/direction of the Coalition. Committees meet to address coordinated entry into emergency shelters, chronic homelessness, homelessness diversion and prevention, and other focused topics and systems.

The Homeless Coalition remains committed to ending chronic homelessness in the County and has established a targeted by-name housing list – the ACCESS Housing List – to prioritize the most vulnerable individuals in the County. Service providers meet regularly to coordinate assistance for the homeless and to identify housing opportunities. The County, in partnership with the Veterans Administration, maintains a Veteran by-name list, which is used as part of the Homeless Coalition efforts to end Veteran homelessness.

The Homeless Coalition was active in reviewing and finalizing the goals and strategies outlined in this Plan to combat homelessness as well as with the development of the County's HOME ARP Plan. Throughout the year, the Coalition meets with general membership at least every other month to discuss pressing issues related to homelessness. It also facilitates committee-building to address narrower issues in a more targeted way and with expertise from the

ground. These spaces provide opportunities for the community to identify needs for the displaced population in the County.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The Homeless Coalition is involved in determining the needs and setting priorities when allocating ESG funds, developing performance standards, evaluating outcomes, and developing policies and procedures for the administration of the Homeless Management Information System (HMIS). The Homeless Coalition has developed procedures for the operation and administration of the HMIS system, which is funded with County general and Continuum of Care dollars. A subcommittee of the Homeless Coalition members currently utilizing the HMIS system, meet on a regular basis to review policies, update program changes and discuss other relevant issues associated with the use and management of the system. Currently, all grantees receiving ESG funds, as well as subrecipients receiving CoC funds, are required to enter data into the HMIS system.

In turn, HMIS data, which is vetted and analyzed by the HMIS Lead and reviewed by the Homeless Coalition Board, shows outcomes that can be compared with the allocation of ESG funds. This directly influences the development of the goals and strategies outlined within the County's Consolidated Plan.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2
Agencies, groups, organizations who participated

1	AGENCY/GROUP/ORGANIZATION	HOUSING COMMISSION OF ANNE ARUNDEL COUNTY
	Agency/Group/Organization Type	Services –Housing Services – Homeless Services – Supportive Services Services – Youth Services
	What section of the Plan was addressed by Consultation?	Rental Housing Opportunities Homeownership Opportunities Promote Fair Housing Sustain Communities
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Commission of Anne Arundel County (Housing Commission) owns and manages the County public housing inventory and administers its Housing Choice Voucher Program. The Housing Commission is a member of the Homeless Coalition and is a strong partner with ACDS in developing tenant based rental assistance programs and other programs serving the housing needs of the lowest income residents. The Housing Commission was invited via e-mail to attend public hearings and provide comments on the Action Plan. Staff participated in both public hearings associated with this Action Plan to help identify the rental housing and service needs of low income population, public housing residents, and the elderly population.
2	AGENCY/GROUP/ORGANIZATION	ARUNDEL HOUSE OF HOPE, INC.
	Agency/Group/Organization Type	Services – Housing Services – Homeless

	What section of the Plan was addressed by Consultation?	Homeless Needs – Chronically homeless Homeless Needs – Families with children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Arundel House of Hope, Inc. (AHOH) is a nonprofit ecumenical organization that provides emergency, transitional, and permanent affordable housing for the low income population and those experiencing homelessness in Anne Arundel County. Staff were invited to both public hearings associated with this Action Plan and helped identify homeless and housing needs and to recommend projects for funding. The organization is a member of the Homeless Coalition.
3	AGENCY/GROUP/ORGANIZATION	ANNE ARUNDEL COUNTY DEPARTMENT OF AGING AND DISABILITIES
	Agency/Group/Organization Type	Services – Elderly Persons Services – Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Department of Aging and Disabilities manages the County Senior Centers, programs for aging adults and services for adults with disabilities. The agency was invited via e-mail to attend public hearings on the draft Action Plan and provided input on needs for aging adults and those with disabilities.
4	AGENCY/GROUP/ORGANIZATION	KINGDOM KARE, INC.
	Agency/Group/Organization Type	Services – Children Services – Education
	What section of the Plan was addressed by Consultation?	Public Service – Youth Sustainable Communities
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Kingdom Kare, Inc. is a nonprofit organization that provides high quality childcare services for all ages which includes after school programs and more recently — virtual learning services. Kingdom Kare, Inc. was invited via e-mail to attend public hearings on the draft Action and provided input regarding childcare and youth programming.
5	AGENCY/GROUP/ORGANIZATION	ANNE ARUNDEL COUNTY COMMUNITY ACTION AGENCY, INC.
	Agency/Group/Organization Type	Services – Low to moderate income individuals and families
	What section of the Plan was addressed by Consultation?	Promote Fair Housing Prevent & End Homelessness Sustainable Communities
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Anne Arundel County Community Action Agency, Inc. (AACCAA) provides services low and moderate income households such as financial assistance, youth services, health services, and returning citizens services. AACCAA was invited via e-mail to attend both public hearings and provide input into the budget process. CAA attended both hearings associated with this Action Plan.
6	AGENCY/GROUP/ORGANIZATION	CALVARY COMMUNITY ECONOMIC DEVELOPMENT CORPORATION
	Agency/Group/Organization Type	Services – Housing Services – Homeless
	What section of the Plan was addressed by Consultation?	Prevent & End Homelessness
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Calvary Community Economic Development Corporation (CCEDC) is a nonprofit organization serving low income households in the greater Glen Burnie area and northern Anne Arundel County with emergency eviction prevention assistance, food pantry items and counseling aimed at low income and very low income households. CCEDC was invited via e-mail to attend both public hearings and to provide comments on the draft Plan.
7	AGENCY/GROUP/ORGANIZATION	ASSOCIATED CATHOLIC CHARITIES, INC.
	Agency/Group/Organization Type	Services – Housing Services – Elderly Persons Services – Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs – Chronically homeless Homeless Needs – Families with children Homelessness Needs – Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated	Associated Catholic Charities, Inc. develops, owns and operates several affordable senior housing communities and operates a homeless shelter – Sarah's House - within Anne

	outcomes of the consultation or areas for improved coordination?	Arundel County. Associated Catholic Charities, Inc. was invited via e-mail to attend public hearings and provide comments on the draft Plan.
8	AGENCY/GROUP/ORGANIZATION	OPPORTUNITIES INDUSTRIALIZATION CENTER, INC. OF ANNE ARUNDEL COUNTY
	Agency/Group/Organization Type	Services – Education Services – Employment
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Opportunities Industrialization Center, Inc. (OIC) of Anne Arundel County is a nonprofit organization dedicated to providing education, job skills classes, and English classes to low income individuals in an effort to improve their economic situation. OIC was invited via e-mail to attend both public hearings and provide comments on the draft Plan. The Executive Director attended both public hearings to help identify economic development needs.
9	AGENCY/GROUP/ORGANIZATION	COMMUNITY LEGAL SERVICES, INC.
	Agency/Group/Organization Type	Services – Legal Services Services – Education
	What section of the Plan was addressed by Consultation?	Legal support for low income residents Fair Housing Human Rights
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Legal Services, Inc. is a nonprofit organization dedicated to providing legal support to low income individuals and households. This organization provides legal advice clinics, as well as provides attorneys for consultation. Staff was invited via e-mail to attend both public hearings and to provide comments on the draft Consolidated Plan.
10	AGENCY/GROUP/ORGANIZATION	THE LIGHT HOUSE, INC.
	Agency/Group/Organization Type	Services – Housing Services – Housing Search Assistance Services – Supportive Services
	What section of the Plan was addressed by Consultation?	Prevent & End Homelessness
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Light House Inc. is a nonprofit organization dedicated to providing housing services to those who are experiencing homelessness. Staff was invited via e-mail to attend the public hearings and provide comments on the draft Consolidated Plan. The Light House staff attended one hearing to help identify the needs for homeless population.
11	AGENCY/GROUP/ORGANIZATION	ANNE ARUNDEL COUNTY DEPARTMENT OF SOCIAL SERVICES
	Agency/Group/Organization Type	Services – Children Services – Homeless Child Welfare Agency Other government – Local
	What section of the Plan was addressed by Consultation?	Homeless Needs – Chronically homeless Homeless Needs – Families with children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Anne Arundel County Department of Social Services (DSS) serves as a point of contact for safety net programs serving the most vulnerable and needy residents. DSS is a member of the Homeless Coalition and was invited via e-mail to attend both public hearings and to provide comments on the draft Plan and helped identify housing and service needs for families and individuals at risk of or experiencing homelessness.
12	AGENCY/GROUP/ORGANIZATION	BELLO MACHRE, INC.
	Agency/Group/Organization Type	Services – Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Bello Machre, Inc. is a supportive housing provider serving adults with developmental and intellectual disabilities. Staff was invited via e-mail to attend both public hearings and provide comments on the draft Plan and provided input on accessible housing needs of adults with developmental disabilities.
13	AGENCY/GROUP/ORGANIZATION	ANNE ARUNDEL COUNTY HEALTH DEPARTMENT
	Agency/Group/Organization Type	Services – Health Services – Persons with HIV/AIDS

	What section of the Plan was addressed by Consultation?	Lead-Based Paint Strategy HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff was invited via e-mail to attend the public hearings and provide comments on the draft Consolidated Plan. The organization is a member of the Homeless Coalition and provided comments to identify homeless and housing needs and to recommend projects for funding.
14	Agency/Group/Organization	ANNE ARUNDEL MENTAL HEALTH AGENCY, INC.
	Agency/Group/Organization Type	Services – Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs – Chronically Homeless Homeless Needs – Families with Children Homelessness Needs – Veterans Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Anne Arundel Mental Health Agency, Inc. is dedicated to ensuring that Medicaid recipients and other low-income, non-insured County residents who meet certain criteria have access to a wide range of quality mental health services. The agency also provides input into discharge planning. The Mental Health Agency is a member of the Homeless Coalition and was invited via e-mail to attend public hearings and provided input to identify housing and service needs for homeless individuals and persons with mental health disabilities.
15	Agency/Group/Organization	ANNE ARUNDEL PARTNERSHIP FOR CHILDREN, YOUTH, AND FAMILIES
	Agency/Group/Organization Type	Services – Housing Services – Children Services – Homeless Other Government – County
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs – Families with Children Homelessness Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Anne Arundel Partnership for Children, Youth, and Families provides input into discharge planning. The Partnership for Children, Youth, and Families is a member of the Homeless Coalition and was invited via e-mail to attend public hearings. Staff attended meetings and participated in one or more Public Hearings to identify housing and service needs, as well as develop goals and strategies to address those needs, for homeless individuals and affordable housing.
16	Agency/Group/Organization	ANNE ARUNDEL AFFORDABLE HOUSING COALITION
	Agency/Group/Organization Type	Services – Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Anne Arundel Affordable Housing Coalition was invited via e-mail to attend public hearings and to provide comments on the draft Consolidated Plan. Members attended one or more Public Hearings.
17	Agency/Group/Organization	YWCA OF ANNAPOLIS AND ANNE ARUNDEL COUNTY
	Agency/Group/Organization Type	Services – Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The YWCA is a member of the Homeless Coalition and was invited via e-mail to attend both Public Hearings. Staff provided input to identify housing and service needs for survivors of domestic violence and affordable housing.
19	Agency/Group/Organization	ACCESSIBLE RESOURCES FOR INDEPENDENCE
	Agency/Group/Organization Type	Services – Health Services – Persons with Disabilities Services – Veterans Services – Housing Services – Supportive Services
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Accessible Resources for Independence provides services to enhance consumer quality of life and strengthen their support systems. All their services are designed to help people with disabilities take part in and contribute to their communities. The agency was invited via e-mail to attend the public hearings and provide comments on the draft Plan.
20	Agency/Group/Organization	CHESAPEAKE ARTS CENTER, INC.
	Agency/Group/Organization Type	Services – Children Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Public Service – Arts
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Chesapeake Arts Center, Inc. provides a wide variety of visual and performing arts programming and classes, as well as operates an arts scholarship program serving low and moderate income youth in the Brooklyn Park area, which is a Neighborhood Revitalization Area. Staff was invited via e-mail to both public hearings and helped to identify the neighborhood revitalization needs of older communities as well as of youth from those communities.
21	Agency/Group/Organization	BOYS & GIRLS CLUBS OF ANNAPOLIS AND ANNE ARUNDEL COUNTY, INC.
	Agency/Group/Organization Type	Services – Children Services – Education
	What section of the Plan was addressed by Consultation?	Public Service – Youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Boys & Girls Clubs of Annapolis and Anne Arundel County, Inc. (Boys and Girls Club) provides high quality after school and summer programs to the low and moderate income youth. Boys and Girls Club was invited via e-mail to attend public hearings and provide comments on community needs. The Boys and Girls Club provided input into the needs of the youth.
22	Agency/Group/Organization	THE ARC CENTRAL CHESAPEAKE REGION
	Agency/Group/Organization Type	Services – Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Arc Central Chesapeake Region (ARC) is a nonprofit organization dedicated to serving individuals with developmental disabilities. The ARC promotes and develops affordable and accessible housing in a community setting for its clients and is one of the County certified CHDOs. Staff was invited via e-mail to attend both public hearings and provide comments on the draft Plan.
23	Agency/Group/Organization	ANNE ARUNDEL AND ANNAPOLIS COALITION TO END HOMELESSNESS
	Agency/Group/Organization Type	Services – Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs – Chronically Homeless Homeless Needs – Families with Children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied Youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Anne Arundel and Annapolis Coalition to End Homelessness (Homeless Coalition) is responsible for the overall planning, policy, and program development for how the County addresses the needs of the homeless. The group, which serves as the County Continuum of Care planning body, is facilitated by ACDS and its planning process served as the basis for the Homeless Goals within the Strategic Plan. The Homeless Coalition and its members were active participants in reviewing and finalizing all of the goals and strategies outlined in the Consolidated Plan.
24	Agency/Group/Organization	HOUSING AUTHORITY OF THE CITY OF ANNAPOLIS
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Housing Authority of the City of Annapolis (HACA) owns and manages the City of Annapolis public housing inventory and administers its Housing Choice Voucher Program. HACA was invited via e-mail to provide comments on the draft Plan. ACDS met with staff from HACA to discuss housing needs and potential projects in Anne Arundel County.
25	Agency/Group/Organization	PARTNERS IN CARE MARYLAND
	Agency/Group/Organization Type	Services – Elderly Persons

What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Partners in Care Maryland is a nonprofit organization dedicated to providing services to support the independence of older adults in the community. The organization provides a property repair program for the elderly population. Staff was invited via e-mail to attend both public hearings and to provide comments on the draft Plan. Staff from Partners In Care Maryland provided input to help identify and address the needs of older low and moderate income adults.

AP-12 Participation

Summary of citizen participation process/efforts made to broaden citizen participation. Summarize citizen participation process and how it impacted goal setting

ACDS prepared the Local Fiscal Year 2024 Action Plan on behalf of Anne Arundel County in accordance with 24 CFR Part 91 and the County Citizen Participation Plan. The initial Consolidated Plan was developed in consultation with representatives from a wide variety of agencies and individuals who might influence or be affected by its implementation. The planning process for the Action Plan involves ongoing consultation and information gathering from a variety of entities throughout the year as staff participates in community meetings and provide opportunities for public participation. During the Local Fiscal Year 2024 Action Plan and budget planning process, ACDS held two public hearings – one on October 27, 2022, and one on February 23, 2023, which enabled citizens and other stakeholders to participate in the budget process.

Notice of both public hearings was circulated in *The Capital Gazette* newspaper, and on the ACDS website. All notices indicated that special accommodation, such as providing sign and/or foreign language interpreters, could be made available if needed. Concurrently, an e-mail notice was sent to the Housing and Community Development Stakeholder list inviting them to attend both hearings. An e-mail notice was also sent to the Housing and Community Development Stakeholder list inviting them to provide feedback on the draft Action Plan. Notice of availability of the draft Plan will be published on Saturday April 22, 2023, in *The Capital Gazette* newspaper. In addition, the draft Plan was made available for download from the ACDS website on Friday, April 21, 2023, with hard copies being available upon request. Public comments were received through Friday, May 22, 2023, at 5:00 p.m. This citizen participation process has provided ample time for all interested parties and stakeholders to review the draft Plan and offer comments, reactions, and input.

In addition, established groups – such as the Anne Arundel Affordable Housing Coalition, the Homeless Coalition, and the Regional Fair Housing Group – meet on a regular basis and provide information to assist with the development of the Action Plan. Staff also attends community meetings in the Neighborhood Revitalization Areas which include Brooklyn Park, Glen Burnie and Severn communities to assess needs in those areas. ACDS, through its Eviction Prevention, Property Rehabilitation, Homeownership Counseling, Foreclosure Prevention Counseling and

Financial Literacy Programs, meet regularly with many low- and moderate-income households, enabling staff to assess the needs of the community. These frequent consultations provide a rich context in which ACDS can continue to provide a straightforward planning and implementation process. Despite the ongoing Coronavirus pandemic, these meetings and engagements have continued virtually.

