



ANNE ARUNDEL COUNTY ANNUAL ACTION PLAN Local Fiscal Year 2026

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AP-15 Expected Resources

Introduction

The *Anne Arundel County Annual Action Plan for Local Fiscal Year 2026* describes how the County plans to expend its federal housing and community development resources from July 1, 2025, to June 30, 2026. This Action Plan also establishes how the County will address its needs and achieve the goals as stated in the *Anne Arundel County Consolidated Plan: FY 2026 – FY 2030*.

During Local Fiscal Year 2026, approximately \$61,871,959 will be allocated to housing and community development activities in Anne Arundel County. Of this, a total of \$7,894,876 in HUD funds which are a combination of entitlement grants, program income, and Federal Fiscal Year 2024 Continuum of Care award funds. The County will also commit a total of \$14,474,900 in local funding. In addition, the Housing Commission administers and manages \$1,947,591 in public housing funds and \$33,581,082 in Housing Choice Voucher Program on behalf of the County. Finally, the County anticipates receiving Low Income Housing Tax Credits (LIHTC) in the amount of \$4,863,510 and other state resources for the development of new affordable housing projects.

ACDS administers most of these federal funds on behalf of the County and works closely with other County agencies, State agencies and nonprofit providers.

Table 1
Expected Resources Priority

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation \$	Program Income \$	Prior Year Resources \$	Total \$		
CDBG	Public – federal	Acquisition & Rehabilitation Admin & Planning Housing Public Housing Improvements Public Services	\$2,218,569	\$600,000	\$6,568	\$2,825,137	\$11,274,276	Community Development Block Grant (CDBG) is a flexible funds program that provides communities with resources to address housing and community development needs.
HOME	public – federal	Acquisition Homebuyer Assistance Homeowner Rehab Multi-family Rental New Construction Multi-family Rental Rehab New Construction for Ownership TBRA	\$768,900.35	\$750,000	\$0	\$1,518,900.35	\$6,075,601	HOME Investment Partnerships Program (HOME) provides communities with the resources to fund a wide range of activities, including building, buying, and/or rehabilitation of affordable housing for rent or homeownership or providing direct rental assistance to low-income households.
ESG	public - federal	Overnight Shelter Rapid Re-housing (rental assistance)	\$188,028	\$0	\$0	\$188,028	\$752,112	Emergency Solution Grant (ESG) funds provide communities with flexible funds to address the needs of the homeless.
Other	Public-federal	Services - TBRA	\$562,860	\$0	\$0	\$562,860	\$2,814,300	Housing Opportunities for Persons with AIDS (HOPWA) funds are used for tenant based rental assistance for persons with AIDS.
Other	Public - local	Acquisition Admin & Planning Homebuyer Assistance Homeowner Rehab Housing Multifamily Rental New Construction Multifamily Rental Rehab TBRA	\$173,003	\$0	\$0	\$173,003	\$692,012	County funds are provided to meet the required HOME match.
Other	Public – notice	Homebuyer Assistance Housing Multifamily Rental Rehab Services – TBRA	\$14,311,897	\$0	\$0	\$14,311,897	\$57,247,588	County Housing Trust and local funds are provided for homeownership counseling, financial literacy, and foreclosure prevention counseling programs, rental housing development, TBRA 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.

In FY 2026, the County will invest \$7,460,000 in local Affordable Housing Trust and other local funds into the **Rental Housing Production Program**. These funds will support the acquisition and rehabilitation or new construction of affordable multi-family housing and leveraging HOME Investment Partnership Program (HOME) dollars. Typically, these projects cost millions of dollars and leverage equity raised by federal LIHTC, State funds and private dollars. The County estimates receiving an award of \$ 4,863,510 in LIHTC in LFY2026 from the State. The County will also support the development of this housing by waiving or reducing the impact of connection fees to produce affordable units and offering developers Payment in Lieu of Taxes (PILOT).

The County will also utilize its Affordable Housing Trust funds to leverage both HOME and Community Development Block Grant (CDBG) funds the ACDS administered **Property Rehabilitation Program**. This is in addition to the competitive State funds, such as Baltimore Regional Neighborhood Initiative (BRNI) funds, awarded to ACDS, and State Lead-Based Paint funds utilized in our targeted neighborhoods to rehabilitate the homes of income eligible County residents.

A total of \$700,000 in Affordable Housing Trust funds will be used to leverage HOME funds for the ACDS administered **Mortgage Assistance Program** which provides financial assistance to income eligible first-time homebuyers. The program also leverages mortgage financing through the Maryland Mortgage Program and/or private lenders.

General County funds in the amount of \$469,00 are used to offer **homeownership counseling, foreclosure prevention counseling, and financial literacy programs**. The funds are leveraged with federal and State dollars, including competitive federal funds through the federal Homeownership Counseling Program, the Maryland Homeownership Counseling Fund, and the Maryland Homeowner Assistance Fund (HAF) grants programs.

County Affordable Housing Trust funds in the amount of \$1,300,000 will leverage CDBG funded emergency assistance programs to prevent evictions and to divert families from homelessness.

In addition, ACDS administers the Laurel Racecourse Impact Fund (LRCIF), Video Lottery Terminal (VLT) and County Executive's Community Support Grant (CSG) 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.

Anne Arundel County was awarded \$2,799,951 in Continuum of Care (CoC) program dollars through the Federal Fiscal Year 2024 competition. These funds will leverage, at a minimum, approximately \$700,000 from County, State, and private monies for projects serving the people experiencing homelessness. Anne Arundel County will further leverage its federal funds – both Emergency Solutions Grant (ESG) and CoC – with State funds and anticipates receiving a State Homelessness Solutions Grant (HSP) in the amount of at least \$788,928. The award will support outreach, shelter, homelessness prevention, and rapid rehousing programs. Finally,

County Affordable Housing Trust funds, in the amount of \$3,443,000 will support homelessness prevention and shelter diversion, rapid rehousing, and transitional housing programs.

The County ensures that all the federally required match funds are met or exceeded. 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 2026 is \$173,003 and the County will meet this obligation through the allocation of general funds.

Sarah's House Emergency Family Shelter, operated by Associated Catholic Charities, Inc. (Catholic Charities), will receive allocations as follows: \$85,000 in ESG funds which is matched with \$140,000 in United States Army Funds; \$911,920 in County funds; \$114,000 in VLT funds; and \$188,970 in (HSP) funds plus private dollars. The ACDS administered Moving Home Program, a rapid housing program, will match its \$88,926 award with over \$1,000,000 in Affordable Housing Trust dollars. Both initiatives will meet the ESG match fund requirement.

