

# Impact Report



*Arundel Community Development Services, Inc.*  
Fiscal Year 2025



# Our Team

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**Yolanda Matthews**, *Assistant Secretary*

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**Elizabeth Brush**, *Chief Planning Officer*

**Chauncey Hall**, *Chief Programs Officer*

**Chris Maruyama**, *Chief Projects Officer*

**Honora Sutor**, *Chief Affordable Housing Officer*



Top: ACDS Staff at The Severn Center in Severn, MD  
Bottom: ACDS CEO and Staff accepting CDN Award

## Staff

**Valencia Adams**

**David Andrews**

**Carson Arnold**

**Lindsey Banks**

**Solomon Bickersteth**

**Tre Bracken**

**Carrina Bucknor**

**Carole Burchette**

**Aida Castellon**

**Rebecca Chaklos**

**Josiah Daniel**

**Linda DeLuca**

**Allyson Dlugokeski**

**Kathy Ebner**

**Robert Gibbons**

**Elisha Harig-Blaine**

**Arlene Jackson**

**Artesia Mackey**

**Charita Madison**

**Rahnisha Marshall**

**Shawn McGeth**

**Tracey Mullery**

**Crystal Neese**

**Daryl Pratt**

**Freda Rawlinson**

**Shawn Rice**

**Maggie Staudenmaier**

**Bobbie Sullivan**

**Sheila White**

# Funding Partners

Arundel Community Development Services, Inc. thanks the following government funders for making our programs and projects possible!



Anne Arundel County

***County Executive Steuart Pittman and the  
Anne Arundel County Council***

Maryland Department of Housing  
and Community Development

***Secretary Jacob R. Day***

U.S. Department of Housing and Urban  
Development

***Secretary Scott Turner***

U.S. Department of the Treasury

***Secretary Scott Bessent***

Maryland Energy Administration

***Acting Director Ian Ullman***

City of Annapolis

***Mayor Gavin L. Buckley***



## History

Chartered by Anne Arundel County in 1993 to manage and carry out the County's housing and community development programs, ACDS provides a variety of direct programs, including homeownership counseling and down-payment/closing cost assistance, foreclosure prevention counseling, eviction prevention assistance, property rehabilitation and accessibility modifications for low-income homeowners, Moderately Priced Dwelling Unit and Workforce Housing programs, and affordable property rentals. In addition, ACDS is an experienced developer, taking on challenging developments on behalf of the County and our nonprofit partners to create and preserve affordable housing and community facilities that positively impact the lives of our low-income neighbors.

ACDS is an experienced steward of public funds with a proven track record adhering to federal regulations and financial management standards for programs such as CDBG, HOME, ESG, Continuum of Care and HOPWA. We provide technical assistance and manage a portfolio of federal, County, and State grants and loans to leverage a variety of community nonprofit organizations, group home providers, homeless agencies and low-income housing developers.

## About Us

### Mission

Our mission is to:

- revitalize neighborhoods through the targeting of joint public and private investment
- preserve and increase the supply of affordable rental housing through financing of new development and redevelopment of existing units; promote healthy homeownership through financial support, homebuyer education and the rehabilitation and construction of affordable units
- ensure affordable housing for those with special needs, including the homeless, the elderly, and the physically and mentally challenged
- enhance the quality of life in low-income communities by supporting neighborhood revitalization activities and services for low-income children, youth, and families



The Severn Intergenerational Center, Severn, MD



## Affordable Rental Housing: New Construction

Construction was completed on three new affordable rental communities funded with County HOME and/or Housing Trust Fund loans through ACDS:



*Increasing Affordable Rental Housing Opportunities that are Accessible, Inclusive and Sustainable*

### ***Eagle Park Village and Eagle Park Vistas***

Intergenerational community developed by Foundation Development Group and Osprey Property Company includes **48** units serving families and **72** units serving older adults in Hanover



### ***Brock Bridge Landing***

Family community developed by Woda Cooper Companies serving **38** families in Jessup



### ***Little Patuxent Senior***

Family community developed by Green Street Housing providing **78** units for older adults in Gambrills

## ADDITIONAL HIGHLIGHTS

- Construction continued on The Willows, a new 58-unit family project in Annapolis that was funded with a County HOME loan through ACDS, and on North Odenton, a 150-unit family project in Odenton, which was funded with a County loan through ACDS.
- Initiated underwriting on three new affordable family projects that will collectively serve 203 family households with affordable rental units. Construction is expected to begin in FY 2026/FY 2027.