Table 3
Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / Attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearings on October 27, 2022 and February 23, 2023	Minority populations Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Approximately 30 people attended the first Public Hearing and 15 people attended the 2 nd Public Hearing.	Comments received include the need for Affordable housing especially for renters and eviction prevention The need for affordable housing and private landlords who will accept vouchers. The need for basic resources, including food and utility assistance in the wake of COVID-19 was shared. The need for affordable childcare resources was shared. The need to create affordable afterschool programs. Comments received included appreciation for funds.	Comments accepted	
2	Newspaper Ad	Minority populations Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	Notice of the availability of the draft Annual Action Plan for Local Fiscal Year 2024 (Federal Fiscal Year 2022) will be published on Saturday, April 22, 2023, in The Capital Gazette newspapers for a 30-day comment period. The Notice included:			

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / Attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
		Residents of Public and Assisted Housing	<ul style="list-style-type: none"> listing of each project proposed for funding amount of funding location of the project proposed number of beneficiaries for each project funding contingency plan <p>In addition, the notice stated that access to the draft Plan would be available online for public review and at the office of ACDS.</p>			
3	Internet Outreach	<p>Minority populations Non-English Speaking - Specify other language:</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Notice of the availability of the draft Action Plan, as well as a copy of the Public Notice, was e-mailed to the Housing and Community Development Stakeholder list and posted on the ACDS website.</p> <p>This list includes:</p> <ul style="list-style-type: none"> individuals and organizations that received funding or applied for funding representatives of community organizations County agencies who serve low and moderate elderly or special needs population representatives of public housing communities <p>The notice stated that access to the draft Plan was available online for public review and at the office of ACDS.</p>			www.acdsinc.org

AP-15 Expected Resources

Introduction

The *Anne Arundel County Annual Action Plan for Local Fiscal Year 2024* describes how the County plans to expend its federal housing and community development resources from July 1, 2023, to June 30, 2024. This Action Plan also establishes how the County will address the needs and achieve the goals as stated in the *Anne Arundel County Consolidated Plan: FY 2021 – FY 2025*.

During Local Fiscal Year 2024, approximately \$36,481,344 in federal resources (including local funds) will be allocated to housing and community development activities in Anne Arundel County. These monies, outlined in detail herein, are a combination of entitlement grants, program income, required local match dollars, Federal Fiscal Year 2022 Continuum of Care award funds, Housing Choice Voucher funds, and County. Additionally, four affordable housing developers were allocated Low Income Housing Tax Credits (LIHTC) for four multi-family projects. Combined, these projects will bring millions of dollars of resources into the County for affordable housing.

ACDS administers the majority of these federal funds on behalf of the County and works closely with other County agencies, State agencies and nonprofit providers. In addition, the Housing Commission administers/manages public housing funds and the Housing Choice Voucher Program on behalf of the County.

Table 4
Expected Resources Priority

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of Con Plan	Narrative Description
			Annual Allocation \$	Program Income \$	Prior Year Resources \$	Total \$		
CDBG	public - federal	Acquisition Admin and Planning Housing Public Improvements Public Services	\$2,116,132	\$650,000	\$11,853	\$2,777,985	\$2,003,111	Community Development Block Grant (CDBG) funds is a flexible program that provides communities the resources to address housing and community development needs.
HOME	public - federal	Acquisition	\$886,075	\$750,000	\$0	\$1,636,075	\$2,383,568	HOME Investment Partnerships

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation \$	Program Income \$	Prior Year Resources \$	Total \$		
		Homebuyer Assistance Homeowner Rehab Multi-family Rental New Construction Multi-family Rental Rehab New Construction for Ownership TBRA						Program (HOME) provides communities with the resources to fund a wide range of activities including building, buying, and/or rehabilitation affordable housing for rent or homeownership or providing direct rental assistance to low-income households.
ESG	public - federal	Conversion and Rehab for Transitional Housing Financial Assistance Overnight Shelter Rapid Re-housing (rental assistance) Rental Assistance Services	\$184,231	\$0	\$0	\$184,231	\$184,231	Emergency Solution Grant (ESG) funds provide communities with flexible funds to address the needs of the homeless.
Competitive McKinney-Vento Homeless Assistance Act	public - federal	Rapid Re-Housing (rental assistance) Rental Assistance Services TBRA Other	\$2,484,499	\$0	\$0	\$2,484,499	\$2,484,499	Competitive McKinney-Vento Homeless Assistance Act funds are applied for annually to support programs serving the homeless population in the County. Funds are used to provide permanent supportive housing, case management, and transitional housing to

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation \$	Program Income \$	Prior Year Resources \$	Total \$		
								homeless families and individuals.
Other	public - federal	Housing TBRA	\$23,800,000	\$0	\$0	\$23,800,000	\$23,800,000	The Housing Commission administers the Housing Choice Voucher Program, which provides tenant based rental assistance.
Other	public - federal	Services TBRA	\$541,054	\$0	\$0	\$541,054	\$541,054	HOPWA funds will be used for tenant based rental assistance for persons with AIDS.
Other	public - local	Acquisition Admin and Planning Homebuyer Assistance Homeowner Rehab Housing Multi-family Rental New Construction Multi-family Rental Rehab TBRA	\$270,000	\$0	\$0	\$270,000	\$270,000	County funds are provided to meet the required HOME match.
Other	public - local	Homebuyer Assistance Housing Multi-family Rental New Construction Multi-family Rental Rehab Services TBRA	\$4,787,500	\$0	\$0	\$4,787,500	\$4,787,500	County funds are provided for homeownership counseling, financial literacy, and foreclosure prevention counseling programs, rental housing development, Tenant Based Rental Assistance Program and supportive services, fair housing activities, and neighborhood specific activities.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The County gives priority to projects where there is owner equity or a commitment of private or other public financing. For example, the County will allocate HOME Investment Partnerships Program (HOME) and local match funds for the Rental Housing Production Program. These funds will support the acquisition and rehabilitation or new construction of affordable multi-family housing. Typically, these projects cost millions of dollars and leverage equity raised from federal LIHTC, State funds and private dollars. Significant resources are anticipated to be generated from the sale of LIHTC to use towards the development of four new affordable housing developments in Anne Arundel County during Local Fiscal Year 2024.

The County also applies for State funds whenever the opportunity arises. For example, State Baltimore Regional Neighborhood Initiative (BRNI) funds have been awarded to ACDS to acquire and rehabilitate units in the Brooklyn Park community. During Local Fiscal Year 2024, ACDS will continue to leverage County general funds, CDBG funds, and State Lead-Based Paint Program funds to attain and revitalize additional units.

ACDS offers a HOME and/or CDBG funded initiative that provides mortgage assistance to income eligible first-time homebuyers. This program leverages both State and private funds through the Maryland Mortgage Program and/or private financing.

ACDS also administers the Homeownership Counseling and Foreclosure Prevention Counseling Programs for the County. The funds provided for these programs are leveraged with federal and State dollars. ACDS was also awarded competitive federal funds through the Homeownership Counseling Program, Maryland Homeownership Counseling Fund, and Homeowner Assistance Fund (HAF) grants to support these counseling efforts into the next fiscal year.

In addition, ACDS administers the Video Lottery Terminal (VLT) and County Community Support Grant funds for the County, which are awarded to nonprofit organizations and community associations to carry community development activities forward in underserved communities. These dollars are frequently used to supplement federal and State funds, such as the Sarah's House Family Shelter at Ft. Meade, a program operated by Associated Catholic Charities.

The County will invest approximately \$4 million dollars of additional general funds into housing and community development programs this year, as well as waiving or reducing impact of connection fees to produce certain types of affordable units. Finally, in Local Fiscal Year 2024, the County will pursue establishing a permanent financing mechanism to support the local Affordable Housing Trust Fund, and it is anticipated this will generate significant local revenue to support the development of new affordable rental and homeowner opportunities.

Anne Arundel County was awarded \$2,484,499 in Continuum of Care (CoC) program dollars through the Federal Fiscal Year 2022 competition. These funds will leverage, at a minimum, \$646,125 from County, State, and private monies for projects serving the homeless populations. Anne Arundel County will further leverage its federal funds – both Emergency Solutions Grant (ESG) and CoC – with State funds and anticipate receiving a State Homelessness Solutions Grant in the amount of \$788,327. The award will support outreach, shelter, prevention, and rapid rehousing programs. The County continues to benefit from ESG-CV awards which has allowed the County to expand shelter, outreach, and rapid rehousing options through September 2023. Finally, the County received \$2,800,473 in FY21 HOME Investment Partnership Program (HOME) American Rescue Program (ARP) funds. It is anticipated these funds will be allocated to programs providing rental assistance and supportive services, as well as assist in the development of affordable rental units for the homeless.

The County ensures that all the federally required match funds are being provided; in many cases these funds exceed the requirement. The HOME Program requires every one dollar in federal funds expended be matched by the County with at least \$.25 in local funds. The match required for the HOME Program in Local Fiscal Year 2024 is \$199,367 and the County will meet this obligation through the allocation of general funds.

A total of \$85,000 in ESG funds, appropriated for the Sarah's House Emergency Family Shelter, which is operated by Associated Catholic Charities, Inc. (Catholic Charities). Catholic Charities also budgeted \$235,430 in United States Army Funds; \$413,090 in County funds; \$40,000 in VLT funds, \$110,000 in Emergency Food & Shelter Program, \$167,210 in Maryland Homelessness Solutions Program, and \$10,000 in the Maryland Emergency Food Program. The match funds, in conjunction with the ESG funds, will be used for case management, supportive services and the operations of Sarah's House Emergency Family Shelter. The remaining ESG funds will be awarded to The Light House, Inc. (\$84,321) to operate a Rapid Re-Housing Program. Both initiatives will meet the match fund requirement and provide monies to cover a portion of case management and administrative costs associated with managing the grant.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

One of the best ways to decrease the cost of new housing is to reduce the cost of land, as that is one of the largest cost factors in housing construction. As land prices rise, those costs are passed on to purchasers in the form of higher housing prices. When the County surpluses residentially zoned property, it makes that land available for new home construction, providing an opportunity to greatly reduce the cost of building, thereby making the home available at a much lower cost to first time homebuyers. This program has garnered a lot of success in the past, and the County will continue to seek opportunities to provide low or no cost land for new affordable housing construction.

Discussion

Anne Arundel County works diligently towards leveraging all its federal dollars with other sources of funds. The County regularly works with local elected officials, State and federal legislators, the State housing finance agency, and private developers to leverage funding with non-federal and non-entitlement sources for housing and community development projects. The County has invested a significant amount of County funds into housing and community development programs to complement federal and State resources. In addition, subrecipients of federal CDBG public service funds and the CoC program fund use private foundations, private fundraising, as well as volunteers and in-kind services to fully support these programs.

AP-20 Annual Goals and Objectives

Table 5
Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeownership Opportunities	2020	2024	Affordable Housing Non-Homeless Special Needs	Neighborhood Revitalization Area – Brooklyn Park Neighborhood Revitalization Area – Glen Burnie Neighborhood Revitalization Area – Severn	Affordable Housing, Owner Special Needs Housing	CDBG: \$695,000 HOME: \$375,000 County General: \$411,640 County Match: \$125,000	Public service activities for Low / Moderate Income Housing Benefit: 500 Persons Assisted Homeowner Housing Rehabilitated: 25 Households Housing Unit Direct Financial Assistance to Homebuyers: 0 Households Assisted
2	Rental Housing Opportunities	2020	2024	Affordable Housing Public Housing Non-Homeless Special Needs	Communities of Opportunity	Affordable Housing Rental Development Affordable Housing Rental Assistance and Services Affordable Housing Public Housing Special Needs Housing	CDBG: \$564,759 HOME: \$1,108,601 County General: \$193,633 County Match: \$74,367 HOPWA: \$519,412	Public service activities other than Low / Moderate Income Housing Benefit: 173 Persons Assisted Rental Units Rehabilitated: 4 Units Rental Units Created: 16 Units

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
						Special Needs Facilities and Services Public Housing Services		Tenant-Based Rental Assistance / Rapid Rehousing: 40 Households Assisted
3	Prevent and End Homelessness	2020	2024	Affordable Housing Homeless		Homeless Housing Homeless Shelter and Services Homeless Prevention	CDBG: \$830,000 ESG: \$170,414 Competitive McKinney-Vento Homeless Assistance Act: \$1,926,086 County General: \$3,679,560 HOME: \$50,000	Public service activities other than Low / Moderate Income Housing Benefit: 180 Persons Assisted Tenant-Based Rental Assistance / Rapid Rehousing: 181 Households Assisted Homeless Person Overnight Shelter: 316 Persons Assisted 2 Public Facilities Homelessness Prevention: 693 Persons Assisted
4	Sustainable Communities	2020	2024	Non-Homeless Special Needs Non-Housing Community Development		Special Needs Facilities and Services Non-Housing Community Development Public Service	CDBG: \$105,000 County General: \$45,000	Public service activities other than Low/Moderate Income Housing Benefit: 275 Persons Assisted Other: 1 Other
5	Economic Opportunities	2020	2024	Non-Homeless Special Needs		Special Needs Facilities and Services	CDBG: \$30,000	Public service activities other than Low / Moderate Income

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
				Non-Housing Community Development		Economic Opportunities		Housing Benefit: 60 Persons Assisted
6	Promote Fair Housing	2020	2024	Affordable Housing Fair Housing			County General: \$45,000	Other: 1 Other
7	Administration of Federal Funds	2020	2024	Administration			CDBG: \$553,226 HOME: \$146,107 ESG: \$13,817 Competitive McKinney-Vento Homeless Assistance Act: \$112,744 County - General: \$365,200 HOPWA: \$21,642	Other: 1 Other

Table 6
Goals Descriptions

GOAL 1 – HOMEOWNERSHIP OPPORTUNITIES

Increase and sustain affordable homeownership opportunities that are accessible and inclusive for low to moderate income County residents.

- Increase homeownership opportunities through programming.** Increase sustainable homeownership and wealth building opportunities through programming for first time homebuyers and protected classes. Examples include:

- ❖ Homebuyer and credit counseling
- ❖ Foreclosure prevention counseling
- ❖ Down payment, closing cost, and mortgage write down assistance

5 Year Outcome Goal: 2,475 persons, 60 households

- Increase supply of affordable homeownership units.** Increase supply of quality affordable owner-occupied housing in inclusive communities. Examples include:

- ❖ Affordable financing for acquisition and construction
- ❖ Utilization of County owned surplus land

❖ Land use incentives and requirements such as inclusionary zoning policies and workforce housing incentive
5 Year Outcome Goal: 363 units
3. Improve the quality of existing affordable homeownership units. Improve and maintain existing stock of affordable units through affordable financing and project management for improvements. Examples include:
<ul style="list-style-type: none"> ❖ Property rehabilitation for homeowners ❖ Energy efficiency improvements for homeowners ❖ Acquisition/rehabilitation program for homebuyers ❖ Disaster mitigation activities
5 Year Outcome Goal: 175 units
4. Improve accessibility of homeownership units. Facilitate improvements through affordable financing and project management and promote activities that support the elderly and those with disabilities to remain in their homes. Examples include:
<ul style="list-style-type: none"> ❖ Accessibility Modifications Program for Homeowners
5 Year Outcome Goal: 25 units, 500 households
5. Market affordable homeownership opportunities to protected classes within the County. Ensure homeownership programs and opportunities are affirmatively marketed throughout the County and to protected classes with limited income, including minorities and persons with special needs. Examples include:
<ul style="list-style-type: none"> ❖ Direct mailings and email marketing ❖ Attendance at outreach events, festivals, community meetings and informational sessions hosted by groups representing and/or serving the protected classes
5 Year Outcome Goal: Process Outcome
GOAL 2 – RENTAL HOUSING OPPORTUNITIES
<i>Promote and expand affordable quality rental housing opportunities that are accessible and inclusive.</i>
1. Increase the supply of affordable rental units. Encourage the development of new rental units, with priority given to projects for families in communities of opportunity where affordable rental may be lacking. Examples include:
<ul style="list-style-type: none"> ❖ Low interest financing programs ❖ PILOT Agreements ❖ County surplus land ❖ Land use incentives and requirements such as inclusionary zoning policies, workforce housing incentive and allowances for housing for elderly of modest means
5 Year Outcome Goal: 250 units
2. Improve and preserve the existing stock of affordable rental housing. Finance the renovation of existing affordable housing developments, including public housing, as well as smaller, scattered site developments. Examples include:

❖ Scattered site rental development through acquisition/rehabilitation
❖ Low interest financing
❖ Rental Assistance Demonstration (RAD) conversions
❖ Disaster mitigation activities
5 Year Outcome Goal: 317 units
3. Create and maintain accessible rental housing units. Provide financing and project management to develop group homes and make accessibility modifications or other improvements to existing group homes and rental units serving persons with disabilities and older adults. Examples include:
❖ Accessibility Modifications Program for Renters
❖ Group Home Rehabilitation Program
❖ Group Home Acquisition/Rehabilitation Program
❖ New group home development
❖ Ensure a portion of units in large rental developments can serve persons with disabilities
5 Year Outcome Goal: 45 units
4. Expand, maintain and create affordable rental opportunities. Support demand side subsidies and programs that allow low-income families and persons with special needs to afford market rate rental units, with an emphasis on accessing units in communities of opportunity. Examples include:
❖ Tenant Based Rental Assistance for low-income families and individuals
❖ Tenant Based Rental Assistance for persons with HIV/AIDS
❖ Tenant Based Rental Assistance for persons with disabilities, including mental illness and substance abuse disorders
❖ Explore higher rent payments for utilization in communities of opportunity
5 Year Outcome Goal: 200 units
5. Implement support services and programs that help tenants access and retain housing. Services may be geared to help homeless families and individuals, extremely low-income families, persons with disabilities including mental illness and substance abuse, and returning citizens. Examples include:
❖ Case management and housing location assistance
❖ Landlord outreach and mitigation to encourage acceptance of vouchers for hard to house clients
❖ Congregate services for older adults
5 Year Outcome Goal: 175 persons, 125 households

6. **Market affordable rental opportunities to protected classes within the County.**

Ensure affordable rental units and TBRA assistance are affirmatively marketed throughout the County to the protected classes within the County and that rental units and programs are provided in adherence to the County fair housing laws. Examples include:

- ❖ Affirmative marketing requirements for subrecipients
- ❖ Fair housing training for property managers
- ❖ Tenant/landlord information and fair housing resource line

5 Year Outcome Goal: Process Outcome

GOAL 3 – PREVENT AND END HOMELESSNESS

Prevent and end homelessness by providing a comprehensive homelessness response system.