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, potentially reducing the cost of building and making the home available at a much lower cost to first time homebuyers. This program has garnered 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 collaborates 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 invests significant amounts 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, volunteers, and in-kind services to fully support these programs.

AP-20 Annual Goals and Objectives

Table 2 Goals Summary

Goals Summary	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing: Promote safe, quality, affordable housing available to County residents	2026	2027	Affordable Housing	Neighborhood Revitalization Area - Brooklyn Park Neighborhood Revitalization Area - Glen Burnie Neighborhood Revitalization Area – Severn Neighborhood Revitalization Area -Maryland City Communities of Opportunity	Affordable Housing – Owner Affordable Housing – Renter Housing Preservation and Rehabilitation Special Needs – Housing	CDBG: \$1,609,823 HOME: \$1,184,510.35 County General: \$8,972,900 HOME-Match: \$173,003 HOPWA: \$540,346	<i>Units Rehabilitated: 365</i> <i>Units Constructed: 214</i> <i>TBRA/RRH:30</i> <i>Households Assisted: 80</i>
2	End Homelessness: Prevent and end homelessness	2026	2027	Homelessness	Neighborhood Revitalization Area - Brooklyn Park Neighborhood Revitalization Area - Glen Burnie Neighborhood Revitalization Area – Severn Maryland City Communities of Opportunity	Homeless – housing Homeless – shelter and services Homeless – prevention	CDBG: \$415,000 HOME: \$200,000 ESG: \$173,296 Competitive McKinney-Vento Homeless Assistance Act: \$2,662,689 County: \$2,843,000	<i>Homeless Prevention: 775</i> <i>TBRA/RRH: 230 households</i> <i>Overnight Shelter: 3955 people</i> <i>Public Facility: 1</i> <i>Persons Assisted: 800</i>
3	Sustainable Communities: Promote healthy and sustainable communities	2026	2027	Non Housing Community Development	Neighborhood Revitalization Area - Brooklyn Park Neighborhood Revitalization Area - Glen Burnie Neighborhood Revitalization Area – Severn Maryland City	Non-Housing Community Development - Public Services Non-Housing Community Development – Public facilities Non-Housing Community Development - Infrastructure	CDBG: \$236,600 County - General: \$45,000	<i>Persons Assisted: 625</i> <i>1 – Public Facility</i>

Goals Summary	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Fair Housing: Implement the County's Fair Housing Plan	2026	2027	Fair housing	Neighborhood Revitalization Area - Brooklyn Park Neighborhood Revitalization Area - Glen Burnie Neighborhood Revitalization Area - Severn Maryland City	Affordable housing-services Public services- Legal Assistance	County - General: \$125,000	
5	Administration of Federal Funds	2026	2027		NA		CDBG: \$563,713.80 HOME: \$134,390 (includes match) ESG: \$14,102 Competitive McKinney-Vento Homeless Assistance Act: \$177,264 County - General: \$456,997	

Table 3
Goal Descriptions

GOAL 1: AFFORDABLE HOUSING	Promote safe, quality, affordable housing available to County residents
Strategy 1A:	Increase the supply of affordable rental units.
Strategy 1B:	Increase the supply of affordable homeownership housing units.
Strategy 1C:	Preserve and improve the conditions of existing affordable rental and homeownership units including adaptability and usability.
Strategy 1D:	Increase the supply of deeply affordable rental housing with supportive services.
Strategy 1E:	Address barriers to homeownership by supporting underserved households through first-time homebuyer programs and homeowner preservation programs.
Strategy 1F:	Support resources and programs that help low-income tenants, including individuals with special needs, obtain and retain housing.
GOAL 2: END HOMELESSNESS	Prevent and end homelessness
Strategy 2A:	Prevent and divert people from becoming homeless.
Strategy 2B:	Increase and sustain supporting pathways to sustainable housing opportunities for people who experience homelessness.
Strategy 2C:	Increase capacity of and enhance low barrier emergency shelter, interim, and "next step" housing options for people experiencing homelessness.
Strategy 2D:	Improve the homeless response system.
Strategy 2E:	Improve Homeless Planning Initiatives.
Strategy 2F:	Identify scope of and develop plan for youth experiencing homelessness.
GOAL 3: SUSTAINABLE COMMUNITIES	Promote healthy and sustainable communities
Strategy 3A:	Create initiatives which support the ability of the County to respond to natural disasters and infectious diseases.
Strategy 3B:	Create and support initiatives and programs which provide a path to improved financial and economic wellbeing.
Strategy 3C:	Support Initiatives that improve the quality of life for communities, with priority given to communities within designated Neighborhood Revitalization Areas and Housing Commission managed communities
GOAL 4: FAIR HOUSING	Implement the County's Fair Housing Plan
Strategy 4A:	Support the implementation of the Baltimore Regional Fair Housing Plan, which includes a local Anne Arundel County component.

AP-35 Projects

Introduction

The *Anne Arundel County Consolidated Plan: FY 2026 – FY 2030* contains the Strategic Plan for addressing 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 2026 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) Affordable Housing; (ii) Preventing and Ending Homelessness; (iii) Promoting Healthy and Sustainable Communities; and (iv) Implementing the County's Fair Housing Plan. 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 4
Project Information

	Project Name
1	Caring Homes Program
2	CDBG Administration
3	CHDO Group Home Acquisition and Rehabilitation Program
4	Chesapeake Arts Center Scholarship Program
5	Complete Player
6	Emergency Assistance Program
7	ESG FY25 Anne Arundel County
8	Family Stability Prevention Extension Program
9	Freetown Boys & Girls Club
10	HOME Administration

11	Homeless Resource and Outreach Center
12	Laurel Advocacy & Referral Services
13	Mortgage Assistance Program
14	Moving Home Program
15	OIC Education and Job Training Program
16	Opportunity Builders – Lighting Enhancements
17	Property Rehabilitation Program
18	Rehabilitation Advisory Services
19	Rental Housing Production Program
20	Repairs With Care Program
21	Scattered Sites Rental Program
22	Severn Boys & Girls Club
23	The Light House Family Program
24	Turning Houses into Homes – Hope for All

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

The vision guiding the allocation priorities as outlined in the *Anne Arundel County Consolidated Plan: FY 2026 – FY 2030* is as follows:

Anne Arundel County will pursue housing and community development goals that create strong and vibrant communities through a range of affordable housing options and community development opportunities for all residents. Strategies across all goal areas will focus on supporting low- and moderate-income households with the greatest needs obtain housing and related support to help make Anne Arundel County the Best Place – For All.

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. Initiatives that create, preserve, and support affordable housing that meets the needs of homeowners, renters, those experiencing homelessness, and other special needs populations will be given preference for funding. Further, to the extent possible, production of new affordable housing and programs that enhance possibilities for quality housing in economic opportunity area census tracts as well as in areas where the development activity will have a revitalizing impact shall be prioritized.

