



Annual Report

Fiscal Year 2022



ACDS Management Team and Board of Directors

Management Team

Erin Karpewicz

James Sylvester

Chauncey Hall

Christopher Maruyama

Elizabeth Brush

Chief Executive Officer

Chief Operating Officer

Program Director

Project Director

Planning Director

Board of Directors

Beverley Swaim-Staley

Nancy Rase

Wonza Spann-Nicholas

Michael Baldwin

Nathan Betnun

Sandra Ervin

Edward Gosselin

Robert Kramer

Michael Pitchford

Asha Smith

Virginia Thomas

Chair

Vice Chair

Treasurer

Assistant Secretary



Funding Partners

Arundel Community Development Services, Inc. would like to thank 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 Kenneth C. Holt

U.S. Department of Housing and Urban
Development

Secretary Marcia L. Fudge

U.S. Department of the Treasury

Janet L. Yellen

Maryland Energy Administration

Director Mary Beth Tung, Ph.D., Esq.

City of Annapolis

Gavin L. Buckley

History

Chartered by Anne Arundel County in 1993 to manage and carry out the County's federal housing and community development programs, ACDS provides a variety of direct assistance, including homeownership counseling, foreclosure prevention counseling, downpayment and closing cost assistance, accessibility modifications, property rehabilitation and affordable rental units to County residents.

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 manage a portfolio of grants and loans to a variety of community nonprofit organizations, group home providers, homeless agencies and low-income housing developers.

About Us

Mission

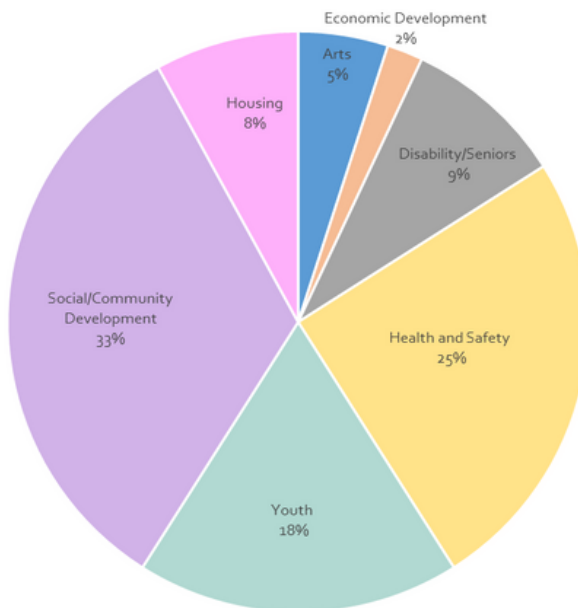
Our mission is to:

- revitalize declining neighborhoods through the targeting of joint public and private investment
- preserve and increase the supply of affordable rental housing through 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



Create Successful and Sustainable Communities in Anne Arundel County

CSG Awards by Type



Awards

54

Funds awarded

\$2,331,992

Individuals Assisted

91,029

Non-White/Hispanic Assisted

68%

Low/Moderate Income Assisted

82%

Community Support Grants

Managed and administered over \$2.3 million supporting nonprofit programs and initiatives throughout Anne Arundel County to:

- improve health and wellness
- increase services in low-income and underserved communities
- promote equity and inclusion

Pivoted to research and establish new federal compliance requirements associated with the new American Rescue Plan Act (ARPA) funding when County increased the CSG grant pool by over 340% utilizing County ARPA funding.

Managed the \$2.13 million FY 2023 Community Support Grant application and budget process, on behalf of the County Executive Office, resulting in 75 awards to nonprofit and community organizations.



Create Successful and Sustainable Communities in Anne Arundel County



Awards

32

Funds awarded

\$5,072,628

Youth Assisted

6,411

Seniors Assisted

593

Individuals with Disabilities Assisted

525

Households Assisted

4,023

Non-White/Hispanic Assisted

79%

Low/Moderate Income Assisted

93%

Video Lottery Terminal Grants

Managed and administered over \$5 million in Video Lottery Terminal 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

Additional Highlights

- Completed renovations at Sarah's House, Queenstown Community Center, ARC Headquarters, and installed the Severn Elementary School sign
- More than 5,000 bags of litter/refuse collected
- More than 70,000 free shuttle rides provided to the workforce/residents in and around Arundel Mills
- Managed the \$18 million Local Development Council application and budget process for FY 2023 VLT funds and 29 awards were made to nonprofit and community organizations and 9 awards were made to County agencies and affiliates

Create Successful and Sustainable Communities in Anne Arundel County

Federal and County Grants

Managed and administered over \$180,000 in Community Development Block Grant Funds and \$35,000 in County General funds to support low and moderate income communities and individuals with programming for youth, elderly and economic empowerment.