1. **Prevent homelessness.** Provide financial assistance and counseling to households who are at risk of losing their homes; provide financial assistance to households to obtain new housing if they can no longer stay where they currently reside. Examples include:

- ❖ Eviction prevention assistance
- ❖ First month rent and security deposit assistance
- ❖ Financial coaching
- ❖ Referral services

5 Year Outcome Goal: 550 persons

2. **Increase and sustain housing opportunities for the homeless.** Maintain and expand the supply of permanent supportive housing options, rapid re-housing assistance, and necessary support available to homeless individuals and families to get them quickly re-housed; maintain and expand the supply of permanent supportive housing and related services for chronically homeless individuals. Examples include:

- ❖ Tenant Based Rental Assistance
- ❖ Rapid re-housing programs
- ❖ Case management services
- ❖ Development of permanent supportive housing units

5 Year Outcome Goal: 860 households

3. **Maintain and enhance emergency shelter and interim housing options.** Maintain and enhance emergency shelters serving families, victims of domestic violence and individuals as a temporary and safe housing option with the purpose of those served becoming quickly re-housed and economically secure. Examples include:

- ❖ Maintenance and enhancement of existing shelters
- ❖ Operating support for emergency shelters and interim housing options

5 Year Outcome Goal: 1,500 persons

4. **Improve the Homelessness Response System.** Expand the Coordinated Entry System to include a continuum of services and support, including diversion and prevention services, entry into shelters, and permanent housing. Offer a variety of supportive services to assist homeless individuals and families maintain their housing. Support and enhance the capacity for the community to end homelessness through data, coordination, and planning. Examples include:

- ❖ Operating support for day programs
- ❖ Case management
- ❖ Mental health programs
- ❖ Employment, education and training services, life skills and workplace training
- ❖ Childcare programs
- ❖ Financial coaching
- ❖ Outreach programs
- ❖ Homeless Management Information Systems (HMIS), coordinated entry and assessment, and planning activities

5 Year Outcome Goal: 3,500 persons

GOAL 4 – SUSTAINABLE COMMUNITIES

Create sustainable, vibrant, inclusive communities by investing in revitalization projects, facilities and programs serving low-income communities throughout the County, with priority given to communities in the designated Neighborhood Revitalization Areas.

Support initiatives that improve quality of life for communities. Fund projects, facilities and programs that improve the quality of life for low- and moderate-income persons and households, with priority given to communities within the designated Neighborhood Revitalization Areas and Housing Commission managed communities. Examples include:

- ❖ Community facilities
- ❖ Revitalization of blighted structures
- ❖ Projects and programs to support positive youth development
- ❖ Projects and programs to support older residents
- ❖ Preservation of historic structures in minority communities

5 Year Outcome Goal: 1,830 persons

GOAL 5 – ECONOMIC OPPORTUNITIES

Support programs, facilities and projects providing opportunities for low and moderate-income persons, including those with special needs, to gain skills, economic stability and independence in order to be productive members of the community, with a priority for services located within the designated Neighborhood Revitalization Areas.

Promote Independence. Assist programs and services that help low- and moderate-income County residents achieve financial and economic independence through better access to employment opportunities and support. Examples include:	
<ul style="list-style-type: none"> ❖ GED Prep and ESOL courses ❖ Workforce development support programs ❖ Transportation services and support ❖ Childcare services ❖ Day and vocational facilities for persons with special needs 	
5 Year Outcome Goal:	320 persons
GOAL 6 – PROMOTE FAIR HOUSING	
<i>Promote and further fair housing throughout the County and the region and improve access to housing opportunities for members of the protected classes.</i>	
Implement the local and regional fair housing action plans. Examples may include:	
<ul style="list-style-type: none"> ❖ Support for fair housing testing and enforcement activities ❖ Fair housing outreach and education ❖ Support for a regional fair housing coordinator 	
5 Year Outcome Goal:	Implementation of fair housing action plans

AP-35 Projects

Introduction

The *Anne Arundel County Consolidated Plan: FY 2021 – FY 2025* contains a strategic plan for addressing the housing and community development needs in the County. This Plan provides a comprehensive analysis of the needs of County residents and sets out specific goals, strategies, and outcomes to address the needs over a five-year period. This section outlines how the funds available during Local Fiscal Year 2024 will be used to achieve the goals and outcomes outlined in the Plan.

The projects, programs, and activities outlined in this section were selected to address the priorities, goals, strategies, and outcomes outlined in the Consolidated Plan, developed through an intensive public planning process and analysis based on data that was received through a housing market study and needs assessment. Through this planning process, the County identified specific strategies to address the needs in the following goal areas: (i) Homeownership Opportunities; (ii) Rental Housing Opportunities; (iii) Preventing and Ending Homelessness; (iv) Sustainable Communities; (v) Economic Opportunities; and (vi) Promoting Fair Housing. The following projects, programs and activities funded with County entitlement funds – CDBG, HOME, and ESG – seek to address the priority needs and meet the goals

identified in the Consolidated Plan. Other projects, funded with different federal dollars, such as CoC or HOPWA funds, designed to address the goals herein, are discussed throughout the rest of this Action Plan.

Table 7
Project Information

	Project Name
1	Arundel House of Hope Transitional Housing
2	CDBG Administration
3	CHDO Housing Acquisition and Rehabilitation Program
4	Chesapeake Arts Center Scholarship Program
5	Emergency Assistance Program
6	ESG 24 Anne Arundel County
7	Family Stability Prevention Extension Program
8	Freetown Village Boys & Girls Club
9	Group Home Acquisition/Rehabilitation Program
10	HOME Administration
11	Homeless Outreach Team
12	Homeless Resource and Outreach Center
13	Laurel Advocacy & Referral Services
14	Moving Home Program
15	OIC Education and Job Training Program
16	Property Rehabilitation Program
17	Rehabilitation Advisory Services
18	Rental Housing Production Program
19	Repairs With Care Program
20	Scattered Sites Rental Program
21	Senior Services for Aging in Place
22	Severn Boys & Girls Club
23	The Light House Family Program
24	The Light House Shelter

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The main vision guiding the *Anne Arundel County Consolidated Plan: FY 2021 – FY 2025* is to 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, the strategies across all goal areas will help promote equity, with a special emphasis on helping households at the lowest income levels, underserved protected classes, and persons with special needs, obtain housing and related support in diverse and inclusive communities. Given the severe cost burden of housing and risk of homelessness experienced by those at the lowest income levels, the limited federal resources in the County will be prioritized for the stabilization and expansion of affordable housing. An increased supply of affordable units will enable health aides, hospitality and retail workers, teacher aides, daycare workers, and other low to moderate income households from the public, private and nonprofit sectors to live and be productive citizens of Anne Arundel County.

To the extent possible, priority will be given to projects and programs that are creating new affordable housing units and building low-income households in Communities of Opportunity (COOs). COOs are areas that have no or low concentrations of households with low to moderate income and have the potential to provide a high quality of life to their residents. Revitalization efforts and public service dollars (i.e., operating funds) will be prioritized to three main Neighborhood Revitalization Areas, which are the Severn, Brooklyn Park and Glen Burnie communities.

During Local Fiscal Year 2024, the County will use this vision as defined in the Consolidated Plan, to target its limited resources. As in previous years, increasing affordable housing options through various methods continues to be a priority.

AP-38 Project Summary

Table 8
Project Summary Information

1	PROJECT NAME	ARUNDEL HOUSE OF HOPE – TRANSITIONAL HOUSING
	Target Area	
	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Maintain and enhance emergency shelter and interim housing options.
	Funding	CDBG: \$400,000
	Description	Funds will be used to acquire and rehabilitate a property to be used as emergency and transitional housing for those experiencing homelessness in the County. Strategy: Maintain and enhance emergency shelter and interim housing options. Objective: Providing Decent Housing

		Outcome: Availability/Accessibility; Public Facility
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that one property will be acquired and rehabilitated.
	Location Description	TBD
	Planned Activities	Funds will be used to acquire and rehabilitate property to be used as emergency and transitional housing for those experiencing homelessness in the County.
2	PROJECT NAME	CDBG ADMINISTRATION
	Target Area	
	Goals Supported	Administration of Federal Funds
	Needs Addressed	
	Funding	CDBG: \$423,226 PI: \$130,000
	Description	Funds will be used for general management, planning, oversight, and coordination of community development activities.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Arundel Community Development Services, Inc., 2666 Riva Road, Suite 210, Annapolis, MD 21401
3	PROJECT NAME	CHDO GROUP HOME ACQUISITION AND REHABILITATION
	Target Area	
	Goals Supported	Rental Housing Opportunities
	Needs Addressed	Special Needs – Housing
	Funding	HOME: \$132,911 County Match: \$33,228
	Description	CHDO Group Home Acquisition and Rehabilitation Program funds (at least 15 percent of the HOME allocation) are reserved for housing developed, owned, or sponsored by a Community Housing Development Organization (CHDO). Funds will be used to continue this multi-year program to acquire and/or rehabilitate housing to serve persons with special needs. Strategy: Create and Maintain Accessible Rental Housing Units Objective: Provide Decent Affordable Housing Outcome: Affordability
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that one group home will be acquired and constructed/rehabilitated. Typically, these group homes serve three to four individuals with disabilities.
	Location Description	The Program will be offered countywide.
4	PROJECT NAME	CHESAPEAKE ARTS CENTER SCHOLARSHIP PROGRAM

	Target Area	Neighborhood Revitalization Area – Brooklyn Park
	Goals Supported	Sustainable Communities
	Needs Addressed	Non-Housing Community Development – Public Service
	Funding	CDBG: \$20,000
	Description	Funds will be used by the Chesapeake Arts Center to provide scholarships to subsidize tuition to attend classes and programs for income eligible youth and their families in the Brooklyn Park community. Strategy: Support Initiatives that Improve the Quality of Life for Communities Objective: Create a Suitable Living Environment Outcome: Sustainability. CDBG Citation 570.201(e) CDBG National Objective: 570.208.(a)(2) Low/Mod Limited Clientele
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 low- and moderate-income youth will participate in classes offered by the Chesapeake Arts Center.
	Location Description	Chesapeake Arts Center – 194 Hammonds Lane, Brooklyn Park, MD 21225.
	Planned Activities	Funds will be provided to the Chesapeake Arts Center Scholarship Program provides funding for approximately 50 low-income youth from the Brooklyn Park community to participate in art, dance, music, drama and other courses.
5	PROJECT NAME	EMERGENCY ASSISTANCE PROGRAM
	Target Area	
	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Homeless – Prevention
	Funding	CDBG: \$45,000
	Description	Funds will be used by the Community Action Agency to prevent income eligible County residents from being evicted from their homes, as well as assist with the first month's rent to help families become housed. Strategy: Prevent Homelessness Objective: Affordable Housing Outcome: Availability. CDBG Citation: 570.201(e) CDBG National Objective -570.208(a)(2) – Low/Mod Limited Clientele
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Funds will be used to assist approximately 415 low- and moderate-income households remain housed or obtain new housing.
	Location Description	Anne Arundel County Community Action Agency, 251 West Street, Annapolis, MD 21401. The assistance will be offered Countywide.
	Planned Activities	Funds will be used to support the Community Action Agency Emergency Assistance Program. This Program will provide emergency financial assistance to approximately 50 households to prevent becoming homeless, as well as to assist households with security deposits and the first month rent.
6	PROJECT NAME	ESG 23 ANNE ARUNDEL
	Target Area	
	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Homeless – Prevention Homeless – Housing Homeless – Shelter and Services
	Funding	ESG: \$184,231
	Description	Funds will be used to provide emergency shelter, homelessness prevention and rapid re-housing programs.

		<p>Strategy: Prevent homelessness, Increase and Sustain Housing Opportunities for the Homeless and Maintain and Enhance Emergency Shelter and Interim Housing Options</p> <p>Objective: Affordable Housing</p> <p>Outcome: Affordability</p>
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 300 individuals, including youth, will be served by Sarah's House Family Shelter Program; and 40 households will be provided rapid re-housing services by The Light House.
	Location Description	<p>Emergency Shelter Sarah's House, 2015 20th Street, Fort Meade, MD 20755</p> <p>Rapid Re-Housing Program Light House Shelter, 10 Hudson St., Annapolis, MD 21401</p> <p>Rapid Re-Housing participants are allowed to re-locate to neighboring counties if they are unable to locate appropriate housing within Anne Arundel County, so long as the geographic location of the unit allows for Rapid Re-housing programs to provide supportive services for the duration of program participation.</p> <p>Administration Arundel Community Development Services, Inc., 2666 Riva Road, Suite 210, Annapolis, MD 21401</p>
	Planned Activities	<p>Emergency Shelter Funds in the amount of \$85,000 will be used for the continuation of Associated Catholic Charities, Inc. Emergency Shelter Program, known as Sarah's House, which serves homeless families and individuals.</p> <p>Rapid Re-Housing Program Funds in the amount of \$85,414 will be used by The Light House to provide tenant based rental assistance and case management to assist homeless individuals (especially individuals and families, families with children, Veterans and their families) make the transition to permanent housing and independent living.</p> <p>Administration Funds in the amount of \$13,817 will be used for general management, planning, oversight, and administration.</p>
7	PROJECT NAME	FAMILY STABILITY PREVENTION EXTENSION PROGRAM
	Target Area	
	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Homeless – Prevention
	Funding	CDBG: \$60,000
	Description	<p>Funds will be used to support the Anne Arundel County Partnership for Children, Youth, and Families' North County, as well as County-Wide, homelessness prevention program, which is an intensive case management program focused on preventing family homelessness and enhancing family stability,</p> <p>Strategy: Prevent Homelessness</p> <p>Objective: Affordable Housing</p> <p>Outcome: Availability. CDBG Citation: 570.201(e)</p> <p>CDBG National Objective -570.208(a)(2) – Low/Mod Limited Clientele</p>
	Target Date	6/30/2024
	Estimate the number and type of families that will	Funds will be used to help approximately 20 income eligible households remain housed and shelter 10 households experiencing homelessness.

	benefit from the proposed activities	
	Location Description	This Program will be offered Countywide.
	Planned Activities	Anne Arundel County Partnership for Children, Youth, and Families' North County, as well as County-Wide, homelessness prevention program, which is an intensive case management program that is part of United Way of Central Maryland's Family Stability model focused on preventing family homelessness and enhancing family stability.
8	PROJECT NAME	FREETOWN VILLAGE BOYS & GIRLS CLUB
	Target Area	
	Goals Supported	Sustainable Communities
	Needs Addressed	Non-Housing Community Development – Public Service Public Housing – Services
	Funding	CDBG: \$20,000
	Description	Funds will be used for the Boys & Girls Club at Freetown Village to continue its vital work of providing a safe and accessible facility and life-changing programs for children and teens. Strategy: Support Initiatives that Improve the Quality of Life for Communities Objective: Create a Suitable Living Environment Outcome: Availability. CDBG Citation: 570.201(e) CDBG National Objective: 570.208(a)(2) - Low/Mod Limited Clientele
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Funds will be used to serve approximately 75 children and teens from the Freetown Village Housing community and surrounding area with life-changing programs in a safe and accessible facility.
	Location Description	Freetown Village Public Housing Community, 7820 Darrell Henry Ct., Pasadena, MD 21122
	Planned Activities	Funds will be used to support the Boys & Girls Clubs of Annapolis and Anne Arundel County, Inc. program at the Freetown Village Boys & Girls Club.
9	PROJECT NAME	GROUP HOME ACQUISITION/REHABILITATION PROGRAM
	Target Area	
	Goals Supported	Sustainable Communities
	Needs Addressed	Special Needs – Housing
	Funding	CDBG: \$100,000
	Description	Funds will be used to provide resources to make needed repairs to existing group homes for special needs clients, including accessibility modifications and correction of health, safety and other code violations. Funds may also be used to acquire a new group home for a nonprofit provider. Strategy: Create and maintain accessible rental housing units Objective: Provide decent affordable housing Outcome: Availability
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately two group homes will be rehabilitated and/or acquired. Typically, these group homes serve three to four individuals with disabilities.

	Location Description	This Program will be offered Countywide.
	Planned Activities	Funds will be made available to group home providers to renovate existing group home units to serve special needs populations.
10	PROJECT NAME	HOME ADMINISTRATION
	Target Area	
	Goals Supported	Administration of Federal Funds
	Needs Addressed	
	Funding	HOME: \$88,607 PI: \$57,500 County Match: \$27,000
	Description	Funds will be used for general management, planning, oversight, and coordination of the HOME program activities. CDBG National Objective: 24 CFR570.201(c) – Units
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Arundel Community Development Services, Inc., 2666 Riva Road, Suite 210, Annapolis, MD 21401
	Planned Activities	Funds will be used for general management, planning, oversight, and coordination of the HOME program activities.
11	PROJECT NAME	HOMELESS OUTREACH TEAM
	Target Area	
	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Homeless – Shelter and Services
	Funding	CDBG: \$25,000
	Description	Funds will be provided to the Anne Arundel County Department of Social Services to fund two full-time outreach workers that will process food stamps and benefit applications and provide services to homeless individuals where they are. Strategy: Improve the Homelessness Response System Objective: Create a Suitable Living Environment Outcome: Availability. CDBG Citation 570.201(e) CDBG National Objective: 570.208.(a)(2)Low/Mod Limited Clientele
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 150 homeless individuals will be served by the Homeless Outreach Team Program.
	Location Description	This program is offered Countywide
	Planned Activities	Funds will be used to support two full-time outreach workers who will process food stamps and benefit applications and provide services to homeless individuals where they are.
12	PROJECT NAME	HOMELESS RESOURCE AND OUTREACH CENTER
	Target Area	
	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Homeless – Shelter and Services
	Funding	CDBG: \$45,000
	Description	Funds will be used to support the Arundel House of Hope, Inc. Homeless Resource and Outreach Center, which offers case management, day shelter, information and referral services, housing search, and links to mainstream resources to homeless individuals on a drop-in basis. The Center will also serve as the Winter Relief Intake Center between November and April.