Priority Areas

Revitalization efforts and public service dollars (operating funds) will be prioritized to four main neighborhood revitalization areas, which are the **Severn, Brooklyn Park, Maryland City, and Glen Burnie** communities. While these areas have their own unique assets, they 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.

During Local Fiscal Year 2026, the County will use the vision defined in this 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 5
Project Summary Information

1	PROJECT NAME	CARING HOMES PROGRAM
	Target Area	
	Goals Supported	Affordable Housing: Promote safe, quality, affordable Housing available to County Residents
	Needs Addressed	Supportive services for low-income renter households and special populations
	Funding	CDBG: \$25,000
	Description	<p>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.</p> <p>Strategy: Support resources and programs that help low-income tenants, including individuals with special needs, obtain and retain housing</p> <p>CDBG National Objective: 570.208(a)(2) Low/Mod Limited Clientele - Seniors</p>
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	The Services for Seniors Program will provide congregate services to 10 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 Ordnance Rd, Glen Burnie, MD 21061
2	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. 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 the need for a move to costly nursing homes.
	PROJECT NAME	CDBG ADMINISTRATION
	Target Area	
	Goals Supported	Administration of Federal Funds
	Needs Addressed	
	Funding	CDBG: \$563,713.80
	Description	Funds used for general management, planning, oversight, and coordination of community development activities.
	Target Date	6/30/2026
	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 community development activities.

3	PROJECT NAME	CHDO HOUSING ACQUISITION AND REHABILITATION
	Target Area	
	Goals Supported	Affordable Housing: Rental Housing Opportunities
	Needs Addressed	Special Needs – Housing
	Funding	HOME: \$115,335 County Match: \$28,834
	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	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	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.
	Planned Activities	Funds will be allocated to the HOME funded Community Housing Development Organization (CHDO) Group Home Acquisition and Rehabilitation Program. These funds will be made available to a certified CHDO to acquire and/or renovate housing to serve special needs populations. ACDS, on behalf of the County, is working with CHDO certified special needs housing providers to identify potential projects for the upcoming year. One group home will be developed during the fiscal year.
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: \$25,000
	Description	The Chesapeake Arts Center will use funds 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	6/30/2026
	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 to provide funding for approximately 50 low-income youth from the Brooklyn Park community to participate in art, dance, music, drama, and other courses.

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5	PROJECT NAME	COMPLETE PLAYER
	Target Area	Brooklyn Park and Glen Burnie
	Goals Supported	Sustainable Communities
	Needs Addressed	Non-Housing Community Development – Public Service
	Funding	CDBG: \$25,000
	Description	Funds will support TCP Charity to provide year-round Stem and Sports programming for 3rd-9th grade youth residing in Brooklyn Park and Glen Burnie. 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	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	150 youth anticipated to be served by the program.
	Location Description	Brooklyn Park and Glen Burnie
	Planned Activities	The program will offer a STEM and Sports Programming summer camp and academic and emotional mentoring in-school program and sports and STEP after school program
6	PROJECT NAME	EMERGENCY ASSISTANCE PROGRAM
	Target Area	
	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Homeless – Prevention
	Funding	CDBG: \$40,000
	Description	The Community Action Agency will use funds to prevent income eligible County residents from being evicted from their homes, and to assist with the first month's rent to help families become re-housed. Strategy: Prevent Homelessness Objective: Affordable Housing Outcome: Availability. CDBG Citation: 570.201(e) CBBG National Objective -570.208(a)(2) – Low/Mod Limited Clientele
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Funds will be used to assist approximately 50 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 them becoming homeless, as well as to assist households with security deposits and the first month's rent.
7	PROJECT NAME	ESG 25 ANNE ARUNDEL COUNTY
	Target Area	
	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Homeless – Prevention Homeless – Housing

		Homeless – Shelter and Services
	Funding	ESG: \$188,028
	Description	<p>Funds will be used to provide emergency shelter, homelessness prevention and rapid re-housing programs.</p> <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	6/30/2026
	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; 40 households will be provided rapid re-housing services through the Moving Home Program.
	Location Description	<p>Emergency Shelter</p> <p>Sarah's House, 2015 20th Street, Fort Meade, MD 20755</p> <p>Moving Home Program – 2666 Riva Road, Suite 210, 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 \$87,037 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 \$13,949 will be used for general management, planning, oversight, and administration.</p>
8	PROJECT NAME	FAMILY STABILITY PREVENTION EXTENSION PROGRAM
	Target Area	
	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Homeless – Prevention
	Funding	CDBG: \$30,000

	Description	<p>Funds will be used to support the Anne Arundel County Partnership for Children, Youth, and Families' North County, as well as countywide, homelessness prevention and rapid rehousing programs, which offers intensive case management and financial assistance focused on preventing family homelessness and enhancing housing 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	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Funds will be used to help approximately 65 households.
	Location Description	This Program will be offered Countywide.
	Planned Activities	Anne Arundel County Partnership for Children, Youth, and Families' North County, as well as countywide, homelessness prevention and rapid rehousing program, offering intensive case management and financial assistance focused on preventing family homelessness and enhancing family stability.
9	PROJECT NAME	FREETOWN 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	<p>Funds will be used for the Boys & Girls Club at Heritage of Freetown to continue its work 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	6/30/2026
	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	Heritage at Freetown, 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 Boys & Girls Club.
10	PROJECT NAME	HOME ADMINISTRATION
	Target Area	
	Goals Supported	Administration of Federal Funds
	Needs Addressed	