## Affordable Rental Housing Preservation



Top: Rendering of Morris Blum, senior apartment community in Annapolis  
Bottom: Heritage Homes Ribbon Cutting Ceremony

## Preserving and Sustaining Affordable Rental Opportunities that are Accessible, Inclusive and Sustainable

Construction was completed on two affordable rental re-developments funded with County HOME and/or Housing Trust Fund loans through ACDS:

### *Morris Blum*

**154** units serving low-income seniors by the Housing Authority, City of Annapolis and The Community Builders, Inc.

### *Heritage Homes*

Includes two different age-restricted properties owned and managed by the Housing Commission of Anne Arundel County: Glen Square, **127** units in Glen Burnie and Stoney Hill, **55** units in Odenton

## ADDITIONAL HIGHLIGHTS

- ACDS provided low interest loan funds to refinance, rehabilitate and preserve 34 units at Homes at the Glen, owned and operated by Homes for America. Construction will be completed in FY 2026.
- ACDS supported our nonprofit partners, Bello Machre and Fello in completing rehabilitation work on 3 group homes serving 11 adults with disabilities.
- ACDS acquired and rehabilitated two affordable rental units that were rented to income-limited families. Our professional property management staff continued to manage and operate a 16 affordable rental unit community in South County as well as 79 units scattered throughout our Neighborhood Revitalization communities of Severn, Brooklyn Park and Glen Burnie, providing quality, affordable units to the County's workforce and limited-income households.
- Completed compliance monitoring for 26 multi-family rental projects that include a total of 1,926 affordable units that were were financed, in part, by ACDS. A detailed review of compliance with local, state and federal requirements, including fair housing, income restrictions, financial viability, debt service payments, and reserve account maintenance was conducted, as well as physical inspections to ensure the units are meeting Housing Quality Standards.



ACDS rehabilitated rowhome in Brooklyn Park



## Support for Programs Preventing & Addressing Homelessness

- ACDS Eviction Prevention Program prevented **426** evictions for low-income renters and our subrecipient partners helped prevent **71** evictions, utilizing ACDS grant support
- Provided funding support to Community Legal Services to serve **2,147** people with legal services and prevent evictions
- Supported our partners to provide street outreach, day center support and supportive services to **2,218** individuals experiencing homelessness
- **1,156** women, men, and children were sheltered at Sarah's House, The Light House and Fouse Center; ACDS capital funds supported the completion of bathroom renovations at The Light House
- Our Next Step Housing initiative supported **three** transitional housing programs with flexible operating grant funds, serving **18** returning citizens and **13** Veterans experiencing homelessness

## Preventing and Ending Homelessness

- ACDS granted federal and local funds to support our partners in providing 207 households experiencing chronic homelessness with permanent supportive housing



Photo of The Longest Night Memorial Service at The People's Park in Annapolis

## Moving Home Program

- ACDS Moving Home Program provided tenant based rental search and rent payment assistance to 78 households experiencing homelessness, as well as case management to improve economic independence; of those clients graduating, 85% remained stably housed

## SUCCESS STORY



ACDS Case Manager, Tre Bracken, and ACDS Housing Specialist Arlene Jackson review a Moving Home Application

*Ms. E and her five children were living in a hotel when the Department of Social Services and Anne Arundel County Public Schools referred to them the Moving Home Program. She was receiving Temporary Assistance to Needy Families (TANF) and an annual income of \$10,000. After being housed in Pasadena, Ms. E worked with our case managers and Anne Arundel County Workforce Development to train and apply for jobs. A custodial position led her to a management role at McDonalds and at the end of the 12-month program she assumed paying her full rent without further assistance.*



## Property Rehabilitation

Provided financial underwriting, procurement and construction management for low and moderate income homeowners to make major code and systems improvements to their homes

Units Rehabilitated by ACDS

**26 homes**

Accessibility Modifications Completed

**3 homes**

Units Rehabilitated by Partners Utilizing ACDS Funds

**72 homes**



ACDS Housing Counselor, Sheila White, with first-time homebuyer clients of the Mortgage Assistance Program