		<p>Strategy: Improve the Homelessness Response System</p> <p>Objective: Create a Suitable Living Environment</p> <p>Outcome: Availability. CDBG Citation 570.201(e)</p> <p>CDBG National Objective: 570.208.(a)(2) Low/Mod Limited Clientele</p>
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Services will be provided to approximately 30 households at the Homeless Resource and Outreach Center.
	Location Description	The Homeless Resource and Outreach Center is located at 514 N. Crain Highway, Suite K, Glen Burnie, MD 21061.
	Planned Activities	Funds will be used to support the Arundel House of Hope, Inc. resource center for the homeless, which will provide case management, information, referral services, medical, and treatment resources. In addition, the Center will act as the Winter Relief Intake Center from November through April.
13	PROJECT NAME	LARS EMERGENCY SERVICES PROGRAM
	Target Area	
	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Homeless – Prevention
	Funding	CDBG: \$20,000
	Description	<p>Funds will be used to support Laurel Advocacy & Referral Services' emergency services program, which provides low-income individuals and families from Anne Arundel County who are facing eviction financial assistance for rental/mortgage/move in assistance to maintain or secure stable permanent housing.</p> <p>Strategy: Prevent Homelessness</p> <p>Objective: Provide Decent Affordable Housing</p> <p>Outcome: Affordability</p>
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Funds will be used to support approximately 13 low-income individuals facing eviction or housing instability.
	Location Description	This Program will be offered to Laurel residents in Anne Arundel County
	Planned Activities	Funds will be used by Laurel Advocacy & Referral Services (LARS) to provide low-income individuals and families facing eviction financial assistance to maintain or secure stable permanent housing.
14	PROJECT NAME	MOVING HOME PROGRAM
	Target Area	
	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Increase and sustain housing opportunities for the homeless
	Funding	HOME: \$50,000
	Description	<p>Funds will be used to support the tenant based rental assistance program targeted to providing housing and related services to families, including homeless families and veterans, with the goal of improving housing stability.</p> <p>Strategy: Increase and sustain housing opportunities for the homeless</p> <p>Objective: Create a Suitable Living Environment</p> <p>Outcome: Availability. CDBG Citation: 570.201(e)</p>

		CDBG National Objective: 570.208(a)(2) Low/Mod Limited Clientele - Homeless Persons
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Funds will be used to support approximately 30 households experiencing homelessness or housing instability.
	Location Description	The Program will be offered Countywide
	Planned Activities	Funds will be used to support the tenant based rental assistance program targeted to providing housing and related services to families, including homeless families and veterans, with the goal of improving housing stability.
15	PROJECT NAME	OIC EDUCATION AND JOB TRAINING PROGRAM
	Target Area	
	Goals Supported	Economic Opportunities
	Needs Addressed	Economic Opportunities
	Funding	CDBG: \$30,000
	Description	<p>Funds will be used by Opportunity Industrialization Center (OIC) to continue providing evening counseling courses in ESOL, computer training, basic academic skills and GED preparation to income eligible individuals who are unemployed and underemployed. Funds will be used to pay for operational costs such as facility rent, employee salaries and supplies.</p> <p>Strategy: Promote Independence</p> <p>Objective: Create Economic Opportunities</p> <p>Outcome: Availability. CDBG Citation: 570.201(e)</p> <p>CDBG National Objective: 570.208(a)(2) – Low/Mod Limited Clientele</p>
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Funds will be used to support approximately 60 unemployed or underemployed individuals with educational and employment assistance.
	Location Description	The Program will be offered Countywide.
	Planned Activities	Funds will be used to support OIC evening training programs to accommodate the schedules of working adults. This Program offers ESOL, basic academic skills, GED preparation, and computer skills training classes to income eligible individuals who are unemployed and underemployed.
16	PROJECT NAME	PROPERTY REHABILITATION PROGRAM
	Target Area	
	Goals Supported	Homeownership Opportunities
	Needs Addressed	Affordable Housing – Owner
	Funding	<p>CDBG: \$100,000</p> <p>HOME: \$375,000</p> <p>County Match: \$125,000</p>
	Description	<p>Funds will be used to assist low- and moderate-income homeowners whose homes are in need of property rehabilitation or reconstruction.</p> <p>Funds will be used to provide deferred loans to rehabilitate or reconstruct homes to correct housing, health, occupancy and other code violations.</p> <p>Strategy: Improve the Quality of Existing Affordable Homeownership Units.</p> <p>Objective: Provide Decent Affordable Housing.</p>

		Outcome: Availability. CDBG Citation 570.202(a)(1) & 570.202 (b)(2) CDBG National Objective: 570.208(a)(3) – Low/Mod Housing.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	To be eligible to participate in the Property Rehabilitation Program, the house must be owner-occupied; the homeowner must have a household income, which is 80 percent and below AMI, current on mortgage payments and taxes, and have sufficient equity to support the loan. The Program provides loans to eligible borrowers at a zero percent interest rate with payment deferred for 30 years. No payments are required on the loan for 30 years, unless the home is sold or the title transfers. It is anticipated that 25 low- and moderate-income households will be served by the CDBG and HOME funded program.
	Location Description	The Program will be offered Countywide.
	Planned Activities	The County will continue to offer a comprehensive Property Rehabilitation Program, including the installation of energy efficient measures to reduce utility costs. This Program will include financial counseling and construction oversight to ensure the necessary repairs are completed properly, while providing the homeowners with deferred loans to cover the cost of the repairs. These funds will leverage additional State Special Loan Program dollars to rehabilitate approximately 25 homes throughout the County correcting housing, health, occupancy, and other code violations. Although the Program is offered countywide, it will be targeted to the Neighborhood Revitalization Communities.
17	PROJECT NAME	REHABILITATION ADVISORY SERVICES
	Target Area	
	Goals Supported	Homeownership Opportunities
	Needs Addressed	Affordable Housing – Owner
	Funding	CDBG: \$ 55,000 CDBG PI: \$520,000
	Description	Funds will support staff and implementation cost for the CDBG and HOME funded Property Rehabilitation Program, Property Repair Program, and Accessibility Modifications Program, which includes provisions of technical and financial advisory assistance to income eligible homeowners. Strategy: Improve the Quality of Existing Affordable Homeownership Units Objective: Provide Decent Affordable Housing Outcome: Affordability. CDBG Citation: 570.202(b)(9) CDBG National Objective: 570.208(a)(3) – Low/Mod Housing
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Funds will be used to serve low- and moderate-income households: five households will be served through the Property Repair Program and 25 households will be served through the Property Rehabilitation Program.
	Location Description	Arundel Community Development Services, Inc., 2666 Riva Road, Suite 210, Annapolis, MD 21401
	Planned Activities	Funds will support the implementation cost of the Property Rehabilitation Program, Property Repair Program, Accessibility Modifications Program, and State funded rehabilitation programs. Staff will work with homeowners to underwrite project financing and secure State financing, select contractors, develop work write-ups, manage the construction process, and ensure quality work is completed in a timely manner.
18	PROJECT NAME	RENTAL HOUSING PRODUCTION PROGRAM
	Target Area	Communities of Opportunity

	Goals Supported	Rental Housing Opportunities
	Needs Addressed	Affordable Housing – Rental Development
	Funding	HOME and PI: \$932,057 County Match: \$41,139
	Description	Funds will be used to provide loans to developers for the acquisition, rehabilitation and new construction of rental housing for low- and moderate-income households. Strategy: Increase the Supply of Affordable Rental Units and Improve and Preserve the Existing Stock of Affordable Rental Housing Objective: Provide Decent Affordable Housing Outcome: Affordability
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Funds may be used to assist with gap financing for several projects who have received an allocation of State LIHTC financing but are in the early stages of development. Therefore, there are no expected outcomes for this year.
	Location Description	
	Planned Activities	HOME and County funds will be used to provide gap financing for several projects in FY24. The County anticipates completing settlement and construction commencing on at least three projects including (i) the new development of Eagle Park, a 120-unit senior/family project located in Hanover; (ii) the rehabilitation of Morris Blum, of an existing 154-unit public housing senior community, in the City of Annapolis; and (iii) the redevelopment project called Heritage Homes, which entails combining the rehabilitation of two existing age-restricted Public Housing communities: Glen Square, a 127 unit property and Stoney Hill, a 55 unit property. Further, the County may also assist with gap financing several projects which have received an allocation of State LIHTC financing but are in a earlier stage of development or underwriting including (i) the development of Blue Oaks at North Odenton Apartments, a 150-unit family project in Odenton; (ii) the development of Eagle Park, a 120-unit senior/family project located in Hanover; and (iii) the development of Villages at Little Patuxent, a 78-unit senior/family project in Gambrills. These projects are not anticipated to be fully completed in Local Fiscal Year 2024.
	19 PROJECT NAME	REPAIRS WITH CARE PROGRAM
	Target Area	Neighborhood Revitalization Area – Brooklyn Park Neighborhood Revitalization Area – Glen Burnie Neighborhood Revitalization Area – Severn
	Goals Supported	Homeownership Opportunities
	Needs Addressed	Special Needs – Housing
	Funding	CDBG: \$20,000
	Description	Funds will be used by Partners in Care, Inc. to support a program assisting low- and moderate-income senior homeowners to make accessibility and handyman repairs, and to support programs providing supportive services for the elderly which enable them to remain in their homes or in rental communities allowing them to age in place. Funds will be used to support staff costs. Strategy: Improve Accessibility of Homeownership Units Objective: Provide Decent Affordable Housing Outcome: Availability. CDBG Citation: 570.201(e) CDBG National Objective: 570.208(a)(2) – Low/Mod Limited Clientele – Seniors
	Target Date	6/30/2024

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 100 seniors will be provided with minor accessibility and handyman repairs.
	Location Description	Partners in Care Office, 90B Ritchie Highway, Pasadena, Maryland 21122. Services will be offered to seniors Countywide.
	Planned Activities	Funds will be made available to Partners in Care, Inc. to support the Repairs with Care Program. Funds will support a program coordinator responsible for providing counseling and technical assistance to enable seniors to access reliable and trustworthy contractors to perform minor home repairs. This Program will enable older adults to remain in their homes or in rental communities.
20	PROJECT NAME	SCATTERED SITES RENTAL PROGRAM
	Target Area	Neighborhood Revitalization Area – Brooklyn Park Neighborhood Revitalization Area – Glen Burnie Neighborhood Revitalization Area – Severn
	Goals Supported	Rental Housing Opportunities
	Needs Addressed	Affordable Housing – Rental Development
	Funding	CDBG: \$427,906 CDBG Reprogrammed: 11,853
	Description	Funds will be used to acquire and rehabilitate housing units in the County, targeting housing in the Neighborhood Revitalization Areas, to rent to limited income renters. Strategy: Improve and Preserve the Existing Stock of Affordable Rental Housing Objective: Provide Decent Affordable Housing Outcome: Affordability. CDBG Citation: 570.202(b)(1) and 570.201(a) CDBG National Objective: 570.208(a)(3) – Low/Mod Housing
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Four low- and moderate-income households will be provided with affordable housing. Rental units available through the Scattered Sites Rental Program are available to a household with an income at 80 percent and below AMI.
	Location Description	The Scattered Site Rental Program will be targeted to the Neighborhood Revitalization Areas.
	Planned Activities	Funds will be utilized through the Scattered Sites Rental Program to continue efforts to revitalize the Neighborhood Revitalization Areas. These funds will be leveraged with State Lead-Based Paint Hazard Reduction Grant, Loan Program funds, and Maryland Community Legacy funds. ACDS, on behalf of Anne Arundel County, will acquire and rehabilitate four homes to be rented to income eligible households.
21	PROJECT NAME	SENIOR SERVICES FOR AGING IN PLACE
	Target Area	Neighborhood Revitalization Area – Glen Burnie
	Goals Supported	Rental Housing Opportunities
	Needs Addressed	Special Needs – Facilities and Services
	Funding	CDBG: \$25,000
	Description	Funds will be used to continue a congregate services program, which provides light housekeeping, meals and other non-medical services so the residents at Friendship Station and Arundel Woods senior housing complexes can age in place. Strategy: Implement Support Services and Programs to Help Tenants Access and Retain Housing Objective: Provide Decent Affordable Housing Outcome: Availability. CDBG Citation 570.201(e)

		CDBG National Objective: 570.208(a)(2) Low/Mod Limited Clientele - Seniors
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	The Services for Seniors Program will provide congregate services to eight very low-income seniors residing at Friendship Station and Arundel Woods.
	Location Description	Friendship Station, 1212 Odenton Road, Odenton, MD 21113 and Arundel Woods, 403 W Ordinance Rd, Glen Burnie, MD 21061
	Planned Activities	Funds will be used to continue the Services for Seniors Aging in Place Program at the Friendship Station and Arundel Woods senior housing communities in Odenton and Glen Burnie. This Program supplements the State funded congregate care program offered at this site. Funds are used to subsidize the cost of providing services, such as daily meals, laundry services, and housekeeping, for approximately eight very low-income elderly residents. These Programs help participants age in place and avoid costly nursing homes.
22	PROJECT NAME	SEVERN BOYS & GIRLS CLUB
	Target Area	Neighborhood Revitalization Area – Severn
	Goals Supported	Sustainable Communities
	Needs Addressed	Non-Housing Community Development – Public Service Public Housing – Services
	Funding	CDBG: \$ 65,000
	Description	<p>This funding request will provide operating funds for the Boys & Girls Club at Severn Center to continue its vital work of providing a safe and accessible facility and life-changing programs for children and teens.</p> <p>Strategy: Support Initiatives that Improve the Quality of Life for Communities</p> <p>Objective: Create a Suitable Living Environment</p> <p>Outcome: Availability. CDBG Citation: 570.201(e)</p> <p>CDBG National Objective: 570.208(a)(2) - Low/Mod Limited Clientele</p>
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Fund will be used to serve approximately 150 children and teens in the surrounding area with life-changing programs in a safe and accessible facility.
	Location Description	1160 Reece Road, Severn, MD 21144
	Planned Activities	Funds will be used to support the development of a regional senior center and Boys & Girls Club on land donated by Anne Arundel County and serving the Spring Meadows, Pioneer Drive, Stillmeadows, Meade Village and surrounding communities.
23	PROJECT NAME	THE LIGHT HOUSE FAMILY PROGRAM
	Target Area	
	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Homeless – Shelter and Services
	Funding	CDBG: \$35,000
	Description	<p>Funds will be utilized by The Light House to support the Light House Family Program, including case management, housing search assistance and childcare services for homeless families residing at the shelter.</p> <p>Strategy: Maintain and Enhance Emergency Shelter Options</p> <p>Objective: Create a Suitable Living Environment</p> <p>Outcome: Availability. CDBG Citation 570.201(e)</p> <p>CDBG National Objective: 570.208.(a)(2) Low/Mod Limited Clientele</p>

	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Ten families (20-40 individuals) will be served by the Light House Family Program.
	Location Description	The Light House Family Program, 10 Hudson St., Annapolis, MD 21401
	Planned Activities	Funds will be utilized to support the Light House Family Program, which will provide case management, housing search assistance, and childcare services for homeless families residing at The Light House shelter.
24	PROJECT NAME	THE LIGHT HOUSE SHELTER
	Target Area	
	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Homeless – Shelter and Services
	Funding	CDBG: \$200,000
	Description	Funds will be utilized by The Light House to support critical repairs at the Light House Shelter, including shower and floor replacements. Strategy: Maintain and Enhance Emergency Shelter Options Objective: Create a Suitable Living Environment Outcome: Availability. CDBG Citation 570.201(e) CDBG National Objective: 570.208.(a)(2)Low/Mod Limited Clientele
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately, 1 public facility, or 60 individuals will be served by the Light House Shelter.
	Location Description	The Light House Family Program, 10 Hudson St., Annapolis, MD 21401
	Planned Activities	Funds will be utilized to by the Light House Shelter to support critical repairs including showers and floors.

AP-50 Geographic Distribution

Priority will be given to programs creating new affordable housing units and building the ability for low-income households to secure affordable housing in Communities of Opportunity (COOs), especially those in or near current or future transit zones. COOs are areas with a low 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 both affordable rental and affordable homeownership units and a relatively lower number of Non-White and Hispanic residents. Revitalization efforts and public service dollars will be prioritized to three Neighborhood Revitalization Areas, which are the Brooklyn Park, Glen Burnie, and Severn communities. These areas have their own unique assets and are targeted by the County for place-based community development initiatives across a range of disciplines. 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 and repairs, and other needs compared to the County as a whole. These communities have approved Sustainable Community Initiative designations from the State of Maryland and are targeted for revitalization programs.

Table 9 indicates the percentage of federal funds that will be invested specifically in the geographic priority areas but does not include federal funds being made available Countywide, including the geographic priority areas noted in the table; nor does it include the County general funds to be invested in these geographic areas.

Geographic Distribution

Table 9
Geographic Distribution

Target Area	Percentage of Funds
Neighborhood Revitalization Area – Brooklyn Park	17%
Neighborhood Revitalization Area – Glen Burnie	3%
Neighborhood Revitalization Area – Severn	2%
Communities of Opportunity	30%

Rationale for the priorities for allocating investments geographically

During Local Fiscal Year 2024, a portion of the federal public service funds will support place-based initiatives in the Brooklyn Park, Glen Burnie and Severn revitalization communities, including programs for youth, homeless support, and eviction prevention.