	Funding	HOME: \$ 134,390 County: \$27,000
	Description	Funds will be used for general management, planning, oversight, and coordination of the HOME program activities.
	Target Date	6/30/2026
	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 RESOURCE AND OUTREACH CENTER
	Target Area	Glen Burnie
	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Homeless – Shelter and Services
	Funding	CDBG: \$45,000
	Description	<p>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 individuals experiencing homelessness on a drop-in basis. The Center serves as the Winter Relief Intake Center between November and April.</p> <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	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Services will be provided to approximately 500 persons at the Homeless Resource and Outreach Center.
	Location Description	Glen Burnie, MD
	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 function as the Winter Relief Intake Center from November through April.
12	PROJECT NAME	LAUREL ADVOCACY & REFERRAL SERVICES
	Target Area	
	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Homeless – Prevention
	Funding	CDBG: \$30,000
	Description	<p>Funds will be used to support Laurel Advocacy & Referral Services for their emergency services program, which aids low-income individuals and families from Anne Arundel County who are facing eviction or loss of housing.</p> <p>Strategy: Prevent Homelessness</p> <p>Objective: Provide Decent Affordable Housing</p> <p>Outcome: Affordability</p>
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	Funds will be used to support approximately 10 low-income individuals facing eviction or housing instability.
	Location Description	This Program will be offered to Laurel residents in Anne Arundel County
	Planned Activities	Laurel Advocacy & Referral Services (LARS) will use funds to provide low-income individuals and families at risk of eviction financial assistance to maintain or secure stable permanent housing. May assist homeowners with financial assistance to prevent housing loss.
13	PROJECT NAME	MORTGAGE ASSISTANCE PROGRAM
	Target Area	
	Goals Supported	Affordable Housing: Promote safe, quality, affordable Housing available to County Residents
	Needs Addressed	Affordable Housing - Owner
	Funding	HOME: \$280,000 County match: \$20,000
	Description	Funds will be used by Arundel Community Development Services, Inc. (ACDS) to provide deferred repayment loans to income eligible first time homebuyers for mortgage write-down, down payment and closing cost assistance in Anne Arundel County. Strategy: Increase Homeownership Opportunities through Programming Objective: Provide Decent Affordable Housing Outcome: Affordability
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 10 low and moderate income households will be provided with deferred repayment loans for mortgage write-down, down payment and closing cost assistance in the County
	Location Description	The Program will be offered countywide
	Planned Activities	Funds will be used to provide down payment, closing cost, and mortgage write-down assistance to approximately 10 first time homebuyers, with incomes 80% and below AMI, purchase a home. MAP loans will be made available at zero percent interest with the repayment deferred for 30 years, or until the sale or transfer of the home, whichever occurs first. Specifically, homebuyers who use the Mortgage Assistance Program (MAP) must have a household income 80 percent and below area median income (AMI). In addition, the applicants must purchase a home in Anne Arundel County, graduate from the ACDS Homeownership Counseling Program, and be a first time homebuyer. Also, a homebuyer must contribute a minimum of one percent of the sales price. The amount of assistance provided is the gap between the cost of the house and what is affordable to the homebuyer. MAP funds are provided in the form of a deferred loan.
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: \$200,000
	Description	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.

		Strategy: Increase and sustain housing opportunities for the homeless Objective: Provide Decent Affordable Housing Outcome: Affordability
	Target Date	6/30/2026
	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: \$35,000
	Description	Opportunity Industrialization Center (OIC) will use funds 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. Strategy: Promote Independence Objective: Create Economic Opportunities Outcome: Availability. CDBG Citation: 570.201(e) CDBG National Objective: 570.208(a)(2) – Low/Mod Limited Clientele
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Funds will be used to support approximately 50 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	OPPORTUNITY BUILDERS – LIGHTING ENHANCEMENTS
	Target Area	
	Goals Supported	Sustainable Communities
	Needs Addressed	Support Initiatives that improve the quality of life
	Funding	CDBG: \$66,600
	Description	Public facilities improvements. Fund will be utilized to install critical accessibility, security and safety features on Millersville campus. Specifically, OBI would utilize funds to install a locking fence to separate and secure a newly-created sensory garden and outdoor education area perimeter/entry points for enhanced security and safety.

	Target Date	06/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	OBI serves approximately 400 youth and adults with disabilities at this facility each year.
	Location Description	8855 Veterans Highway, Millersville campus, Millersville, MD 21008
	Planned Activities	The funding will be used to run electric from our building to the entry from Veterans Highway, and for the purchase and installation of an LED messaging sign. Funds will also be used to purchase and install additional lighting around the entrance and perimeter of the OBI facility, to provide much-needed safety and security enhancements, particularly during early morning and evening hours when it is dark.
17	PROJECT NAME	PROPERTY REHABILITATION PROGRAM
	Target Area	
	Goals Supported	Homeownership Opportunities
	Needs Addressed	Affordable Housing – Owner
	Funding	CDBG: \$300,000 HOME: \$225,000 County Match: \$75,000
	Description	<p>Funds will be used to assist low- and moderate-income homeowners whose homes need property repair, rehabilitation or reconstruction.</p> <p>Funds will be used to provide deferred loans to rehabilitate or reconstruct homes, and repairs to correct housing, health, occupancy, and other code violations. Strategy: Improve the Quality of Existing Affordable Homeownership Units.</p> <p>Objective: Provide Decent Affordable Housing.</p> <p>Outcome: Availability. CDBG Citation 570.202(a)(1) & 570.202 (b)(2)</p> <p>CDBG National Objective: 570.208(a)(3) – Low/Mod Housing.</p>
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that 26 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	Funds will be used for deferred loans and grants to rehabilitate, reconstruct, or repair homes to correct housing, health, occupancy and other code violations. 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, be current on mortgage payments and taxes, and have sufficient equity to support the loan. The Program provides loans or grants to eligible borrowers at a zero percent interest rate with payment deferred on the loan for 30 years unless the home is sold or the title transfers. It is anticipated that 26 low- and moderate-income households will be served by the CDBG and HOME funded program.
18	PROJECT NAME	REHABILITATION ADVISORY SERVICES
	Target Area	
	Goals Supported	Homeownership Opportunities
	Needs Addressed	Affordable Housing – Owner

	Funding	CDBG: \$ 630,000
	Description	<p>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.</p> <p>Strategy: Improve the Quality of Existing Affordable Homeownership Units</p> <p>Objective: Provide Decent Affordable Housing</p> <p>Outcome: Affordability. CDBG Citation: 570.202(b)(9)</p> <p>CDBG National Objective: 570.208(a)(3) – Low/Mod Housing</p>
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Funds will be used to serve 26 low- and moderate-income households.
	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 collaborate 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.
19	PROJECT NAME	RENTAL HOUSING PRODUCTION PROGRAM
	Target Area	Communities of Opportunity
	Goals Supported	Rental Housing Opportunities
	Needs Addressed	Affordable Housing – Rental Development
	Funding	HOME : \$ 564,175.35 County Match: \$49,169
	Description	<p>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.</p> <p>Strategy: Increase the Supply of Affordable Rental Units and Improve and Preserve the Existing Stock of Affordable Rental Housing</p> <p>Objective: Provide Decent Affordable Housing Outcome: Affordability</p>
	Target Date	6/30/2026
	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 that 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	Countywide