## Increasing and Sustaining Homeownership Opportunities



Participants at an ACDS Homeownership Counseling Class

## Homeownership Initiatives

Homebuyer Counseling

**556 households**

Mortgage Assistance Program

**12 homebuyers**

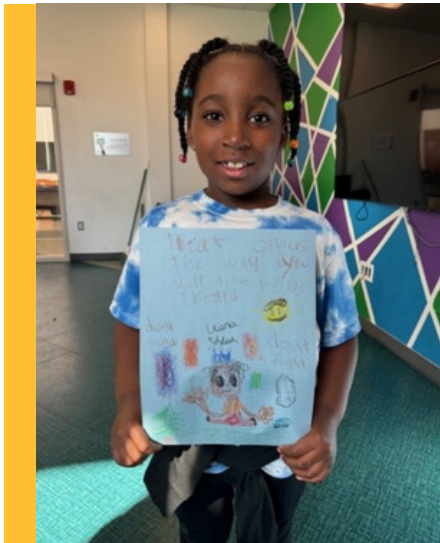
Foreclosure Prevention Counseling

**122 homeowners**

## ADDITIONAL HIGHLIGHTS

- After a stakeholder engagement process, ACDS finalized design standards and the homeownership policies for the County's new Moderately Priced Dwelling Unit Program, which went into effect for development applications submitted July 1<sup>st</sup>. The MPDU Program, for which ACDS is the Administrator, is expected to create a pipeline of affordable homeownership units affordable to households earning 100% Area Median Income (or \$130,250 for a household size of 4) and below.
- In addition to completing the public utility easement for sewer services for the Glendale Terrace Community, during FY25, ACDS acquired the required contiguous platted lots to yield a feasible unit density, working toward developing 14 affordable homeownership townhouse units on the property, which consists of former County owned and newly acquired land.
- ACDS awarded a \$250,000 grant to Habitat for Humanity to create 5 homeownership units for households earning 80% Area Median Income (or \$104,200 for a household size of 4) and below.





## Create Successful and Sustainable Communities in Anne Arundel County



### Community Development Grants

As the County's Housing and Community Development agency, ACDS administers a number of special funding sources that support community development and health and human services initiatives on behalf of the County and associated Commissions. These include the Community Development Block Grant Program grants, Community Support Grant Program, the Laurel Race Course Impact Fund, and the Video Lottery Terminal Fund. You can read more about the impact our partners had in FY 2025 with these important funds below and on the following pages.

### Community Development Block Grant

Funds were utilized to support the following community development impacts:

- **762** low-income youth received afterschool or summer enrichment programming
- **166** adult learners improved job readiness skills and obtained GEDs
- **3** households received road-ready used vehicles
- Heritage at Severn (formally Meade Village) Community Center received major capital improvements
- Renovated the Light House Shelter bathrooms



### ADDITIONAL HIGHLIGHT

In addition, in FY 2025, ACDS supported the County and the new Community Reinvestment and Repair Commission to establish a comprehensive grant process for organizations serving communities disproportionately harmed by the war on drugs to access funding through the **Community Reinvestment and Repair Fund**, which is supported by revenue from adult recreational cannabis use.

ACDS supported the Commission in conducting broad outreach to ensure community awareness and participation in the grant application process, conducted 4 applicant trainings, responded to 51 questions/requests for technical assistance, and conducted a threshold review of 105 applications and supported the Commission through the grant evaluation and decision making process. Awards will be made in FY 2026 and will be administered by ACDS.

## Community Support Grants

Supported 73 nonprofit organizations with \$2,000,000 in flexible operating grants to provide community development programming and initiatives to:

- improve health and wellness
- increase services in low-income and underserved communities
- promote equality and inclusion
- eliminate the opportunity gap in education

Our grant management and finance teams provide professional grant management in the administration of CSG funds, as well as technical assistance to nonprofit organizations to help them achieve their goals. In FY 2025, Community Support Grants helped our nonprofit providers make a major impacts by providing youth enrichment activities, support for older adults and people with disabilities, community development activities, housing supports, and health and safety improvements.