These areas, which also have a high concentration of households, may have substandard housing. The Property Rehabilitation Program will not be limited to these revitalization areas; however, it will be marketed to homeowners residing in the target areas. Furthermore, a significant portion of federal and local funds will be reserved for acquiring and restoring row homes in the Brooklyn Park and Severn communities. These homes will be converted into affordable, quality, and well-managed rental housing for income eligible households.

Low- and moderate-income households lack affordable housing choices throughout the County. During Local Fiscal Year 2024, the County will balance the need for the creation of new affordable units in COO, with stabilizing and improving the existing stock of affordable housing units throughout the County, especially in the Neighborhood Revitalization Areas. HOME and County funds will be used to provide gap financing for several projects in FY24. The County anticipates completing settlement and construction commencing on at least three projects. These projects include (i) the new development of Eagle Park, a 120-unit senior/family project located in Hanover; (ii) the rehabilitation of Morris Blum, of an existing 154-unit public housing senior community, in the City of Annapolis; and (iii) the redevelopment project called Heritage Homes, which entails combining the rehabilitation of two existing age-restricted Public Housing communities: Glen Square, a 127-unit property and Stoney Hill, a 55-unit property. The County may also assist with gap financing several additional projects which have received an allocation of State LIHTC financing but are in an earlier stage of development including (i)

the development of Blue Oaks at North Odenton Apartments, a 150-unit family project in Odenton; (ii) the development of Eagle Park, a 120-unit senior/family project located in Hanover; and (iii) the development of Villages at Little Patuxent, a 78-unit senior/family project in Gambrills.

HOME ARP or County funds will be used to rehabilitate the 16-unit Heritage at Madison Place (formally the Doll Apartments) community in Glen Burnie, which was recently acquired by the Housing Commission utilizing County American Rescue Plan funds. The project will provide transitional housing for families and individuals experiencing homelessness.

Discussion

The County seeks to establish a balanced approach among allocating resources to Neighborhood Revitalization Areas, Countywide affordable housing initiatives, strategies to end homelessness, and efforts to uplift economic well-being. The County also seeks to strike a balance between creating new affordable housing opportunities for low-income households in high opportunity areas, as well as preserve existing affordable housing, as the need is so great. The Local Fiscal Year 2024 budget will aid in the execution of the aforementioned goals, paving the way for more affordable housing in Anne Arundel County.

AP-55 Affordable Housing

Table 10 and Table 11 reflect the number of affordable housing units and/or housing assistance that will be provided with funding from the CDBG, HOME, and ESG programs. Specifically, these federally funded projects the Property Rehabilitation Program, Mortgage Assistance Program, Group Home Acquisition/Rehabilitation Program, CHDO Acquisition/Rehabilitation Group Home Program, Scattered Site Rental Housing Program, and the ESG funded Rapid Re-Housing Program.

The County also offers several other programs, including HOPWA and CoC funded tenant based rental assistance initiatives, which are targeted to the homeless and special needs population. The CoC funded programs will provide tenant based rental assistance to 120 homeless households, and the HOPWA Program will provide tenant based rental assistance to 40 households.

Table 10
One Year Goals for Affordable Housing by Support Requirement

Homeless	70
Non-Homeless	29
Special Needs	3
Total	102

Table 11
One Year Goals for Affordable Housing by Support Type

Rental Assistance	70
The Production of New Units	0
Rehab of Existing Units	28
Acquisition of Existing Units	4
Total	102

Discussion

The County will seek to expand rental assistance for the homeless, those with special needs, and low to very low-income populations during Local Fiscal Year 2024.

HOME and County funds will be used to provide gap financing for several projects in FY24. The County anticipates completing settlement and construction commencing on at least three projects including (i) the new development of Eagle Park, a 120-unit senior/family project located in Hanover; (ii) the rehabilitation of Morris Blum, of an existing 154-unit public housing senior community, in the City of Annapolis; and (iii) the redevelopment project called Heritage Homes, which entails combining the rehabilitation of two existing age-restricted Public Housing communities: Glen Square, a 127 unit property and Stoney Hill, a 55 unit property.

Additionally, the County is in the early stages of underwriting several additional projects which have received an allocation of State LIHTC financing but are in an earlier stage of development including (i) the development of Blue Oaks at North Odenton Apartments, a 150-unit family project in Odenton; (ii) the development of Eagle Park, a 120-unit senior/family project located in Hanover; and (iii) the development of Villages at Little Patuxent, a 78-unit senior/family project in Gambrills.

The County is also working with affordable housing developers purchasing and/or refinancing existing older properties in order to ensure they continue to offer quality affordable housing to lower income residents. This includes (i) Villages at Marley Station, a 757- unit family project in Glen Burnie, (ii) Bates Senior Apartments, a 71-unit senior project in Annapolis, and (iii) College Parkway, a 167-unit project in Annapolis. ACDS, on behalf of the County, will analyze the need for refinancing the properties and work with project owners to preserve and maintain the existing rental housing stock.

The County also anticipates completing Heritage at Madison Place, a 16-unit acquisition/rehabilitation of an existing property which will serve households experiencing homelessness. Heritage at Madison Place was acquired utilizing American Rescue Plan (ARP) funds allocated to Anne Arundel County. The County plans to employ HOME ARP and/or HOME funds to support the renovation.

AP-6o Public Housing

Introduction

The Housing Commission of Anne Arundel County (Housing Commission) owns and/or operates multiple communities in the County where units are available at affordable rents to low-income families, older adults, and persons with disabilities. Some properties within the Housing Commission's portfolio were once public housing units that were redeveloped as privately owned communities. While no longer considered public housing, the converted units continue to be operated by the Housing Commission, and many of these subdivisions contain project-based vouchers. Collectively, Housing Commission operated communities provide 1,141 affordable rental units. Fifty percent of the Housing Commission's managed units are open to the general public, including families, elderly households, and persons with disabilities. The other 50 percent are only for elderly households or persons with disabilities.

As of March 2023, the Housing Commission had a total of 3,549 households on its waiting list for public housing units, 19,116 on its waiting list for housing choice vouchers, and 15,159 on its waiting list for tenant-based voucher programs. The numbers include duplicates, meaning a household can be on more than one waiting list. Applicants are placed on the waiting list based on the date and time of their application. Applicants are advised to take into consideration their current situation when applying and choose the communities that best meet their needs. The Housing Commission cannot estimate the time it will take to receive assistance and encourage applicants to apply with multiple agencies for assistance.

There are four existing public housing communities totaling 472 units:

1. Glen Square
2. Stoney Hill
3. Pinewood Village
4. Pinewood East

All these communities are extremely well maintained, consistently achieving a HUD Public Housing inspection score of 91 or greater. However, the units are aging and are often unable to meet the needs of the population they serve. For this reason, the Housing Commission is utilizing the Rental Assistance Demonstration (RAD) Program to redevelop all of its public housing communities.

Actions planned during the next year to address the needs for housing.

Utilizing the RAD Program, the Housing Commission will eventually convert all its public housing communities to project-based rental assistance units and address long-term maintenance needs by redeveloping the properties. Acting as a developer, the Housing Commission has partnered with consultants, architectural and engineering firms, and investors to complete enhancements on the four remaining public housing communities. Glen Square and

Stoney Hill are in the redevelopment phase and expect to be converted by the end of Local Fiscal Year 2024. Planning will begin in Local Fiscal Year 2024 for Pinewood Village and Pinewood East. To date, the Housing Commission has restructured the ownership of four of its communities through the RAD Program.

Residents of these communities can participate in the Housing Commission's Family Self Sufficiency and Choices Programs, both of which are funded with federal and County dollars. These programs provide the following assistance:

- ❖ Childcare
- ❖ Transportation
- ❖ Remedial education
- ❖ Job training
- ❖ Treatment and counseling for substance abuse
- ❖ Credit counseling

The Program Coordinator provides these services to support self-sufficiency and independence. The Housing Commission also offers other programs with the Boys & Girls Clubs and Workforce Development.

The Housing Commission will continue to focus on improving the quality of life for families through exceptional customer service, website updates, staff training, unit improvements, self-sufficiency, and more. The Housing Commission will also work on establishing new partnerships with organizations to help residents create community synergy and improve the sense of neighborhood.

Actions to encourage residents to become more involved in management and participate in homeownership.

During Local Fiscal Year 2024, the Housing Commission will continue to encourage its residents to become involved in the management of their communities. Resident Councils will continue to operate at each public housing community, providing a monthly forum for residents to express their concerns and needs. In addition, the 14-member Resident Advisory Board will meet quarterly with key staff, providing a conduit for communicating information, sharing ideas, and ensuring resident concerns are clearly identified, analyzed, and evaluated for service. The Housing Commission will also work with the residents of the RAD converted properties to maintain a resident council and stay involved in the management of their communities. In addition, the Housing Commission will continue to have a resident serve on their Board of Commissioners. Residents will be encouraged to provide feedback regarding housing and communities through resident surveys and interviews, with feedback being incorporated into the Capital Improvement Plan.

Residents who are interested in homeownership will be encouraged to take part in the Homeownership Voucher Program, which allows residents who are ready for homeownership to use their vouchers towards a mortgage payment. Eligible participants are referred to the Homeownership Counseling Program and federally funded Mortgage Assistance Program administered by ACDS.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.

Not applicable.

Discussion

The Housing Commission provides residents with a plethora of opportunities to be involved in developing priorities and working with management to address issues. Along with its other County partners, the Housing Commission gives residents interested in homeownership chances to pursue that goal.

AP-65 Homeless and Other Special Needs Activities

Introduction

There is a collaborative, well-coordinated, and community-based planning process which seeks to ensure the needs of individuals who are homeless or at-risk of homelessness within the County are being met. The County provides a continuum of housing and services including:

- ❖ Prevention
- ❖ Outreach
- ❖ Supportive services
- ❖ Emergency, transitional, and permanent housing,
- ❖ Rapid re-housing.

ACDS, with support from the Department of Social Services (DSS), coordinates the Continuum of Care (CoC) planning group, also referred to as the Homeless Coalition. The Homeless Coalition is responsible for developing the competitive CoC application and for developing the plan to end homelessness in Anne Arundel County.

The Homeless Coalition consists of:

- ❖ Over 60 County and City of Annapolis agencies
- ❖ Concerned citizens
- ❖ Homeless service providers
- ❖ Community-based organizations serving the special needs population
- ❖ Others with interests and roles in ending homelessness in the County

The Homeless Coalition has continually supported the County's successful applications for federal funds and the development of new programs and services to address the needs of the homeless population. The CoC was awarded a total of \$2,484,499 from the federal fiscal year

2022 competition. These funds will primarily be used to provide housing for chronically homeless individuals and families.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The County, in coordination with the members of the Homeless Coalition, has developed a coordinated entry system to facilitate easier access to programs for homeless individuals. This year, the goals of the County are to strengthen and further develop the coordinated entry system for emergency shelter, better coordinate access to other services for people experiencing homelessness, as well as to ensure priority for housing is given to the most vulnerable populations.

The County has a coordinated entry system for both its shelter system and permanent supportive housing programs. The Department of Social Services oversees the County's Coordinated Entry and screens for emergency shelter are conducted via a centralized telephone line. All individuals entering the homeless Continuum of Care (e.g. outreach, shelter, day programs, etc.) are screened with the Coordinated Entry standard assessment and shelter priority is given to the most at-risk based on the results. Assessments are entered into the Homeless Management Information System (HMIS) database in real time to ensure timely services. The coordinated entry system's comprehensive assessment tool prioritizes shelter beds for homeless individuals and households based on:

- ❖ Housing situation
- ❖ Income
- ❖ Safety
- ❖ Health
- ❖ County residence

Those who seek Permanent Supportive Housing are additionally screened with the VI-SPDAT (Vulnerability Index – Service Prioritization Decision Assessment Tool). Only those individuals with a completed VI-SPDAT and ranking on the ACCESS Housing List can access CoC funded permanent supportive housing programs. If clients are at-risk for homelessness, they are referred to homelessness prevention services.

The continuum of support for the homeless has several outreach teams including the DSS Homeless Outreach Team, the Crisis Response Team and the Assertive Community Treatment (ACT) program. The DSS Homeless Outreach Team works to build relationships with individuals living in homeless camps to link them to services and housing. With ESG-CV funds, the Homeless Outreach Team was expanded from two to five workers during the pandemic. While ESG-CV funds will be fully expended in Local Fiscal Year 2023, the County will seek

funding to continue to support the expanded Outreach Team. The Crisis Response Team and ACT Program receive referrals from the police, hospitals, and shelters when a homeless individual is in crisis. In addition, AHOH and The Light House provide outreach services, including case management, day shelter, meals, and links to mainstream resources.

ACDS is responsible for submitting the consolidated application, on behalf of the County and the Homeless Coalition, for the Maryland State Homelessness Solutions Program (HSP). ACDS anticipates level funding for the previous year's activities. A total of \$788,327 was awarded to the County in Local Fiscal Year 2023. The County will seek to match this award through competitive funding for Local Fiscal Year 2024. These funds will be used to continue to provide housing stabilization and outreach funding to several community partners throughout the County. The services provided include:

- ❖ Emergency shelter
- ❖ Rapid re-housing
- ❖ Case management
- ❖ Homelessness prevention and diversion services
- ❖ Homeless outreach day center

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency Shelter

In a typical year, the County has 53 year-round emergency beds for individuals and 99 year-round emergency beds for families. However, due to the Coronavirus pandemic, all the County shelters continued operating at a reduced bed capacity to ensure the health and safety of homeless residents. To offset this loss of shelter beds, COVID-related funding continues to be allocated towards hotel/motel stays to keep households off the street while they are figuring out more permanent housing.

Emergency shelters can provide the following:

- ❖ Temporary shelter housing for up to 90 days
- ❖ Three daily meals
- ❖ Case management
- ❖ Life skills
- ❖ Training
- ❖ Housing search assistance
- ❖ Supportive services
- ❖ Temporary hotel placements for emergency situations

The rotating church shelter, called the Winter Relief Program, typically has 85 beds, and provides transportation, meals, and temporary housing between the hours of 5:00 p.m. and 7:00 a.m. from November through April. An additional 54 freezing weather beds are provided by local shelters and the City of Annapolis. It is anticipated, post-COVID, the County will return to pre-COVID bed numbers. There is generally a shortage of emergency shelter for both families and individuals in the County, especially during the summer months when the rotating shelter and freezing weather beds are unavailable. The County has allocated \$350,000 in local funds to develop a new low-barrier shelter for eight to 12 chronically homeless individuals in Local Fiscal Year 2024.

In Local Fiscal Year 2024, \$85,000 in Emergency Solutions Grant (ESG) funds, as well as State Homeless Solutions Program (HSP) funds and County funds, will be allocated to Sarah's House, operated by Associated Catholic Charities, Inc. Sarah's House provides emergency shelter to the homeless individuals in the County, as well as a wide array of supportive services. It is estimated that 300 homeless persons, including children, will be assisted by Sarah's House during the next year. Additionally, ESG-CV and State COVID funds will continue to be used to address pandemic-related issues to safely serve people experiencing homelessness.

In Local Fiscal Year 2024, \$35,000 in CDBG funds will be used to support The Light House Family Shelter Program serving 10 families experiencing homelessness. A \$200,000 CDBG rehabilitation grant will be provided to the Light House to make substantial repairs to its aging building.

Transitional Housing

Arundel House of Hope (AHOH) will continue to provide several transitional housing programs for the homeless in the County. These include the following:

- ❖ The Fouse Center provides shelter for 10 homeless men;
- ❖ Patriot House provides shelter for six homeless veterans; and four transitional housing units for homeless families;
- ❖ HOME ARP or County funds will be used to rehabilitate the 16-unit Heritage at Madison Place (formally the Doll Apartments) community in Glen Burnie, which was recently acquired by the Housing Commission utilizing County American Rescue Plan funds. The project will provide transitional housing for families and individuals experiencing homelessness.

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 through outreach and developing housing options for this population. The Homeless Coalition has embraced the Housing First Model as its strategy for ending chronic homelessness. As part of the development of the County coordinated entry system, the Homeless Coalition adopted the VI-SPDAT as its assessment tool for Permanent Supportive Housing applicants and has incorporated it into the HMIS system. The VI-SPDAT is a nationally accepted tool, which evaluates and ranks each homeless individual or family based on a number of risk factors and generates a centralized list of the most vulnerable, chronically homeless individuals and families. Those who are ranked as the most vulnerable and who are chronically homeless are given priority for all of the County HUD-funded permanent supportive housing programs and other services. The centralized list – the ACCESS Housing List – is a coordinated waitlist for all HUD funded permanent housing programs in the County.

The County uses a rapid re-housing strategy for homeless families and provides ESG funds for rapid re-housing programs to house over 20 households. The County also utilizes HSP funding to provide rapid re-housing to approximately 10 to 15 families per year. In addition, the County operates a rapid re-housing program targeting unaccompanied homeless youth utilizing State HSP funds. Finally, the County will use HOME ARP funding for rental assistance to support families and individuals to obtain or continue to have rental stability during FY 2024.

HOME and County funds shall be used to continue the Moving Home Program. The Program provides tenant based rental assistance and case management to help stabilize individuals, families, and veterans who are either homeless or at-risk of homelessness. Additionally, the Partnership for Children, Youth, and Families operates a prevention and diversion program, as well as a rapid re-housing program for families in the County. The program is supplemented with Video Lottery Terminal and CDBG funds.