	Planned Activities	<p>HOME and County funds will be used to provide gap financing for several projects in FY26. Construction and/or rehabilitation is anticipated to continue or be completed for four projects, including (i) Morris Blum, of an existing 154-unit public housing senior community, in the City of Annapolis; (ii) Heritage Homes, which entails combining the rehabilitation of the two existing age-restricted Public Housing communities of Glen Square, a 127 unit property and Stoney Hill, a 55 unit property; (iii) Blue Oaks at North Odenton Apartments, a 150-unit family project in Odenton; (iv) Willow at Forest Drive, a 58-unit multi-family project in Annapolis;</p> <p>Further, the County plans to utilize HOME funds during FY 2026 to provide gap financing for additional LIHTC funded projects that are currently undergoing underwriting.</p>
20	PROJECT NAME	REPAIRS WITH CARE PROGRAM
	Target Area	<p>Neighborhood Revitalization Area – Brooklyn Park</p> <p>Neighborhood Revitalization Area – Glen Burnie</p> <p>Neighborhood Revitalization Area – Severn</p>
	Goals Supported	Homeownership Opportunities
	Needs Addressed	Special Needs – Housing
	Funding	CDBG: \$25,000
	Description	<p>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 that enable elderly to remain in their homes or rental communities so they may age in place. Funds will be used to support staff costs.</p> <p>Strategy: Improve Accessibility of Homeownership Units Objective:</p> <p>Provide Decent Affordable Housing</p> <p>Outcome: Availability. CDBG Citation: 570.201(e)</p> <p>CDBG National Objective: 570.208(a)(2) – Low/Mod Limited Clientele – Seniors</p>
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 60 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.
21	PROJECT NAME	SCATTERED SITES RENTAL PROGRAM
	Target Area	<p>Neighborhood Revitalization Area – Brooklyn Park</p> <p>Neighborhood Revitalization Area – Glen Burnie</p> <p>Neighborhood Revitalization Area – Severn</p> <p>Neighborhood Revitalization Area – Maryland City</p>
	Goals Supported	Rental Housing Opportunities
	Needs Addressed	Affordable Housing – Rental Development
	Funding	CDBG: \$629,823

	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	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Six 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 including Maryland City.
	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.
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
	Funding	CDBG: \$ 65,000
	Description	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. 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	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Fund will be used to serve approximately 300 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 operation of a Boys and Girls Club at the Severn Center.
23	PROJECT NAME	THE LIGHT HOUSE FAMILY PROGRAM
	Target Area	
	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Homeless – Shelter and Services
	Funding	CDBG: \$25,000
	Description	The Light House will utilize funds to support the Light House Family Program, including case management, housing search assistance, and childcare services for homeless families residing at the shelter.

		<p>Strategy: Improve the homelessness response system</p> <p>Objective: Create a Suitable Living Environment Outcome:</p> <p>Availability. CDBG Citation 570.201(e)</p> <p>CDBG National Objective: 570.208.(a)(2) Low/Mod Limited Clientele</p>
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	The Light House Family Program will serve 50 households.
	Location Description	The Light House Family Program, 10 Hudson St., Annapolis, MD 21401
	Planned Activities	Increase capacity of and enhance low barrier emergency shelter, interim, and “next step” housing options for people experiencing homelessness.
24	PROJECT NAME	TURNING HOUSING INTO HOMES (HOPE FOR ALL)
	Target Area	
	Goals Supported	Prevent and End Homelessness
	Needs Addressed	Improve homelessness response system
	Funding	<p>CDBG: \$225,000 (capital project / warehouse)</p> <p>CDBG: \$20,000 (public services)</p>
	Description	<p>Funds would support HOPE For All's Turning Houses into Homes program, which provides beds, furniture, clothing, kitchen supplies, and household goods to families exiting homelessness to furnish their new homes.</p> <p>Capital Project: Warehouse Rehabilitation - Funds will be utilized to build out a new warehouse space which will expand the organizational capacity to provide service</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	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	The Turning Houses in Homes will serve approximately 100 households.
	Location Description	The program will be offered countywide
	Planned Activities	HOPE For All's Turning Houses into Homes program will provide beds, furniture, clothing, kitchen supplies, and household goods to families exiting homelessness to furnish their new homes. Hope for All capital project will build out a new warehouse space.

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 that have a low concentration of low- and moderate-income households and rank high on indices of quality of life. These are areas where there is a lack of both affordable rental and affordable homeownership units.

Revitalization efforts and public service dollars will be prioritized in three Neighborhood Revitalization Areas, which are the Brooklyn Park, Glen Burnie, Severn, and Maryland City 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. The Brooklyn Park, Glen Burnie and Severn communities have approved Sustainable Community Initiative designations from the State of Maryland and are targeted for revitalization programs. Maryland City has a growing low-to-moderate income population with community development needs.

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 6 Geographic Distribution

Target Area	Percentage of Funds
Neighborhood Revitalization Area – Brooklyn Park	20%
Neighborhood Revitalization Area – Glen Burnie	8%
Neighborhood Revitalization Area – Severn	1%
Neighborhood Revitalization Area - Maryland City	1%
Communities of Opportunity	37%

Rationale for the priorities for allocating investments geographically

During Local Fiscal Year 2026, a portion of the federal public service funds will support place-based initiatives in the Brooklyn Park, Glen Burnie, Severn and Maryland City communities, including programs for youth, homeless support, and eviction prevention.

These areas, which also have a high concentration of low- and moderate-income 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 2026, 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 and Maryland City. HOME and County funds have been provided as gap financing for several projects which are expected to be completed in FY2026 including:

- 1) Morris Blum, of an existing 154-unit public housing senior community, in the City of Annapolis;
- 2) 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;
- 3) Blue Oaks at North Odenton Apartments, a 150-unit family project in Odenton, a COO; and
- 4) The Willows, a 58-unit family project located in a COO within the City of Annapolis.

Pre-development and underwriting work is underway on an additional five projects anticipating an additional 643 units.

Discussion

The County seeks to establish a balanced approach among allocating resources to Neighborhood Revitalization Areas and Maryland City, 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 preserving existing affordable housing, as the need is so great. The Local Fiscal Year 2026 budget will aid in the execution of these 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, HOME-ARP, and ESG programs. Specifically, these federally funded projects are the Property Rehabilitation Program, Mortgage Assistance Program, CHDO Acquisition/Rehabilitation Group Home Program, Scattered Site Rental Housing Program, and the ESG and HOME-ARP 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 190 homeless households, and the HOPWA Program will provide tenant-based rental assistance to 30 households.

Table 7
One Year Goals for Affordable Housing by Support Requirement

Homeless	40
Non-Homeless	586
Special Needs	<u>3</u>
Total	629

Table 8
One Year Goals for Affordable Housing by Support Type

Rental Assistance	40
The Production of New Units	208
Rehab of Existing Units	365
Acquisition of Existing Units	<u>16</u>
Total	629

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 2026.

Prior year HOME and County funds have been provided as gap financing for several projects which are currently in various stages of construction including:

- 1) The rehabilitation of Morris Blum, of an existing 154-unit public housing senior community, in the City of Annapolis.
- 2) 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.
- 3) The development of Blue Oaks at North Odenton Apartments, a 150-unit family project in Odenton.
- 4) The development of The Willows, a 58-unit family project located within the City of Annapolis.