## Create Successful and Sustainable Communities



Josiah Daniel, ACDS Bilingual Housing Counselor, reading to students in the Annapolis STAIR Program

Awards

**74**

Elderly Assisted

**2,114**

Funds Awarded

**\$2,000,000**

People with Disabilities Assisted

**4,852**

Households Assisted

**52,717**

Low/Mod Income Assisted (when reported)

Youth Assisted

**2,060**

**78.4%**



World Class Grad President Thornell Jones, far right, and students

## GRANTEE SPOTLIGHT

The Annapolis Area Community Boating Pilot Program provides on-water boating experience, education and training on the marine industry to youth in Anne Arundel County. World Class Grad's (WCGMD) marine and maritime program helps low-income students experience sailing, kayaking, and stand-up paddle boarding, while students also are introduced to knowledge that will give them the opportunity to grow into boating industry instructors, learn about employment opportunities and consider college programs in the marine and environmental industry.





Chase Your Dreams Initiative at a youth gun violence prevention event

Awards

**31**

Funds Awarded

**\$3,170,215**

Youth Assisted

**5,014**

Seniors Assisted

**373**

People with Disabilities  
Assisted

**287**

Households Assisted

**23,386**

Low/Moderate Income  
Assisted (when reported)

**88%**

## HIGHLIGHTS

- ACDS supports the Local Development Council in its \$18 million budget process that provides VLT funds to County agencies and affiliates for impactful projects in the local impact area, including public safety improvements, recreation and park enhancements and workforce and transportation supports.
- ACDS and the LDC supported the Chase Your Dreams Initiative to provide sporting tournaments, travel outings, community events, and listening sessions to promote a sense of community and connect county youth in need with necessary resources. In FY 2025, this program engaged over 1,127 young people in meaningful community events, sports leagues and experiences.
- During FY 2025 the BWI Connector Shuttle, operated by the BWI Partnership and supported with VLT funds, provided rides to 98,236 passengers, an increase of 1,499 passengers over last year, allowing local workforce members to get to employment, as well as local residents to access shopping and other services.

# Create Successful and Sustainable Communities

## Video Lottery Terminal Grants

Managed and administered over \$3.17 million in Video Lottery Terminal (VLT) funds supporting nonprofit and community association programs and initiatives in the area around LIVE! Casino to:

- enhance educational outcomes
- provide human services for success for underserved residents and communities
- beautify and revitalize communities



BWI Connector Shuttle supported by VLT Funds



Chase Your Dreams Initiative unveiling new mural at Bacontown Park

Awards

**17**

Funds Awarded

**\$439,637**

Youth Assisted

**289**

People with Disabilities  
Assisted

**918**

Individuals Assisted

**44,467**

Seniors Assisted

**32**



HOPE For All - Turning Houses into Homes

## Create Successful and Sustainable Communities

### Laurel Race Course Impact Fund

Managed and administered Laurel Race Course Impact Funds (LRCIF) to nonprofit and community association programs and initiatives to improve community well-being in the area surrounding Laurel Race Course.

In addition to managing the LRCIF grant funds to subrecipient organizations, ACDS supports the Laurel Race Course Impact Advisory Committee in the LRCIF budget process as they make awards that will have maximum impact in the target area.