The County seeks to end homelessness among veterans. AHOH operates the Patriot House, a Veteran Administration (VA) funded transitional housing program for homeless Veterans. AHOH works closely with the Baltimore VA Medical Center to ensure each Veteran receives necessary medical care, services, and access to permanent housing through the HUD Veterans Affairs Supportive Housing (VASH) Program in the County. Many graduates of this program improve their income and can afford unsubsidized housing. Additionally, the County maintains a by-name Veterans list and works actively to ensure all veterans identifying as homeless are connected with housing and services.

Staff in various CoC funded programs work to reduce recidivism. This is due in part to the high cost of housing in the County and the difficulty low-income households face in finding

affordable units without a subsidy. Those who enter CoC funded permanent housing seldom return to homelessness. The County incorporates the following strategies to reduce returns to homelessness:

- (a) develop an array of housing resources including permanent supportive housing, rapid re-housing, and other permanent housing and target housing intervention through case conferencing meetings and utilizing by-name lists;
- (b) provide comprehensive case management and continued after care services once an individual exits the program;
- (c) build linkage to all mainstream resources; and
- (d) focus on increasing employment and income by linking individuals to employment services and all benefits, such as social security and disability (SSI), for which they may be eligible.

Finally, in Local Fiscal Year 2024, the Housing Commission of Anne Arundel County will open a new 16-unit transitional housing program for individuals and families called Heritage at Madison Park. This program will be a steppingstone to permanent housing as each family or individual will be provided with a housing voucher upon exit.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

One of the key strategies to end homelessness in the County is to prevent individuals and families from becoming homeless in the first place. Several County agencies assist households in avoiding homelessness by providing financial assistance to prevent eviction and utility payment assistance to prevent the disconnection of utilities. The County uses CDBG, FEMA, State, and private funds to provide this assistance. In Local Fiscal Year 2024, \$45,000 in CDBG funds will be allocated to the Community Action Agency, and \$60,000 in CDBG funds will be allocated to the Partnership for Children, Youth, and Families to provide eviction prevention, utility turn-off assistance, and help pay the first month rent, and \$20,000 in CDBG funds will be allocated to LARS emergency services for the purpose of preventing homelessness and housing instability. Additionally, the County has made \$100,000 available in flexible funding, allowing the Anne Arundel County Mental Health Agency to provide short-term emergency housing, eviction prevention, and other needed housing assistance to individuals to maintain and potentially obtain housing.

The County anticipates receiving Local Fiscal Year 2024 homelessness prevention funding through the Maryland Homelessness Solutions Program (HSP) to continue the following prevention programs. In Local Fiscal Year 2023, the County received approximately \$112,500 in homelessness prevention funds, which were administered by the Community Action Agency and The Light House. These funds were used to provide short-term rental and utility assistance, as well as financial assistance to divert individuals away from the shelter system and into sustainable housing.

In response to the COVID-19 crisis, the County provided over \$30 million in funding from multiple sources to prevent homelessness in calendar year 2022. In FY24, the County hopes to continue a scaled down version of the Eviction Prevention Program. The County will continue to expend previously awarded funds as well as seek additional funding from the County. This emergency assistance is to prevent evictions and utility turn-off with the goal of the program being to keep families housed. It is estimated that in Local Fiscal Year 2024, the EPP will serve approximately 350 low to moderate income households.

The County has developed discharge plans and strategies to prevent vulnerable 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 of the County is to make sure every child has a permanent supportive connection before they age out of care. Although there are no publicly funded hospitals or health care facilities in the County, the two privately funded hospitals work with DSS to help ensure individuals leaving these facilities are not released into homelessness. Both Baltimore Washington Medical Center and Anne Arundel Medical Center employ social workers to link patients to services prior to discharge. The inpatient hospital treatment team completes a needs assessment upon entry into the facility and develops a treatment plan that addresses needs such as mental health, housing, substance abuse, job skills, and life skills. The Mental Health Agency also employs aftercare service workers who provide the local link between psychiatric hospitals, residential treatment facilities and community resources to ensure effective discharge planning.

The Health General Article, 10-809 Annotated Code of Maryland, prohibits discharges from State mental health facilities to homelessness. The County makes every effort to prevent individuals exiting the County detention centers from becoming homeless. The two detention centers in the County provide case management, including discharge planning, to all individuals sentenced for a period of greater than seven days. Detainees are referred to internal GED training, job training, drug treatment, and other life skills courses to prepare for their exit from the detention center. Detainees with mental illness are referred to the State funded Mental Health Jail Project, which links inmates to services and housing upon discharge from the jail. The Detention Center hosts on-site community service fairs to link in-mates to programs, services and housing options upon release.

Discussion

The County has been successfully applying for competitive CoC funds and has built an inventory of approximately 180 permanent supportive housing units, most of which are targeted to the chronically homeless. Additionally, this year, the County will finish developing a HOME ARP Allocation Plan in the amount of \$2,800,473 outlining specific activities targeted to assisting the housing needs for the homeless. Preliminary community assessments demonstrate a need for affordable housing development, rental assistance, and a range of supportive services. During Local Fiscal Year 2024, the County will offer the housing programs to the homeless outlined herein. All of the housing programs listed below will provide intensive case management and supportive services.

Anne Arundel County Mental Health Agency SHOP Program

\$393,443 in CoC funds will be provided for a tenant based rental assistance program with supportive services to 26 individuals who are chronically homeless and/or homeless with a diagnosed mental illness.

Catholic Charities Rapid Re-Housing Program

\$148,822 in CoC funds will be provided to Catholic Charities for a program to provide rapid re-housing to at least eight homeless families.

Moving Home Program

This Program will provide tenant based rental assistance and support services for 30 homeless individuals and families utilizing \$50,000 in FY24 HOME funds plus County funds.

Arundel House of Hope Rapid Re-Housing and Prevention Program

\$20,000 in ESG funds will be provided to Arundel House of Hope, Inc. for rapid re-housing for 15 households and prevention services for eight households.

The Light House Rapid Re-Housing Program

\$65,414 in ESG funds will be provided to The Light House to supplement their existing rapid re-housing program for homeless families.

AHOH Community Housing Program

\$131,834 in CoC funds will be awarded to provide permanent supportive housing for 11 chronically homeless individuals.

AHOH Safe Haven Program

\$128,904 in CoC funds will be provided for permanent supportive housing for eight chronically homeless men.

People Encouraging People, Inc. Housing First Program

\$200,132 in CoC funds will be provided to People Encouraging People, Inc. for tenant-based rental assistance and intensive case management services for 13 chronically homeless individuals.

Shelter Plus Care

\$445,639 in CoC funds will be provided to the Maryland Mental Hygiene Administration to continue the Shelter Plus Care Program which provides tenant based rental assistance and supportive services to 26 homeless households.

Anne Arundel Partnership for Permanent Housing Program

\$922,951 in CoC funds will be provided to ACDS for a permanent housing program. The Program will serve chronically homeless individuals with housing and intensive case management and supportive services to at least 39 households, including families with children.

Finally, Catholic Charities will continue to provide 20 units of affordable permanent housing to homeless families at the Project North Program located at Ft. Meade. The Light House will provide three units of permanent housing to homeless families at the Anchor House location and provide five homeless women with permanent housing at the Willow House Program. These programs will be funded through the federal Project-Based Voucher Program.

The County will also continue to address the housing needs of other special needs populations, such as persons diagnosed with HIV/AIDS, persons with a disability, survivors of violence and abuse, or older adults. At a minimum, the following actions will be taken in Local Fiscal Year 2024:

- (i) one unit for the special needs population will be acquired through the CHDO Housing Acquisition/ Rehabilitation Program;
- (ii) two units for the special needs population will be rehabilitated through the Group Home Rehabilitation Program; and
- (iii) 40 households will be assisted through the HOPWA funded Rental Assistance Program. Prior year funds are expected to be used to rehabilitate several group homes and to continue the Accessibility Modification Program.

AP-75 Barriers to Affordable Housing

Introduction

As described in the *Anne Arundel County Consolidated Plan: FY 2021 – FY 2025*, the County has a very strong demand for housing, which ultimately affects pricing. The median price for an owned unit and 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 percent 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 fact that 36.5 percent of the total land area in the County 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, but it is somewhat limited. Land use conditions, in addition to the strong demand for residential units, drive up land costs. The delivery of affordable housing is affected by several policies, procedures, and regulations instituted at all levels of the development process. These policies, procedures and regulations create site constraints, affecting the number of units the development can produce. In addition, there are various fees such as impact fees and water and sewer connection charges that ultimately affect the cost of development. The other constraint often cited by the development community is Adequate Public Facility requirements, especially the requirement 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.

High construction costs are also a barrier to affordable housing. A significant issue caused by the Pandemic is the cost of building materials, which represents almost 50 percent of the construction cost. The recent spike and ongoing volatility in material pricing is tied to insufficient production caused by the Coronavirus pandemic. The dearth of skilled laborers and the high cost of material directly affect 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 problem.

Actions it planned 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

During Local Fiscal Year 2024, the County will carry out the following actions to ameliorate barriers to affordable housing:

- ❖ Expand Fair Housing Testing in the County to ensure equal access to affordable housing.
- ❖ Seek to stabilize a funding stream for the Anne Arundel County Affordable Housing Trust Fund in order to increase the supply of affordable units and housing opportunities.
- ❖ Continue to implement the County's new Workforce Housing legislation, which allows increased densities in certain residential zones and residential development in certain commercial and industrial zones for developments that include a specific ratio of affordable homeownership and/or rental units for low- and moderate-income households. In addition to educating developers, managing the process and monitoring outputs, the County will make available County general and federal HOME funds to leverage some of these developments, especially in Communities of Opportunity.
- ❖ Explore the creation of a Moderately Priced Dwelling Unit (MPDU) legislation at the local level.
- ❖ Explore strategies to adjust Adequate Public Facility (APF) requirements and the relationship to affordable housing.

Discussion

The County will continue to pursue policies and funding strategies seeking to resolve and/or mitigate barriers to expand the supply of affordable housing in the County.

AP-85 Other Actions

Introduction

The *Anne Arundel County Consolidated Plan: FY 2021 – FY 2025* demonstrated the need for an array of affordable housing strategies to support low- and moderate-income households in the County. The following section describes a multitude of other actions the County is undertaking to address the needs of low- and moderate-income residents, as well as to secure affordable housing and offer services to help these individuals achieve economic sustainability.

Actions planned to address obstacles to meeting underserved needs

One hundred percent of the federal entitlement funds the County receives are targeted to serving low- and moderate-income residents through a variety of projects outlined in this Plan. Additionally, the County intends to allocate approximately seven million dollars in Local Fiscal Year 2024 funds to support affordable housing and community development activities, complementing the work being accomplished with federal funds. The County also works diligently to leverage State and federal funds as much as possible with private dollars to meet the needs of the low- and moderate-income residents.

Actions planned to foster and maintain affordable housing

Specific activities to foster and maintain affordable housing planned for Local Fiscal Year 2024 are highlighted below:

- ❖ The County will provide homeownership, financial literacy, and foreclosure prevention counseling to over 580 households.
- ❖ A total of 25 low- and moderate-income households will be given property rehabilitation services, including five very low income households.
- ❖ Additionally, over 100 elderly households will receive minor home repair and accessibility modifications to allow them to age in place.
- ❖ Prior year funds will support approximately 12 first time homebuyers will be assisted with the purchase of their first home through the provision of down payment, closing cost, and mortgage write-down assistance through the Mortgage Assistance Program.
- ❖ The County will increase the supply of scattered site rental housing by acquiring and rehabilitating approximately four units to be rented to low-income households, utilizing a combination of State, County, and CDBG funds. These efforts will be targeted to the Brooklyn Park and Severn communities.
- ❖ The County is seeking to add a dedicated funding stream to the Housing Trust Fund providing an additional \$8,000,000 dollars for development of affordable rental and homeownership housing, tenant based rental assistance, and support for local group housing.
- ❖ HOME and County funds will be used to provide gap financing for several projects in FY24. The County anticipates completing settlement and construction commencing on at least three projects including (i) the new development of Eagle Park, a 120-unit senior/family project located in Hanover; (ii) the rehabilitation of Morris Blum, of an existing 154-unit public housing senior community, in the City of Annapolis; and (iii) the redevelopment project called Heritage Homes, which entails combining the rehabilitation of two existing age-restricted Public Housing communities: Glen Square, a 127 unit property and Stoney Hill, a 55 unit property. Additionally, the County is in the early stages of underwriting several additional projects which have received an allocation of State LIHTC financing but are in an earlier stage of development including (i) the development of Blue Oaks at North Odenton Apartments, a 150-unit family project in Odenton; (ii) the development of Eagle Park, a 120-unit senior/family project located in Hanover; and (iii) the development of Villages at Little Patuxent, a 78-unit senior/family project in Gambrills.

- ❖ The County is also working with affordable housing developers purchasing and/or refinancing existing older properties in order to ensure they continue to offer quality affordable housing to lower income residents. This includes (i) Villages at Marley Station, a 757-unit family project in Glen Burnie, (ii) Bates Senior Apartments, a 71-unit senior project in Annapolis, and (iii) College Parkway, a 167-unit project in Annapolis. ACDS, on behalf of the County, will analyze the need for refinancing the properties and work with project owners to preserve and maintain the existing rental housing stock.
- ❖ HOME ARP or County funds will be used to rehabilitate the 16-unit Heritage at Madison Place (formally the Doll Apartments) community in Glen Burnie, which was recently acquired by the Housing Commission utilizing County American Rescue Plan funds. Additionally, CDBG, HOME ARP, and County funds will be used to develop a new housing resource for the homeless through the conversion of an existing motel or property. Both projects will provide interim or transitional housing for families and individuals experiencing homelessness.
- ❖ The County will provide rental assistance to a minimum of 125 homeless households with CoC funds, 40 homeless families with ESG funds, 30 homeless households with HOME funds, and a minimum of 40 households with HOPWA funds.
- ❖ The County will continue the Eviction Prevention Program in Local Fiscal Year 2024 with existing federal and State ERAP funds, ARPA, and County funds.
- ❖ The County will provide tenant based rental assistance and mobility counseling to ensure that all households receiving housing assistance are able to obtain and maintain housing in a variety of communities throughout the County.
- ❖ HOME CHDO funds will be used to develop one new group home to house individuals with special needs.

Actions planned to reduce lead-based paint hazards

The federally and State 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 (LBP) Hazard Reduction Act of 1992, or Title X, which took effect in September 2000. Before any construction activities are undertaken, ACDS requires a qualified Risk Assessor to 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 (if one is found).

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

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

Residential housing in the County is also governed by the County Property Maintenance Code, which requires exterior wood surfaces to be treated and/or protected from the elements and any decay that might occur. In addition, all exterior surfaces, including soils, must be free of peeling, flaking and blistering paint.

Actions planned to reduce the number of poverty-level families

The County has a significant number of households living in poverty, and even more that are classified as low- and moderate-income. The federal poverty threshold, as defined by the U.S. Census Bureau, is adjusted for family size, composition, and based on current costs to provide food for each member of the household. According to these guidelines, the federally defined poverty threshold for a four-person household in 2021 was \$26,500 in yearly earnings. According to ACS, poverty in the County slightly decreased from 6.1 percent in 2017 to 5.2 percent in 2020. However, in 2020 there were 33,045 residents living at or below the poverty line within the County, which is a slight increase from the 2017 total of 32,346 residents.

Poverty impacts all aspects of an individual's life and is caused by a myriad of complex factors. Primarily, it depends on a person's access to a minimum income, which is tied to their ability to access opportunity including but not limited to: education, job training, employment resources. Therefore, the primary anti-poverty strategy in the County is to create and foster employment and economic opportunities for low-income residents.

The responsibility for implementing strategies to foster employment and economic opportunity is shared and coordinated among various government agencies and service providers. However, the Department of Social Services (DSS) is the primary agency tasked with assisting residents who fall below the poverty line. DSS partners with the Anne Arundel Workforce Development Corporation and the Community Action Agency on several efforts to assist County residents with overcoming poverty. In addition, Anne Arundel Community College and the Opportunities Industrialization Center of Anne Arundel County provide courses

and programs to enhance employment skills. The Anne Arundel County Family Support Center in Annapolis, operated by Maryland Family Network and DSS, provides a wide range of programs including (i) education and employment readiness; (ii) adult education and GED prep; (iii) programs for parents, young parents, and children; and (iv) a teen parent alternative high school program.

DSS also operates a Community Resource Center and a Customer Service Center in Glen Burnie and Annapolis. These centers offer one-stop access to community services at a single location. Not only can residents access the traditional income supports such as Temporary Cash Assistance or Food Stamps, but residents can also access Jobs Work Arundel (JWA), an employment program operated by Anne Arundel Workforce Development Corporation. JWA helps Temporary Assistance for Needy Families recipients increase their self-sufficiency through barrier removal, skills and certifications training, essential skills development, and work experience placement that leads to employment. These centers also provide space for community partners such as the Organization of Hispanic and Latin Americans of Anne Arundel County (OHLA), so they can provide Spanish speaking individuals and families with an array of services, including application and housing assistance, and the Anne Arundel County Literacy Council, who provide literacy skills for individuals who are low income or experiencing homelessness.

The County uses its federal funds for projects and programs that provide maximum benefit to extremely low income, low income, and moderate-income households. Specifically, in Local Fiscal Year 2024, the County will provide \$30,000 in CDBG funds to support OIC of Anne Arundel County. This program offers English for Speakers of Other Languages (ESOL), basic academic skills, GED preparation, and computer skills training classes to low income, unemployed, and underemployed County residents. The program is expected to benefit approximately 60 very low income and low-income individuals over the next year.