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 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 public, including families, elderly households, and persons with disabilities. The other 50 percent are only for elderly households or persons with disabilities.

As of November 2024, the Housing Commission had a total of 22,914 households on its Housing Choice Voucher wait list. For Project Based Vouchers and public housing units, privately owned assisted housing managed by the Housing Commission, Heritage at Odenton, Freetown and Overlook each have 21,000-24,000 households (some duplicated) on their waiting list, the highest waiting list numbers of all publicly assisted properties.

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 consider 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 two existing public housing communities totaling 290 units located at Pinewood Village and Pinewood East.

All these communities are all 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 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 of the four remaining public housing communities. Planning will begin in the Local Fiscal Year 2025 for Pinewood Village and Pinewood East. Both properties are 100 percent housing for seniors and people with disabilities and

improvements on both properties include HVAC, kitchens, bathrooms and washers/dryers. There is the possibility of adding new units at one of the properties (up to 40 additional units are possible) when construction begins in ~2027. To date, the Housing Commission has restructured the ownership of six 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 and improve the sense of the neighborhood.

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

Housing Commission communities for seniors and persons with disabilities each have a Service Coordinator who assists residents in navigating health care needs, completing forms/ applications and obtaining referrals for supportive services. Housing Commission actively encourages its public housing residents to become more involved in the overall health and well-being of their communities and residents are on a first name basis with onsite managers and other staff for any issues that arise. Residents may also submit comments or requests through the Housing Commission client portal.

Public housing residents also have a variety of opportunities available to participate in programs that assist in leading them to greater self-sufficiency to include independence from welfare, financial literacy, budgeting, improving credit, resume building, help with searches for employment, seeking promotions, furthering/completing education, learning new life skills, and connections to physical/mental health providers. Programs assist public and assisted housing residents with targeted counseling geared towards providing referrals to address the social, health, emotional and economic concerns that may be

barriers to self-sufficiency and homeownership. The Housing Commission continues to work with the Boys & Girls Clubs of Annapolis and Anne Arundel County, Inc. and HeadStart to provide a variety of programs to residents of its family-oriented communities. Mental health, addiction and trauma counseling were identified as a priority need as current services are only through referral and may be difficult to reach by public transit, thereby impacting the consistency of resident participation.

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 collaborate with the residents of the RAD converted communities to maintain a Resident Council and stay involved in the management of their communities. The Housing Commission will continue to have a resident serve on their Board of Commissioners. Residents are encouraged to provide feedback regarding housing and community-related matters through resident surveys and interviews, with feedback incorporated into the Capital Improvement Plan. Residents who are interested in homeownership are 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.

Discussion if the PHA is designated as troubled, describe the way 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 that works diligently to ensure the needs of individuals who are homeless or at-risk of homelessness within the County are being met. This process includes community members with lived experience when possible. 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 nonprofit and government agencies within the County and City of Annapolis
- Concerned citizens and community organizations
- Individuals with lived experience of homelessness
- Homeless service providers
- Organizations serving special needs populations
- 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 \$ 2,799,951 from the federal fiscal year 2024 competition. These funds will primarily be used to provide housing for chronically homeless individuals and families.

Describe the jurisdiction's 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 universal 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 and other short- to medium-term housing options to better coordinate access to other services and supports for people experiencing homelessness as well as ensure priority for housing is given to the most vulnerable.

The County has a coordinated entry system for both its emergency shelter system and permanent supportive housing programs. The Department of Social Services oversees the County's Coordinated Entry, and screening for emergency shelter is 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 priority for shelter 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:

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

Those who seek Permanent Supportive Housing, Transitional, or Rapid Rehousing are also screened with the local prioritization tool. Only those individuals with completed screening 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.

The County continues to support the DSS 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.

On behalf of the County and the Homeless Coalition, ACDS is responsible for submitting the consolidated application for the Maryland State Homelessness Solutions Program (HSP). ACDS anticipates level funding for the previous year's activities. The County anticipates receiving a total of \$788,928 in Local Fiscal Year 2026. These funds will be used to continue to provide housing stabilization and outreach funding to several community partners throughout the County. The services offered include outreach services, Day Center services, case management, homelessness prevention and diversion services, emergency shelter, and rapid re-housing.

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. Some funding continues to be allocated towards hotel/motel stays to keep households off the street while they are figuring out more permanent housing if shelter is imminently needed and emergency shelter space is unavailable.

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 provides 50 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. Local shelters and the City of Annapolis provide an additional 70 freezing weather beds through the Stanton Warming Center in Annapolis and Arundel House of Hope Warming Center in Glen Burnie. There is 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.

In Local Fiscal Year 2026, \$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 345 homeless people, including children, will be assisted by Sarah's House during the next year.

In Local Fiscal Year 2026, \$25,000 in CDBG funds will be used to support The Light House Family Shelter Program serving 50 households experiencing homelessness.

Transitional Housing

Arundel House of Hope (AHOH) will continue to provide several transitional housing programs for the homeless in the County including the Fouse Center provides housing for 10 homeless men and the Patriot House which provides shelter for six homeless veterans. AHOH also offers four transitional housing units for homeless families;

Additionally, both the Community Action Agency and Maryland Re-Entry offer transitional housing for returning citizens who are exiting incarceration and would otherwise experience homelessness.

The Housing Commission will begin operating the Heritage at Madison Place (formerly the Doll Apartments) in Glen Burnie, which will provide 16 units of transitional housing to 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 uses a rapid re-housing strategy for homeless families and provides ESG funds for rapid re-housing programs to house over 40 households. The County also utilizes HSP funding to provide rapid re-housing to 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, to build on the success of rapid re-housing programs operated with COVID-era funding, the County has also written its HOME ARP allocation plan to continue supporting individuals fleeing domestic violence or with mental health challenges to quickly become housed and then stabilize and become self-sufficient over time.

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 for families in the County and a rapid re-housing program for young adults ages 18-24. The programs are supplemented with Video Lottery Terminal and CDBG funds.

The County seeks to end homelessness among veterans. AHOH operates Patriot House, a transitional housing program which was once funded through the Veteran Administration (VA), is now funded through the County's Affordable Housing Trust Fund. 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" homeless Veterans list and works actively to ensure all veterans identified as homeless are connected with housing and services.