Youth Assisted

284

Seniors Assisted

203

Adults Assisted

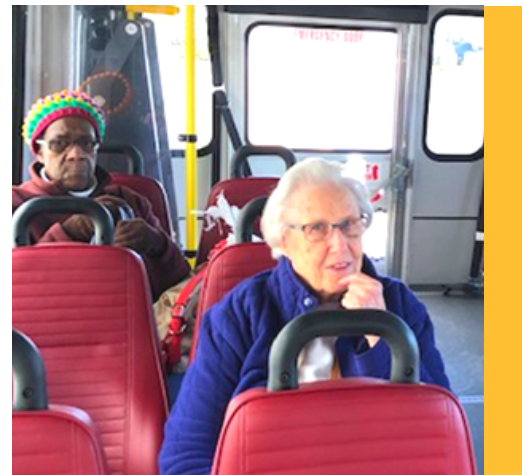
96

Non-White/Hispanic Assisted

70%

Low/Moderate Income Assisted

90%



Additional Highlights

- Completed energy efficiency lighting retrofits in Wiley H. Bates Boys & Girls Club
- Completed 50% of the Severn Center community facility
- Supported Greater Baybrook Alliance with general operating costs to build the capacity of the Brooklyn Park, Brooklyn and Curtis Bay communities through stakeholder outreach and coordination, implementation of capital improvements, developing crime reduction programming and other community development initiatives

Create Successful and Sustainable Communities in Anne Arundel County

Food Assistance Grants

Managed and administered over \$3.2 million through the County funded American Rescue Plan Act; dedicated to emergency food assistance. The majority of the funds supported procurement of food and baby items through the Anne Arundel County Food Bank, Maryland Food Bank, and Partnership for Children, Youth and Families for distribution through community pantries countywide.

Funds were used to support nonprofit organizations with staffing, food procurement, baby pantry items, and/or equipment costs to grow and sustain the County emergency food assistance network in the wake of COVID-19 and rising food costs.

Researched and established new federal compliance requirements associated with the American Rescue Plan Act funds, which supported this programming.

Awards

12

Awarded by ACDS

\$3,245,162

Individuals Assisted

769,145

Non-White/Hispanic Assisted

80%

Low/Moderate Income Assisted

89%



"The resources provided through Anne Arundel County and ACDS played a critical role in our efforts to alleviate food insecurity. With this financial support. Last year we procured and distributed 4 million pounds of food and essentials to our network of 70 community-based member agency partners to ensure that no one in our community goes hungry."

-Leah Paley, CEO, Anne Arundel County Food Bank

Affordable Rental Housing Production & Preservation

Public housing authority partners completed redevelopment to preserve affordable rental housing while utilizing ACDS HOME loans:

Wilbourn Estates: New Construction

78 units

Meade Village: New
Construction/Rehabilitation

223 units

Robinwood: Energy Efficiency
Improvements

84 units

Increase and Preserve Affordable Rental Housing Opportunities that are Accessible, Inclusive and Sustainable

Reviewed and analyzed 5 affordable rental projects resulting in the successful adoption of 5 Payment in Lieu of Taxes (PILOT) by the County Council.

Blue Oaks: New Construction

150 units

Eagle Park: New Construction

120 units

Villages at Patuxent: New Construction

78 units

Willows at Forest Drive: New Construction

58 units

Villages at Marley Station: Rehabilitation

75 units

Additional Highlights

- Initiated the underwriting process for 406 new units, described above, in addition to starting the underwriting process for Morris Blum, a 154 unit public housing community serving seniors in Annapolis
- Acquired 3 units in Brooklyn Park through the Scattered Sites Rental Program. Completed the renovation of 6 units and rented 5 units, 4 of which were acquired during LFY 2020 and 1 in LFY 2019
- Closed financing for the Brock Bridge Landing project; 38 unit of new construction serving families in Jessup
- Established policies and procedures to implement the County Workforce Housing zoning program and initiated review for 2 projects





Continued to provide programs supporting the ability of individuals with special needs to access affordable rental housing:

Housing Vouchers through Housing Commission to support households with HIV/AIDS

33

Completed Renter Accessibility Modification project, processed applications for additional cases in the pipeline

1

Increase and Preserve Affordable Rental Housing Opportunities that are Accessible, Inclusive and Sustainable

Accessible Rental Programs and Support Services

Provided support services for low and moderate income renters, including:

Households assisted through the Housing Commission Self Sufficiency Program

135

Households completed the ACDS Financial Literacy Counseling

16



Asset Management

Increase and Preserve
Affordable Rental Housing
Opportunities that are
Accessible, Inclusive and
Sustainable

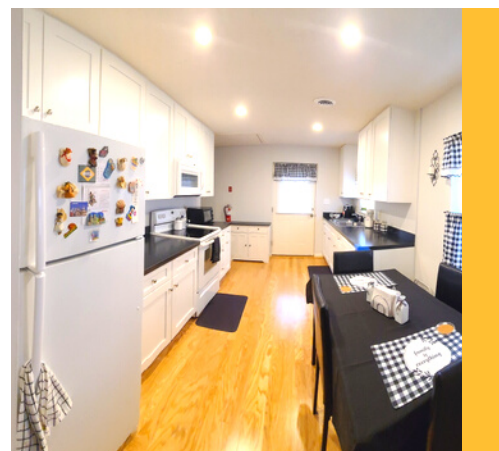


Completed compliance monitoring on 22 affordable rental developments and 23 group homes funded with HOME funds including file review and HQS inspection.

Managed and maintained a 92 unit rental property portfolio (increased by 3 units from the prior year) throughout the County, providing quality, sustainable affordable housing.

Completed monitoring on 1 project owned by a nonprofit for compliance with Impact Fee waiver law.

Substantially completed modernization renovations on the remaining 7 of 16 units of affordable rental housing in the Tenthouse Creek Village community.



Eviction Prevention Program

“I wanted to reach out to you to send my love and most SINCERE THANKS to you and your organization for giving me back my life. My process started with an Intake Coordinator and ended with my Case Manager - both worked hard and efficiently to provide me with rental assistance and I am forever grateful...I am so thankful for the help you all provided me with my rent so I can continue to try and provide for myself and my 4 yo daughter again.”

~M.J., Eviction Prevention Program Client

Continued to manage and implement the County Eviction Prevention Program assisting 2,826 low and moderate income households to stay in their rental units and provide housing stability.

Administered over \$26 million in local, State and federal eviction prevention funding, in accordance with applicable regulations and federal compliance and reporting requirements.

Legal Services Program

Partnered with Community Legal Services, Inc. to provide legal counseling and/or legal representation to households at risk of eviction for Failure to Pay.

Households Assisted

1,356

Increase and Preserve Affordable Rental Housing Opportunities that are Accessible, Inclusive and Sustainable

Households Assisted by ACDS

1,936

Households Assisted by Community Partners

810

Housing Authority of City of Annapolis Households Assisted

190

Housing Commission of Anne Arundel County Households Assisted

80



Increasing & Sustaining Homeownership Opportunities

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

Property Rehabilitation

Completed in Anne Arundel County

16 units

Completed in City of Annapolis

2 units



"Due to several bouts with COVID-19, my family experienced a loss of income and was very behind on the mortgage. Once the federal foreclosure moratorium ended, we were in trouble. Thanks to ACDS' Foreclosure Prevention Program, I was able to work with a counselor, develop a plan and successfully connect with financial resources through the State. Two days before being foreclosed on, we saved my house. I am now fully employed and working back towards the financial stability my family once enjoyed with a roof still over my head. Thank you ACDS!"

-M.R., Foreclosure Prevention Counseling Client

Homeownership Counseling

402 clients

Foreclosure Prevention Counseling

67 clients

Mortgage Assistance Program

1 client

Non-White/Hispanic

80%

Additional Highlights

- Applied for and received a \$115,000 Maryland Energy Administration Low-to-Moderate Income Grant award for residential weatherization
- Applied for and received a \$433,333 Maryland Energy Administration Low Income Solar Grant award for the installation of rooftop solar systems

Support for Programs Preventing & Addressing Homelessness

Developed and managed 33 grants from 7 different funding sources totaling over \$3,800,000 for a variety of prevention, emergency, transitional and permanent housing programs serving those experiencing homelessness.



Prevent and End Homelessness

Homeless Services & Case Management

1,686

Overnight Emergency Shelter Assistance

752

Homeless Prevention Assistance

114

Permanent Supportive Housing or Rapid-Rehousing Tenant Based Vouchers

274

Additional Highlights

- Managed \$2,484,499 application process through the nationally competitive 2021 Continuum of Care Program
- Expanded Rapid Re-Housing Programs funded through ESG-CV and State funds providing 12-18 months of rental assistance to 48 households
- Initiated the Moving Home Program, offering up to 24 months of rental assistance (TBRA), housing location, and case management for homeless households
- Secured funding from the County to develop a new transitional shelter serving older adults and adults with mobility challenges who are also experiencing homelessness
- Increased State Homelessness Solutions Program funding from \$552,500 to \$788,327 to support Sarah's House, Light House and Arundel House of Hope Outreach Center, prevention, rapid re-housing programs and youth programs

Out in the Community



The accomplishments reflected in this report would not be possible without our hard working ACDS team and our many community partners. Thank you for your passion and commitment to serving the residents in Anne Arundel County!