Actions planned to develop institutional structure

Anne Arundel County is governed by an elected County Executive and County Council. The County Council is the legislative body of Anne Arundel County government and approves all policy and budgetary actions. The County Executive, representing the executive branch of government, appoints the Chief Administrative Officer and other heads of executive agencies to implement the policies and budgets as approved by the County Council. The Chief Administrative Officer, on behalf of the County Executive, oversees ACDS, which is responsible for administering housing and community development funds, including CDBG, HOME, ESG, HOPWA and CoC, and other related activities in the County. ACDS, which was created by the County in 1993, and is governed by a 13-member Board of Directors, has over 25 years of experience administering federal funds, as well as directly implementing housing and community development activities. In addition to acting as an affordable housing developer and providing direct services, such as homeownership counseling, mortgage assistance, and

property rehabilitation, ACDS works closely with partners such as the Housing Commission and the Homelessness Coalition to plan and administer federal funds to support the work of a large network of nonprofit organizations, Community Housing Development Organizations (CHDOs) and affordable housing developers. This network provides housing and services to low- and moderate-income households, as well as to those who are homeless, have a developmental disability, are mentally ill, have been diagnosed with HIV/AIDS, or have a substance use disorder.

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

The nonprofit organizations and developers whom the County has historically relied upon to provide these critical services, are experienced in meeting the needs of the low- and moderate-income population. The County and ACDS will continue to work with these organizations during Local Fiscal Year 2024 to meet the needs of County residents.

Both ACDS and the Housing Commission will continue to attend monthly Core Group meetings organized by the County Executive with other County agencies and affiliates, including the Mental Health Agency, Department of Health, Department of Social Services and the Department of Aging and Disabilities. This enables the County Executive staff and the head of each agency to collaborate on issues that affect public and assisted housing programs and initiatives. As part of regular program development and implementation, ACDS and the Housing Commission will continue to work with various nonprofit agencies, as well as coordinate wrap around services and case management support.

Finally, ACDS will continue to coordinate the Homeless Coalition meetings and the Housing Commission will remain an active member. This will provide ample opportunities to coordinate housing services with other member organizations and develop the County's strategy to end homelessness.

Discussion

During Local Fiscal Year 2024, Anne Arundel County will undertake actions to help address important priorities, including reducing lead-based paint hazards, ending poverty, reducing barriers to affordable housing, and coordination of social services.

AP-90 Program Specific Requirements

Introduction

This section describes program specific requirements, as required at 24 CFR 91.220(g), for the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), the Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) programs.

Community Development Block Grant Program (CDBG) **Reference 24 CFR 91.220(l)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income available for use included in projects to be carried out in the next year.

1.	The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$650,000
2.	The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3.	The amount of surplus funds from urban renewal settlements	\$0
4.	The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	\$0
5.	The amount of income from float-funded activities	\$0
Total Program Income		\$650,000

Other CDBG Requirements

1.	The amount of urgent need activities	0%
	The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income	100%
2.	The number of years covered by the Annual Action Plan to calculate the minimum amount of CDBG funds to benefit low- and moderate-income households	1 year

HOME Investment Partnership Program (HOME) **Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

All of the County HOME funds will be used as forms of investment described in Section 92.205(b); no other forms of investment will be provided.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

HOME loan funds are used for direct subsidy to assist homebuyers with down payment and closing costs, as well as mortgage write-down assistance, enabling households to purchase a home. Each homebuyer assisted with HOME funds is required to sign a written agreement detailing the terms and conditions of their HOME loan, prior to receiving the loan. A deed of trust is recorded against the purchased property securing the HOME funds. This loan is non-interest bearing and requires repayment upon sale or transfer, if the property is no longer the primary residence of the homebuyer, or at the end of 30 years, whichever comes first. Repayment of the loan is required on the entire amount borrowed; however, in the event of a foreclosure, the amount that must be repaid is limited to the net proceeds from the sale of the home. Net proceeds are defined as the sales price minus superior loan repayment and closing costs paid by the seller. Compliance during the affordability period is achieved through monitoring of all borrowers to confirm the property is still their primary residence. Should a homeowner want to refinance their first mortgage during the term of the HOME loan, the request will be reviewed to ensure that it meets the requirements of the Subordination Policies administered and managed by ACDS.

3. A description of the guidelines for resale or recapture ensuring the affordability of units acquired with HOME funds, as required by 24 CFR 92.254(a)(4), are as follows:

HOME regulations at CFR 92.254 state if HOME funds are used for homebuyer assistance, the County must establish a value limit equal to the HOME affordable homeownership limits provided by HUD for newly constructed housing and for existing housing. The HOME homeownership value limit, effective as of June 2022, for the County is \$349,000 for an existing home and \$411,000 for a newly constructed home. These maximum home values apply to homes purchased with HOME funds and the estimated after rehabilitation value for housing rehabilitated with HOME assistance.

4. Plans for using HOME funds to refinance existing debt secured by multi-family housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The County will not utilize HOME funds to refinance existing debt secured by multi-family housing; therefore, this Action Plan does not include guidelines for refinancing pursuant to 24 CFR 92.206(b).

Emergency Solutions Grant (ESG) **Reference 91.220(I)(4)**

1. Include written standards for providing ESG assistance (may include as attachment).

Anne Arundel County will use its Local Fiscal Year 2024 ESG funds to fund an emergency shelter program and two rapid re-housing programs. Specifically, \$85,000 in ESG funds will be provided to the Associated Catholic Charities, Inc. (Catholic Charities) Sarah's House Family Shelter Program; \$20,000 will be provided to continue Arundel House of Hope's (AHOH) Rapid Re-Housing and Homelessness Prevention Program; and \$65,414 will be provided to The Light House to supplement their existing Rapid Re-Housing Program. Pursuant to the regulations for Annual Action Plans at 24 CFR 91.220(I), the Anne Arundel County Emergency Solutions Grant Policies describes Anne Arundel County's implementation of the ESG Program.

2. If the Continuum of Care has established a centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Anne Arundel County implements a coordinated entry system for both its Emergency Shelter and Permanent Supportive Housing programs. The Coordinated Entry Triage Specialist conducts assessments on all individuals and families and adds them to a single list for placement according to risk and eligibility; this position is full-time and is charged with managing and maintaining the overall coordinated system. Beginning in March 2020, all Coordinated Entry screenings must take place over the phone and all eligible individuals and families must be tested for COVID-19 before admission to shelter; if results are positive for COVID-19, individuals and families are provided designated space for safe isolation, as needed.

Emergency Shelters in Anne Arundel County provide daily counts of available beds. Once a Coordinated Entry assessment is complete, individuals and families who are matched with an available space are required to present the same day to utilize the resource. If a bed is not available on the same day that a client or family requests shelter, they will be expected to be present at the shelter with which they are matched on the same day bed space becomes available. A notable exception is made for individuals and families who are fleeing domestic violence: rather than call the Coordinated Entry phone line and move through that process, this population is directed to YWCA 24/7 Domestic Violence Hotline, which has direct access to dedicated beds for survivors.

For individuals and families who experience homelessness and seek Permanent Supportive Housing, the Coordinated Entry Triage Specialist employs the VI-SPDAT screening; this is not required to occur in tandem with Coordinated Entry screening. Once the VI-SPDAT assessment is complete, it is scored based on health risk and vulnerability level and ranked in accordance with others on the Access Housing List. Only applicants with completed VI-SPDAT assessments and rankings on the Access Housing List can access Permanent Supportive Housing programs.

In Anne Arundel County, a Winter Relief Shelter is operated as a seasonal shelter from October through April at a variety of local churches. During the COVID-19 pandemic, churches were unable to participate, and funds were mobilized to support a temporary shelter at a hotel in Annapolis to ensure adequate bed supply during this challenging period. This year, churches will once again be able to participate, and Arundel Community Development Services is also exploring the option of opening a small low-demand shelter to add needed beds during Winter Relief and even throughout the year.

All individuals and families who experience homelessness and become a part of coordinated entry are entered into the County's Homeless Management Information System (HMIS). All shelter and program staff who utilize the HMIS are trained on proper use of the unified application and assessment process.

3. Identify the process for making sub-awards and describe how the ESG allocation is available to private nonprofit organizations (including community and faith-based organizations).

The process for awarding ESG funds is the same as the process for awarding CDBG, HOPWA, and HOME funds. Proposals are solicited during the fall of each year from the community-at-large for projects for the next fiscal year. At the first of two annual public hearings held by ACDS on behalf of the County, the public is asked to comment on the needs of low- and moderate-income County residents. At the hearing, staff describe the amount and nature of federal funds expected to be available, solicit proposals for the use of these funds, and explain the criteria for project selection.

Additionally, staff from ACDS facilitate meetings throughout the year with County providers of homeless services where the needs and priorities of the homeless are identified and discussed. These ongoing discussions help to direct the use of ESG funds within the County. Based on local goals and outcomes established in the Consolidated Plan, and because of the monthly provider meetings, ACDS staff recommends specific projects for funding to the ACDS Board of Directors at the second public hearing, held in the winter of each year.

Once given approval by the County Executive, these recommendations become part of the County's budget process and awards are made official when the budget is adopted by the County Council by June 15th of each year. Any organization wishing to provide services for homeless persons in the County is encouraged to submit a proposal for consideration.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

As Anne Arundel County is governed by elected officials, it cannot guarantee the participation of “not less than one homeless individual or formally homeless individual” on the County Council, its policy making entity. Therefore, ACDS, on behalf of Anne Arundel County, will implement the procedures described herein to ensure various avenues for consulting with the homeless or ensuring homeless participation where possible.

ACDS is responsible for the staffing and oversight of the Homeless Coalition, which is the Anne Arundel County Continuum of Care entity and an equivalent policy making entity with regards to homeless issues. The Homeless Coalition is an active participant in the planning efforts for the development of its five-year Consolidated Plan and annual Action Plan. The Homeless Coalition has representation from people who are formerly homeless. ACDS will continue to utilize the Homeless Coalition to gain insight, direction, and policy guidance for the planning and implementation of its program for the homeless population. The Homeless Coalition conducts focus groups with individuals who are homeless at shelters and day centers to determine needs and to provide insight in establishing goals and strategies for planning purposes. This process ensures that homeless individuals are consulted when considering and making policies and decisions regarding ESG funded facilities, services, or other assistance.

5. 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 the 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.

Discussion

The County will continue to maintain written standards that guide planning, coordination and implementation around ESG funded programs.

Rapid Re-Housing participants will be allowed to re-locate to neighboring counties if they are unable to locate affordable housing within Anne Arundel County, so long as the geographic location of the unit allows for Rapid Re-Housing programs to provide supportive services for the duration of program participation.

HOPWA

Although the County does not receive Housing Opportunities for Persons with AIDS (HOPWA) funds directly from HUD, it operates a HOPWA funded program with funds awarded to the Baltimore Metropolitan Statistical Area. Funds are allocated by Baltimore City to each jurisdiction, including Anne Arundel County, based on the number of individuals living with HIV/AIDS.

ACDS staff meets with service providers for individuals with HIV/AIDS to identify and discuss the needs and priorities of this population. Members of this group include the Housing Commission, the County Department of Health, and nonprofit housing and service providers. These ongoing discussions help to direct the use of HOPWA funds within the County to ensure the needs of this population are met.

The County makes the public aware of the availability of these funds through its normal public participation process. At the first of two annual public hearings held each fall by ACDS, on behalf of the County, the public is asked to comment on the needs of low- and moderate-income County residents with HIV/AIDS. At the hearing, staff describe the amount of HOPWA funds expected to be available, solicit proposals for the use of these funds, and explain the criteria for project selection. Any organization or developer wishing to provide housing and services for persons with HIV/AIDS is encouraged to submit a proposal for consideration. Based on local goals established in the Consolidated Plan and because of the quarterly meetings, ACDS staff recommends specific projects for funding to the ACDS Board of Directors at the second public hearing. With the support of the ACDS Board of Directors, these recommendations are submitted to the County Executive. Once approved by the County Executive, these recommendations become part of the County budget process and awards are made official when the budget is passed by the County Council each June.

During Local Fiscal Year 2024, an estimated \$519,421 in HOPWA funds will be provided to the Housing Commission of Anne Arundel County to operate the Rental Assistance Program. The program provides tenant based rental assistance and supportive services to households

affected by HIV/AIDS. It is anticipated that 40 low- and moderate-income households will receive HOPWA tenant based rental assistance through this program.

APPENDIX I

APPLICATIONS FOR FEDERAL ASSISTANCE

APPENDIX II

CERTIFICATIONS

APPENDIX III

AMENDMENTS TO PREVIOUS ACTION PLANS

CDBG Program

Budget Amendment	FFY/ LFY	Original Budget	Committed/ Expended	Balance	Budget Amendment	Remaining Balance
Chesapeake Arts Teen Club	19/20	\$ 35,000.00	\$ 23,146.98	\$ 11,853.02	\$ (11,853.02)	\$0.00
Total					\$11,853.02	

* Funds in the amount of \$223,554.90 reallocated to the FFY23/LFY24 Scattered Site Rental Program

APPENDIX IV

Process for Soliciting Project and Programs for HOME Funding

Pursuant to the regulations for Annual Action Plans at 24 CFR 91.220(I(2)), the following describes Anne Arundel County's procedures for soliciting and funding applications or proposals for projects and programs to be funded through the HOME Investment Partnerships Program.

Process for Soliciting Project and Programs for HOME Funding

The process for awarding HOME funds is the same as the process for awarding CDBG, HOPWA, and ESG funds. Proposals are solicited during the fall of each year from the community at large for projects for the next fiscal year. At the first of two annual public hearings held by ACDS on behalf of the County, the public is asked to comment on the needs of low- and moderate-income County residents. At the hearing, staff describe the amount and nature of federal funds expected to be available, solicit proposals for the use of these funds, and explain the criteria for project selection.

Specific programs funded with HOME funds include the Mortgage Assistance Program (MAP), Property Rehabilitation Program, the Rental Production Program (RPP) and the Community Housing Development Organizations (CHDO) Program. These programs are marketed to the public through public hearings, the ACDS website, special outreach events, Homeownership Counseling classes conducted by ACDS staff, and through ACDS' participation in County and State affordable housing coalitions in which ACDS staff builds relationships with developers and other industry professionals.

Each program has a separate application process. The public can find applications online for programs such as MAP at www.acdsinc.org or by contacting the ACDS office. Additionally, developers wishing to obtain HOME funding from either the RPP or CHDO Program can schedule a meeting with ACDS staff to discuss their proposed project and available funding. RPP and CHDO projects chosen for HOME funding are typically a first-come-first-serve basis as long as they meet the County's development goals and the project is an eligible activity for HOME funding. New construction multifamily rental projects which are located in Opportunity Areas, as defined in Anne Arundel County's Consolidated Plan: 2016-2020, are given priority for HOME funds, as well as redevelopment projects located in Priority Revitalization Communities that are also given priority.

To be eligible for these programs, applicants must meet certain requirements. For the MAP program, applicants must first graduate from the Homeownership Counseling Program, have an income level under 80 percent of the area median income, have a total debt to income ratio under 45 percent, and cannot displace any tenants currently living in the home for which MAP funds are being requested. For the CHDO program, developers must first be certified as a CHDO before obtaining HOME funding. The developer must meet certain criteria such as being a non-profit organization that operates independently from other entities and has experience developing group housing. Developers requesting HOME funding from the RPP program must also show experience developing multifamily affordable housing projects. Additionally, developers must show its fiscal capacity to develop the project with the commitment of other funding sources, as well as the ability to financially support the operation of the project during the affordability period.

APPENDIX V

Emergency Solutions Grant Program

Policies and Procedures Manual

Pursuant to the regulations for Annual Action Plans at 24 CFR 91.220(I), the following describes Anne Arundel County's Policies and Procedures for implementation of the Emergency Solutions Grant (ESG) Program.

Policies and Procedures for Evaluation of Participant Eligibility for ESG Assistance

Participant Definition

Eligibility for Emergency Shelter and Rapid Re-Housing Programs

At a minimum, all participants must meet HUD's "literally homeless" definition at the time of acceptance into an ESG funded program; that is, the participants served must be an individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning: (i) has a primary nighttime residence that is a public or private place not meant for human habitation; (ii) is living in publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state and local government programs); (iii) is exiting an institution where they have resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution; or (iv) is fleeing, or is attempting to flee, domestic violence and has no other residence, lacks the resources or support networks to obtain other permanent housing and lives in an emergency shelter.

Emergency Shelter

ESG funds are awarded to Associated Catholic Charities, Inc. for the operation of their emergency shelter, Sarah's House. The Anne Arundel County Department of Social Services (DSS) Gatekeeper for the Anne Arundel County Coordinated Entry system screens applicants to ensure eligibility and assess that they have no other housing resource – such as friends or family they can stay with – prior to accepting them into the shelter. Sarah's House staff is responsible for documenting eligibility. At a minimum, all shelter guests must document they meet HUD's Homeless definition as stated in 24 CFR 576.2.

Rapid Re-Housing

The responsibility for evaluating a participant's eligibility for Anne Arundel County's ESG funded rapid re-housing program is assigned to the agencies awarded contracts for operation of rapid re-housing programs. The Light House has established standardized intake assessments for agencies to use when screening participants for eligibility. Rapid re-housing programs will target homeless families who have been referred from an emergency shelter or outreach program. Third party documentation will be required for all participants. Additionally, The Light House will assess the ability of potential participants to maintain and increase their income as necessary to ensure they can remain housed once the temporary subsidy is no longer provided.

Participant Definition

Eligibility for Prevention Services

In order to be eligible for prevention services a household must be evaluated for their risk of homelessness. HUD defines "at risk of homelessness" to be a household who does not have sufficient resources or support networks immediately available to prevent them from becoming homeless AND have an annual income below 30% of the area median income. Examples of clients who are at risk of homelessness include: (i) households that have moved because of lack of economic resources two (2) or more times within 60 days of requesting assistance; (ii) households living in the home of another because of economic hardship and have been asked to leave; (iii) households that have been notified that their right to occupy their leased **housing will be terminated within 21 days** after applying for assistance (an eviction notice); and households living in a motel or hotel that they are paying for.