Staff in various CoC-funded programs work to reduce returns to homelessness, and those who enter CoC- funded permanent housing seldom return to homelessness. The return to homelessness 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. The County incorporates the following strategies to reduce returns to homelessness:

- 1) develop an array of housing programs, including permanent supportive housing, rapid re- housing, and other permanent housing;
- 2) target housing intervention through case conferencing meetings and utilizing "by name" lists;
- 3) provide comprehensive case management and continue after care services once an individual exits the program; and
- 4) focus on increasing employment and income by linking individuals to employment services and all available public benefits for which they may be eligible, such as veteran's benefits, social security, disability, and Supplemental Security Income (SSI).

Additionally, to support the successful transition to permanent housing from homelessness, CDBG funds have been awarded to Hope for All's Turning Housing into Homes Program, which provides beds, furniture, clothing, kitchen supplies, and other households goods to families exiting homelessness in order to furnish their new homes.

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 2026, \$30,000 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 additional \$30,000 in CDBG funds will be allocated to LARS emergency services for the purpose of preventing homelessness and housing instability.

\$100,000 is available in flexible County 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 has applied for and anticipates receiving approximately \$144,000 in homelessness prevention funds, which were administered by the Community Action Agency and The Light House. These funds will be used to provide short-term rental, utility, and financial assistance to divert individuals away from the shelter system into sustainable housing.

In Local Fiscal Year 2026, the County will continue a scaled down version of the Eviction Prevention Program. The County will continue the program with \$1,300,000 in Local Fiscal Year 2026 Affordable Housing Trust funds as well as previously awarded funds. This emergency assistance is to prevent evictions with the goal of the program being to keep families housed. It is estimated that in Local Fiscal Year 2026, the EPP will serve approximately 600 low- to moderate-income households. Additionally, \$1,800,000 in County HTF Funds will be provided to the Partnership for Children, Youth, and Families to provide homelessness prevention, relocation, and short-term rental assistance program.

The County has developed discharge plans and strategies to prevent vulnerable individuals who are 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 foster 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 Health General Article, 10-809 Annotated Code of Maryland, prohibits discharges from State mental health facilities to homelessness. 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 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 more than seven days. Detainees are referred to the Turnaround Thursday (TAT) Program as well as 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. The Detention Center may also make referrals to the Next Step Re-entry Transitional Housing program that is operated by the County's Community Action Agency or the Maryland Re-Entry's transitional housing program in Annapolis.

Discussion

The County successfully applies 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. Preliminary community assessments demonstrate a need for affordable housing development, rental assistance, and a range of supportive services. During Local Fiscal Year 2026, the County will offer housing programs to the homeless outlined herein. All housing programs listed below provide case management and supportive services.

Anne Arundel County Mental Health Agency SHOP Program

\$532,107 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

\$163,510 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 40 homeless individuals and families utilizing \$200,000 in HOME funds, \$ 88,926 in ESG funds plus Affordable Housing Trust Funds.

AHOH Community Housing Program

\$177,374 in CoC funds will be awarded to provide permanent supportive housing for 11 chronically homeless individuals.

AHOH Safe Haven Program

\$172,422 in CoC funds will be provided for permanent supportive housing for eight chronically homeless men.

People Encouraging People, Inc. Housing First Program

\$275,376 in CoC funds will be provided to People Encouraging People, Inc. for tenant-based rental assistance and intensive case management services for 12 chronically homeless individuals.

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 2026:

- 1) One unit for the special needs' population will be acquired through the CHDO Housing Acquisition/Rehabilitation Program;
- 2) Prior year CDBG funds will continue to support the Group Home Rehabilitation Program. Two units are anticipated to be rehabilitated through this program;
- 3) Households owning their own home and in need of accessibility modifications will be assisted by ACDS' Property Rehabilitation Program;
- 4) Thirty (30) households will be assisted through the HOPWA-funded Rental Assistance Program.

AP-75 Barriers to Affordable Housing

Introduction

Land Cost

Public policy can affect land cost through its local land use controls, especially through the zoning designation. Historically, the County's coastal location and the significant amount of land located in environmentally sensitive and rural areas has led to strict land use policies. The County includes over 533 miles of shoreline and approximately 19 percent of its land is designated as critical areas by the State of Maryland. In addition, the County continues to prioritize environmental stewardship and land preservation, as demonstrated by the fact that 36.5 percent of the County's total land area is categorized as agricultural, park, recreational and open space land use. Affordable housing developers indicated preservation is often a barrier as smaller plots of land limit the number of overall units and therefore the percentage of affordable units that can be allocated to a project. Reducing the requisite number of parking spaces per unit was also referenced by affordable housing developers as a way to increase the number of units and therefore designate more units as affordable.

The County can provide opportunities for increased zoning in its designated growth and

transition area, but it is somewhat limited. These land use conditions, in addition to the strong demand for residential units, drive up the cost of land.

Development Cost

The delivery of affordable housing is affected by a number of procedures, policies and regulations instituted at all levels of the development process. The procedures, policies 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.

Construction Cost

High construction costs are also a barrier to affordable housing. The cost of building materials, which represents almost 50 percent of the construction cost, has soared due to lingering and persistent supply chain disruptions from the Covid 19 Pandemic in many markets, leading to a shortage of materials, an increase in the cost of materials, or both. As these two issues are not affected by local public policy, providing low-cost financing is one of the only ways local jurisdictions can have a positive impact on this condition.

Financing Cost

Developers face a major hurdle when it comes to putting together the financing for an affordable development. Because of the reduced return on investment due to the reduced income available from an affordable development, the developer must find flexible funding sources to make the project feasible. Private financing is limited so the developer must find governmental sources of funding to make up the difference. These public sources are limited and very competitive as many projects compete for a limited supply of funds.

Zoning as a barrier to housing production

Acknowledging that zoning is a barrier to housing production, the County's 2020-2025 Consolidated Plan articulates that its ability to "upzone" is possible in designated growth and transition areas—however, those opportunities are limited. The Consolidated Plan describes that approximately 20 percent of its land is designated as "critical area" by the State of Maryland while nearly 37 percent of its land is designated as agricultural, parks, recreational, and open space.

Notwithstanding its land constraint challenges, the County's most recent General Plan, Plan2040, articulates goals and policies related to updating zoning/development regulations to increase housing choice. Three goals explicitly cite the need to update the County's zoning regulations:

"Provide for a variety of housing types and designs to allow all residents housing choices at different stages of life and at all income levels (Goal BE11)."

"Revitalize and stabilize existing communities in order to preserve physical character, capitalize on investments and infrastructure, strengthen and beautify neighborhoods, and create economically, socially, and environmentally sustainable communities (Goal BE13)."

“Ensure the County’s workforce, elderly and other vulnerable populations have access to an adequate supply of housing in a variety of neighborhoods that is affordable for a range of income levels. (Goal BE12).”