Accessible Resources for Independence, Inc.
Addiction Recovery, Inc.
Annapolis Immigration Justice Network, Inc.
Annapolis Maritime Museum, Inc.
Anne Arundel County and City of Annapolis Community Emergency Response Team, Inc.
Anne Arundel County Casa, Inc.
Anne Arundel County Central Services
Anne Arundel County Community Action Agency, Inc.
Anne Arundel County Department of Aging and Disabilities
Anne Arundel County Department of Health
Anne Arundel County Department of Public Works
Anne Arundel County Department of Social Services
Anne Arundel County Food Bank, Inc.
Anne Arundel County Inspections and Permits
Anne Arundel County Literacy Council, Inc.
Anne Arundel County Mental Health Agency, Inc.
Anne Arundel County Office and Planning and Zoning
Anne Arundel County Office of Finance
Anne Arundel County Office of Law
Anne Arundel County Partnership for Children, Youth and Families
Anne Arundel County Public Library
Anne Arundel County Public Schools
Arundel House of Hope, Inc.
Arundel Rivers Federation, Inc.
Asbury Church Assistance Network, Inc.
Assistance League of the Chesapeake, Inc.
Associated Catholic Charities, Inc.
Bello Machre, Inc.
Best Buddies International, Inc.
Boys & Girls Clubs of Annapolis & Anne Arundel County, Inc.
BWI Community Development Foundation, Inc.
Calvary Community Economic Development Corp.
Caring Cupboard LLC
Center of Help, Inc.
Center of Transformation, Inc.
Charting Careers, Inc.
Chesapeake Arts Center, Inc.
Chesapeake Church
Children's Theatre of Annapolis
Chrysalis House Inc.
Community Legal Services
Creating Communities Corporation
Empowering Believers Church of the Apostolic Faith, Inc.
Fort Meade Alliance Foundation, Inc.
Greater Baybrook Alliance, Inc.
Hawks Ridge Homeowners Association, Inc.
HOPE For All, Inc.
Housing Commission of Anne Arundel County

Thank You

Junior Achievement of Central Maryland, Inc.
Kingdom Kare, Inc.
Langton Green, Inc.
Leadership Anne Arundel, Inc.
Leading by Feeding, Inc.
Legal Aid Bureau, Inc.
LET'S GO Boys and Girls, Inc.
Marshall Hope Corporation
Maryland Consumer Rights Coalition
Maryland Cultural and Conference Center, Inc.
Maryland Federation of Art, Inc.
Maryland Food Bank
Maryland Hall for the Creative Arts, Inc.
Maryland Reentry Resource Center, Inc.
Maryland Therapeutic Riding, Inc.
Mount Olive Community Development Corporation
My Life Foundation, Inc.
OIC of Anne Arundel County, Inc.
Opportunity Builders, Inc.
Organization of Hispanic/Latin Americans of Anne Arundel County, Inc.
Owensville Primary Care, Inc.
Partners in Care Maryland, Inc.
People Encouraging People
Power Hawks Robotics Club, Inc.
Providence Center, Inc.
Ralph J. Bunche Community Center, Inc.
Rebuilding Together Anne Arundel County, Inc.
Restoration Community Development Corporation
Rob's Barbershop Community Foundation, Inc.
Rude Ranch Animal Rescue, Inc.
Samaritan House, Inc.
Serenity Sistas, Inc.
Severn Crest Homeowners Association, Inc.
Severn Elementary PTA, Inc.
Start the Adventure in Reading (STAIR) - Annapolis, Inc.
Stillmeadows Condo Association
The Arc of the Central Chesapeake Region, Inc.
The Blue Ribbon Project, Inc.
The Chesapeake Language Project
The Christian Assistance Program, Inc.
The Complete Player Charity
The Jessup Improvement Association, Inc.
The Light House, Inc.
The Parents' Place of MD
Video Lottery Facility Local Development Council
Wiley H. Bates Legacy Center, Inc.
Woods Community Center, Inc.
YWCA of Annapolis & Anne Arundel County Maryland, Inc.