The responsibility for evaluating a participant's eligibility for Anne Arundel County's ESG funded Prevention activities is assigned to the agency awarded the contract for operation of the program. Programs are expected to establish a standardized intake assessment for staff to use when screening participants for eligibility. Prevention funds will be targeted to homeless families and individuals who have been referred by an agency participating in the County's Coordinated Entry system. Funded programs will assess the ability of potential participants to maintain and increase their income as necessary to ensure they can remain housed once the temporary subsidy is no longer provided.

Standards for Targeting and Providing Essential Services Related to Street Outreach

The County ESG funds will not be used for street outreach. ESG funds will be used for emergency shelter, rapid re-housing activities, and prevention.

Policies and Procedures for Admission, Diversion, Referral, and Discharge from ESG funded Emergency Shelters

Admissions

The Department of Social Services (DSS) is the coordinated entry point for the County's emergency shelter system and houses the Emergency Shelter Gatekeeper who manages shelter access and maintains the emergency shelter list. Clients can be screened at Arundel House of Hope, The Light House and at both DSS locations in Annapolis and Glen Burnie. The CoC process gives priority for shelter to homeless persons assessed as vulnerable, on-the-street or residing in other places not fit for human habitation. At a minimum, all shelter guests must document that they meet HUD's Homeless definition as stated in 24 CFR 576.2.

Diversion

All clients are screened by the staff from DSS and the various Coordinated Entry screening points. During the initial meeting, the screener assesses an individual or family resources and situation to determine if other housing options are available. Shelter is only offered when no other housing options are obtainable. Families and individuals assessed as "at-risk of homelessness" will be referred for prevention services.

Referral

The DSS Gatekeeper will follow the procedures of the County's Coordinated Entry Process. If beds are not available at the time of screening, the DSS gatekeeper will refer an individual or family to other community resources, shelter, and support as needed. Otherwise, the DSS gatekeeper will refer the individual or family to an available bed in one of the County's shelters including Sarah's House Family Shelter, the County's ESG funded shelter. All shelter guests are referred to services as part of their case management while at the shelter.

Discharge

Sarah's House Family Shelter may terminate assistance if an individual or family violates shelter expectations or program requirements in accordance with a formal written process that recognizes the rights of the individuals affected. Generally, program expectations are reviewed with each guest upon entry into the program. Violation of expectations, either through inability or unwillingness, may result in an involuntary exit from the program. Generally, the guest is informed of being dismissed from the shelter and will be transported to DSS offices the next working day. An immediate dismissal is only enforced if the guest's behavior is deemed to be a threat to the safety of the facility and/or other guests and staff. If a guest leaves any belongings at the shelter, there is a 48-hour grace period before the belongings are discarded.

Safeguards to Meet the Safety and Shelter Needs of Special Populations

Sarah's House, the ESG funded shelter, has a handicapped accessible unit and bathroom to serve those individuals with disabilities. Sarah's House also offers mental health and substance

abuse assessments by licensed professionals. The program has 24-hour security and program staff available to meet the needs of shelter guests. Case management and support services are available to all guests including those with the highest barriers to housing. Families and individuals may apply for rapid re-housing or Project North, an on-site housing program, which provides supported housing for a period of 3 to 12 months allowing guests to address housing barriers. Additionally, clients are assessed for the County's permanent supportive housing programs and other rapid re-housing programs.

Policies and Procedures for Assessing, Prioritizing, and Reassessing Individuals' and Families' Needs for Essential Services related to Emergency Shelter

Upon entry into the ESG funded emergency shelter, all guests meet with a case manager to develop a case plan. The case plan establishes goals for securing permanent housing and identifies barriers that may prevent a guest from achieving this goal. Specifically, within the first 48 business hours of arriving at the facility, an intake packet, including the completion of a needs assessment as well as the scheduling of a mental health assessment, substance abuse assessment, and legal assessment will be completed for the guest. The case manager will also create a three-month case plan outlining goals as well as a weekly calendar with scheduled appointments listed and dates established for the completion of all goals. Essential services offered include but are not limited to housing search, employment barriers, job training, education, transportation, childcare, health, mental health, substance abuse, and legal services. The program prioritizes the services which help guests obtain permanent housing, increase income, and save money.

Provider Coordination Policies and Procedures for all ESG Funds

The Anne Arundel and Annapolis Coalition to End Homelessness (Homeless Coalition), the Continuum of Care planning group, ensures all services available for addressing the needs of the homeless population are coordinated through the participation of providers of the following services: homeless, essential, homelessness prevention, rapid re-housing, mainstream and housing. The Homeless Coalition meets, at a minimum, on a monthly basis to share resources, review program progress, and plan for future efforts. In addition, the Homeless Coalition holds monthly case management meetings to share information on available housing resources and services. The providers who will be managing the ESG funds will be required to participate in these meetings. Additionally, the Homeless Coalition will continue to implement to County's Coordinated Entry system, which will assess participant needs and provide guidance on referrals utilizing uniform criteria in order to ensure homeless persons have access to the best services based on their needs.

Anne Arundel County will continue to require all providers receiving ESG funds to participate in the County's Homeless Management Information System (HMIS). The HMIS administrator is located at the Department of Social Services and is responsible for assisting providers and

coordinating all data reports to ensure accuracy of the information, as well as the ability to track client services and referrals to mainstream resources. The successful participation of homeless clients in receiving mainstream resources is reviewed and monitored to evaluate providers' success at helping clients move towards independence.

The County will continue to organize an annual Homeless Resource Day in an effort to not only provide a comprehensive array of services for the homeless, but to also encourage the coordination amongst service providers, as well as other mainstream agencies, healthcare providers, businesses and individuals whose resources can be helpful in addressing the needs of the homeless.

Policies and Procedures for ESG Funded Rapid Re-Housing Program

At this time, the County has prioritized its funding for rapid re-housing activities. All recipients must meet HUD's definition of "literally" homeless. In addition, priority will be given to homeless individuals or families who are working, or have the potential to obtain resources, and have the ability to increase their resources, so they are able to afford and maintain their housing when the time period for receiving assistance comes to an end.

Standards for Determining Participant Share of Rent and Utility Costs

The ESG funded Rapid Re-Housing Program will provide a rent allowance to offset the overall housing cost for the participant household. The Program will evaluate each household to determine the minimum funds necessary to maintain housing.

Standards for Determining Length and Level of Rental Assistance

The ESG funded Rapid Re-Housing Program will provide rental assistance payment to participant households for a period not to exceed 12 months. However, the goal is to provide between two to three months of assistance.

Providers shall determine the type, maximum amount and duration of housing stabilization and/or relocation services for individuals and families who are in need of rapid re-housing assistance through the initial evaluation, re-evaluation and ongoing case management processes. Standards for determining the share of rent and utility costs that each program participant must pay, if any, will be based on the following guidelines:

- ❖ Providers may provide up to 100 percent of the cost of rent in rental assistance to participants. However, to maximize the number of households that can be served with rapid re-housing resources, it is expected that providers will address the level of need based on the goal of giving only what is necessary for each household to be stably housed for the long term.

- ❖ Rental assistance cannot be provided for a unit unless the rent for that unit is at or below the Fair Market Rent limit, established by HUD.
- ❖ The rent charged for a unit must be reasonable in relation to rents currently being charged for comparable units in the private unassisted market and must not be in excess of rents currently being charged by the owner for comparable unassisted units.

Other stabilization financial assistance, such as help with rental application fees, security deposit, last month's rent, utility deposits or arrears, and moving costs will be provided based on the philosophy of giving the least amount of assistance necessary to help a family become stably housed, as well as the availability of funds. Specifically, assistance with security deposits can equal no more than two months of rental payment.

Standards for Determining Type, Amount, and Duration of Services

All rapid re-housing participants will be required to participate in stabilization services, including case management, while receiving tenant based rental assistance. The service will be provided by Arundel House of Hope (AHOH) and The Light House in coordination with the provider who referred the participant to the program. A housing stability plan will be developed for each participant and may ensure the participant receives access to eligible mainstream benefits, job counseling, referral to workforce development services, transportation services, help with budgeting, etc. At a minimum, the case manager will have contact with the participant monthly to ensure the household is stable and the rent is paid. A participant may choose to continue stabilization services for an additional six months but will receive no more than 12 months of assistance.

Policies and Procedures for ESG Funded Prevention Services

At this time, the County has prioritized its funding for prevention activities. All participants must meet HUD's definition of "at-risk of homelessness." In addition, priority will be given to homeless individuals or families who demonstrate they are able to afford and maintain their housing upon program completion.

Standards for Determining Participant Share of Rent and Utilities Costs

The ESG funded Prevention activities may provide funds to pay a portion or all of a client's rent as well as one-time payment for rental arrears (not to exceed 6 months of rent in arrears). Total length of assistance may not exceed 12 months.

Standards for Determining Length and Level of Rental Assistance

The ESG funded Prevention activities will provide rental assistance payment to participant households for a period not to exceed 12 months, however, the goal is to provide between one to three months of assistance.

Providers shall determine the type, maximum amount and duration of housing stabilization and/or relocation services for individuals and families who are in need of rapid re-housing assistance through the initial evaluation, re-evaluation and ongoing case management processes. Standards for determining the share of rent and utility costs that each program participant must pay, if any, will be based on the following guidelines:

- ❖ Providers may provide up to 100 percent of the cost of rent in rental assistance to participants. However, to maximize the number of households that can be served with prevention resources, it is expected that providers will address the level of need based on the goal of giving only what is necessary for each household to be stably housed for the long term.
- ❖ Rental assistance cannot be provided for a unit unless the rent for that unit is at or below the Fair Market Rent limit, established by HUD.
- ❖ The rent charged for a unit must be reasonable in relation to rents currently being charged for comparable units in the private unassisted market and must not be in excess of rents currently being charged by the owner for comparable unassisted units.

Other stabilization financial assistance, such as help with rental application fees, security deposit, last month's rent, utility deposits or arrears, and moving costs will be provided based on the philosophy of giving the least amount of assistance necessary to help a family become stably housed, as well as the availability of funds. Specifically, assistance with security deposits can equal no more than two months of rental payment.

Standards for Determining Type, Amount, and Duration of Services

All prevention participants will be required to participate in stabilization services, including case management, while receiving tenant based rental assistance. The service will be provided by Arundel House of Hope (AHOH). A housing stability plan will be developed for each participant and may include access for the participant to receive eligible mainstream benefits, job counseling, referral to workforce development services, transportation services, help with budgeting, etc. At a minimum, the case manager will have contact with the participant monthly to ensure the household is stable and the rent is paid. A participant may choose to continue stabilization services for an additional six months but will receive no more than 12 months of assistance.

Centralized or Coordinated Assessment System

Anne Arundel County has a Coordinated Entry (CE) system for both its emergency shelter and permanent supportive housing programs. The CE system covers the entire County. Anyone can be assessed for shelter using a universal assessment tool at (i) the County Department of Social

Services (DSS) in Glen Burnie or Annapolis; (ii) Light House in Annapolis; and (iii) Arundel House of Hope in Glen Burnie. DSS staff offer after-hour phone assessments. Agencies place clients on a single list for the three County shelters, which is managed by a CE Gatekeeper. If clients are at-risk for homelessness, they are referred to homelessness prevention services. The screening assessment tool is designed to target individuals and families in need of immediate shelter for the night *on which* they request shelter, meaning they must be willing and available to present at the shelter if a bed is open on the same day they request and are assessed for shelter. The Gatekeeper manages the shared waitlist, prioritizing vulnerability based on the assessment, and determines eligibility and placement. Emergency shelters provide a daily count of available beds. If a bed is not available on the same day that a client requests shelter, they will be placed on a waitlist. When they are contacted about an available bed, they will be expected to be present at the shelter on the same day that bed space is available. Finally, referrals are provided by the YWCA domestic violence hotline and the Anne Arundel County Mental Health Agency Crisis – “Warmline” as appropriate.

Further, all homeless persons entering the County’s homeless Continuum of Care (e.g. outreach, shelter, day programs, etc.) are screened with the VI-SPDAT assessment. Completed assessments are submitted for to the Homeless Coordinator at the Department of Social Services where they are processed and scored based on vulnerability and “risk of death”, and the individual placed on the Access Housing List. Only those individuals with a completed VI-SPDAT assessment and ranking on the Access Housing List can access CoC and HOME funded permanent supportive housing programs.

All individuals are entered into the County’s Homeless Management Information System (HMIS). Shelter and program staff utilizing the HMIS system have been trained in the unified application and assessment process.

Process for Making Subawards

The process for awarding ESG funds is the same as the process for awarding CDBG, HOPWA, and HOME funds. Proposals are solicited during the fall of each year from the community at large for projects for the next fiscal year. At the first of two annual public hearings held by ACDS on behalf of the County, the public is asked to comment on the needs of low- and moderate-income County residents. At the hearing, staff describe the amount and nature of federal funds expected to be available, solicit proposals for the use of these funds, and explain the criteria for project selection.

Additionally, staff from ACDS facilitate meetings throughout the year with County providers of homeless services where the needs and priorities of the homeless are identified and discussed. These ongoing discussions help to direct the use of ESG funds within the County. Based on local goals and outcomes established in the Consolidated Plan, and as a result of the monthly

provider meetings, ACDS staff recommends specific projects for funding to the ACDS Board of Directors at the second public hearing, held in the winter of each year.

Once given approval by the County Executive, these recommendations become part of the County's budget process and awards are made official when the budget is adopted by the County Council each May. Any organization wishing to provide services for homeless persons in Anne Arundel County is encouraged to submit a proposal for consideration. In Local Fiscal Year 2021, ESG funds will be awarded to Associated Catholic Charities, Inc. (Catholic Charities) to support Sarah's House, an emergency shelter for homeless families, located on the grounds of Fort Meade in the western part of the County and rapid re-housing funds will be awarded to both Arundel House of Hope, Inc. (AHOH) and The Light House.

Homeless Person Participation

As Anne Arundel County is governed by elected officials, it cannot guarantee the participation of "not less than one homeless individual or formally homeless individual" on the County Council, its policy making entity. Therefore, ACDS, on behalf of Anne Arundel County, will implement the procedures described herein to ensure various avenues for consulting with the homeless and ensure the participation of homeless individuals when possible.

ACDS is responsible for the staffing and oversight of the County's Homeless Coalition, which is Anne Arundel County's Continuum of Care entity and an equivalent policy-making entity with regards to homeless issues. The Homeless Coalition is an active participant in the County's planning efforts for the development of its five-year Consolidated Plan and annual Action Plan. The Homeless Coalition has representation from formally homeless people. ACDS will continue to utilize the Homeless Coalition to gain insight, direction, and policy guidance for the planning and implementation of its program for the homeless population.

Prior to the pandemic, the Homeless Coalition periodically conducts focus groups with homeless individuals at shelters and day resource centers to determine needs and provide insight to establish goals and strategies for planning purposes. ACDS plans to conduct focus groups at the ESG funded shelter as part of the County's planning process which will ensure that homeless participants are consulted and considered when policies and decisions regarding ESG funded facilities, services or other assistance are made.

Additionally, as part of the ESG grant management, all agencies awarded funding will be required to meet the homeless participation requirement of having representation of not less than one homeless individual or formally homeless individual on their board of directors or other equivalent policy making entity. All ESG funded recipients will be encouraged to provide opportunities for employment or volunteer services for homeless clients of ESG funded shelters or programs.

Performance Standards

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

Targeting those who need the assistance most

In designing the Rapid Re-Housing Program and Emergency Solutions Program, the community has already targeted those most in need – the homeless. All agencies that award funds to provide these services will be required to document that this is the population being served.

Reducing the number of people living on streets and in emergency shelters

All participants of the Rapid Re-Housing Program must be documented as homeless upon their entry into the program. The County's 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 may be an increase in turnover of shelter beds and shorter stays, allowing more people to access shelter instead of remaining unsheltered. Emergency shelters will be evaluated on their success in assisting guests to obtain permanent housing.

Consultation with Continuum of Care

ACDS is a nonprofit organization under contract with Anne Arundel County to manage the homeless Continuum of Care planning process. This involves the application for and administration of the Continuum of Care funded programs and ESG funded programs. It also involves managing the coordination and facilitation of the Anne Arundel and Annapolis Coalition to End Homelessness (the Homeless Coalition) – the County's Continuum of Care Planning Group. This group is responsible for the overall planning, policy, and program development so that the County can address the needs of the homeless. ACDS, in conjunction with members of the Coalition, are responsible for setting policy, strategic planning, and developing new programs.

The Homeless Coalition includes representatives from (i) State, County, and the City of Annapolis agencies administering mainstream resources, (ii) shelter and nonprofit service providers, (iii) the FEMA Board, (iv) organizations serving individuals diagnosed with HIV/AIDS, and (v) formerly homeless persons, advocates, and others with roles, interests and responsibilities in addressing issues associated with homelessness in the County. The Homeless Coalition has held several meetings to discuss priorities for the use of ESG funds and developing performance standards for activities.

The Homeless Coalition has already developed procedures for the operation and administration of the County's Homeless Management Information System (HMIS). The County's HMIS system is funded through Anne Arundel County local funds and CoC funding. A

committee made up of members of the Homeless Coalition currently utilizes the HMIS system meets on a bi-monthly basis to review policies, update users on program changes and discuss other relevant issues associated with the use and management of the system. Currently all grantees receiving ESG funds are required to enter data into the County's HMIS, as will all subrecipients receiving any of the new funds.