Anne Arundel County Residents volunteering at AACFB food distribution location

## HIGHLIGHT



Anne Arundel County Residents volunteering at AACFB food distribution location

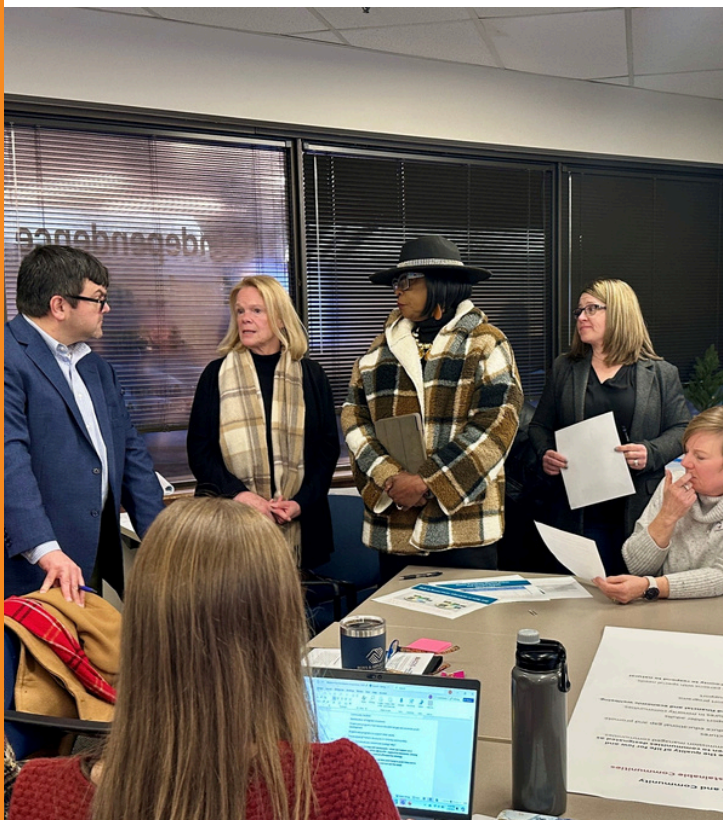
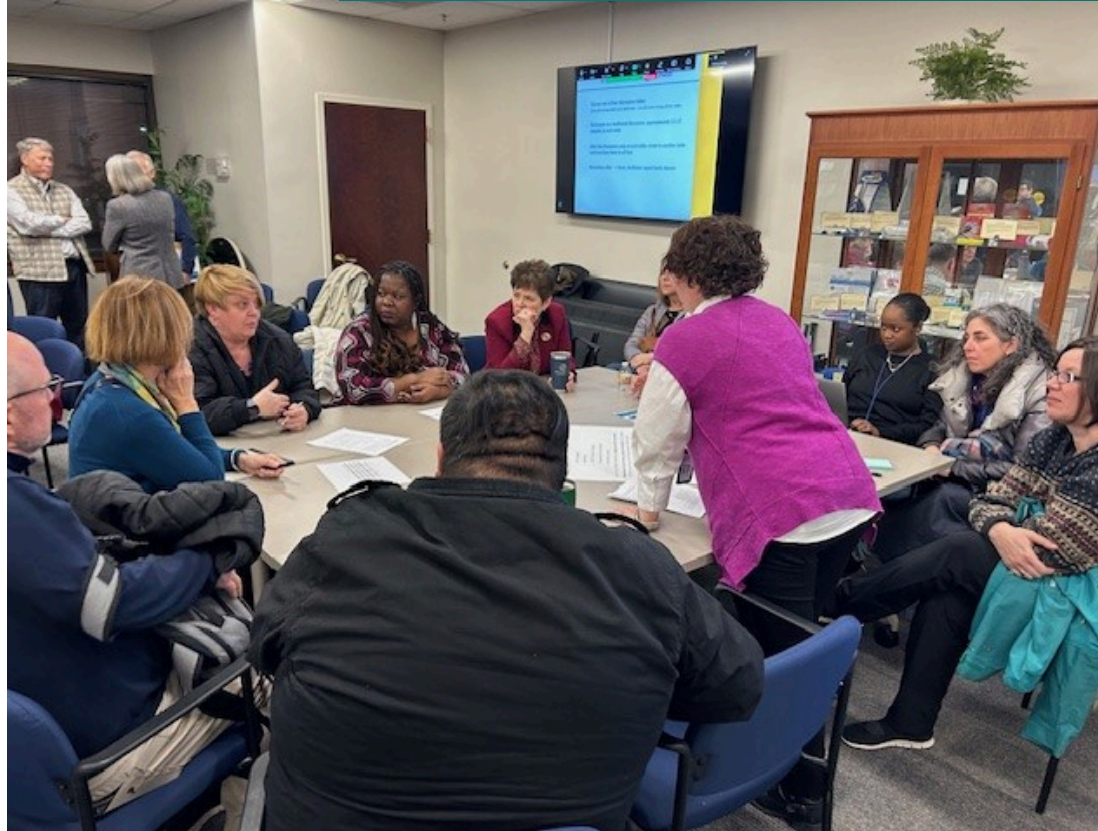
*"The funding that the Anne Arundel County Food Bank (AACFB) receives through ACDS is instrumental to our work in the communities surrounding Live! Casino and the Laurel Race Course. These resources help the AACFB to prioritize the purchase of fresh produce and lean proteins for distribution, providing the food that our neighbors most highly desire and ensuring that access to healthy and nutritious food is available to all residents in these communities regardless of economic status. We are grateful for this ongoing partnership and our collaborative work to alleviate food insecurity in Anne Arundel County."*

- Leah Paley, CEO, Anne Arundel County Food Bank





## *In the Community*







## *In the Community*