In 2019, the County passed a Workforce Housing bill (Bill 54-19) allowing workforce housing to be built at 22 units per acre as a conditional use in the R-5, R-10, and R-15 residential zones, as well as other commercial, light industrial, and mixed-use zones if affordable homes are included in the development. In exchange for affordable units, the bill exempts workforce housing from the need to pay 50 percent of its capital facility connection fees (e.g., water and sewer). Workforce housing is targeted at renters with incomes of 60 percent AMI or less and homeowners with incomes up to 100 percent AMI (the General Plan’s goal calls for meeting the homeownership needs of households with incomes up to 120 percent AMI).

On October 7, 2024, the Council passed the Housing Attainability Act, creating an inclusionary zoning policy requiring developers of developments with 20 or more units (except for those built in Rural Agricultural and Residential Low Density districts) to provide 10 percent of homeownership units as affordable and 15 percent of rental units as affordable. Affordability is defined as 100 percent AMI and less for homeownership units and 75 percent AMI and less for rental units. Developers building 1-9 units are exempt from the policy and those developing 10-19 units may build or utilize a fee-in-lieu option.

Crucially, the bill also adjusts how development capacity is calculated relative to unbuildable portions of lots. Rather than applying the zoning density only to the buildable portion of the lot, the new ordinance calculates that zoning yield based on the full dimensions of the lot, with the construction itself still limited to the buildable portion of the parcel. This allows supplemental housing types (triplexes, fourplexes, multiplexes, townhomes) in some residential settings and provides impact fee credits and capital facility connection discounts. These adjustments should increase the housing yield of current zoning, and make additional buildings financially feasible, but only time will show the specific results.

The County’s Housing for Elderly of Moderate Means law allows multifamily housing serving low income seniors—60 percent of the units must be available to seniors with incomes up to 60 percent AMI while the remaining 40 percent are available to those with incomes up to 80 percent AMI—to be developed up to densities of 22 units per acre as a conditional use in R-2, R-5, R-10, R-15, and R-22 residential zones and C-1, C-2 and C-3 commercial zones. As noted previously, this development type is completely exempt from water and sewer fees.

Anne Arundel County continues to waive impact fees for housing serving households earning 120 percent AMI and below that is developed by a nonprofit organization, as well as waiving impact fees for accessory dwelling units that are not constructed with new single-family detached units. The County continues to utilize Payments-in-Lieu of Taxes (PILOTs) agreements as a financial incentive for developers in building affordable rental housing.

Adequate Public Facilities Ordinance (APFO)

In 2020, Anne Arundel County commissioned a workgroup to examine the County’s APFO as it relates to public schools, to gather and assess data, and to formulate recommendations toward achieving adequate school capacity throughout the public school system. The workgroup completed its work in spring 2023 and provided the following key findings:

- There are misconceptions that construction of new multifamily dwellings will result in an influx of new students to that feeder system. The reality is more complicated. **New construction and an increase in the number of permits do not reflect a corresponding increase in student enrollment.**
- Total housing units in the County increased by 22 percent from 2001 to 2020, while total population increased by 18 percent over the period. In 2020, most residential units were single family detached (>60%), followed by single family attached (20%) and multi-family dwellings (17%). Rental units represented roughly 24 percent of the total housing units in 2020. **Overall, single family detached dwellings have generated the highest student yield, as compared to other dwelling types.**
- **Existing home turnover has been a significant driver of school utilization.** The volume of new residential building permits completed has been smaller than the amount of existing homes sales over the past two decades. Both existing home sales and new residential construction are contributing to increases in student enrollment.
- **Comprehensive School redistricting scenarios** currently proposed for the first time in many years and to be done in two phases and fully completed in 2025, would have significant impacts on school utilization rates and **could eliminate many of the chronic school overcrowding of the past several years.**

The workgroup added that “the factors contributing to the affordable housing shortage are multiple and complex, including high land values, the cost of construction, and income disparities, and cannot be solely attributed to school closures alone. Nevertheless, the ongoing pattern of multiple school closures in the County is a constraining factor in the supply of new housing units, which in turn impacts housing costs.” In this quote, “school closures” refers to school attendance zones where residential construction is halted (“closed” to development) due to school crowding, not to closures of the schools themselves.

In response to these findings, Anne Arundel County passed Bill [52-23](#), which made “affordable housing or workforce housing under Title 10, Article 18 of the code”¹ exempt from passing the adequacy of school facilities test. Housing for the elderly of moderate means is also exempt. However, residential development funded in part by low income tax credits must meet the conditions of [§17-5-207\(6\)\(e\)](#) to be considered exempt from the adequate school facilities test. Specifically, the development:

Recommendations for more inclusive environments. The following recommendations for Anne Arundel County related to zoning and land use include:

- Implement Plan 2040 recommendations related to increasing the supply of affordable housing and allow for a variety of residential forms, densities and sizes.
- Consider revisiting the Essential Worker Housing Access Act or similar legislation to

¹ [Bill No. 52-23. An Ordinance concerning Subdivision and Development—Adequate Public Facilities—Adequate School Facilities—Affordable Housing—Workforce Housing—School Utilization Chart.](#)

require or incentivize the development of affordable housing units for the county's workforce as one solution to continue to increase the workforce housing supply.

- Consider exempting all affordable housing types from APFO without additional conditions that can discourage development and make it more time consuming and costly, including LIHTC developments.

AP-85 Other Actions

Introduction

The *Anne Arundel County Consolidated Plan: FY 2026 – FY 2030* 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 \$14,474,900 in Local Fiscal Year 2026 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 2026 are highlighted below:

- The County will provide homeownership, financial literacy, and foreclosure prevention counseling to over 400 households, with a focus on marketing these services to protected classes and communities underrepresented in homeownership rates.
- A total of 26 low- and moderate-income households will be given property rehabilitation or repair services, including five very low-income households.
- Combined with prior year HOME funds, Affordable Housing Trust funds will support approximately 10 first time homebuyers to 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 at the Brooklyn Park, Glen Burnie, Severn and Maryland City communities.
- The County continued to add to the Housing Trust Fund to provide annual funding for the provision of affordable housing. It is anticipated that a total of \$11,964,000 revenue will be the FY26 allocation for the development and preservation of affordable rental and homeownership housing, tenant-based rental assistance, eviction prevention, and support for local group/transitional housing in FY26.

Prior year HOME and County funds have been provided as gap financing for several projects which are currently in various of stages of construction including:

- Morris Blum, of an existing 154-unit public housing senior community, in the City of Annapolis;
- 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;
- Blue Oaks at North Odenton Apartments, a 150-unit family project in Odenton, a COO; and
- The Willows, a 58-unit family project located in a COO within the City of Annapolis.
- Pre-development work is underway on an additional five projects anticipating an additional 643 units.
- The County will provide tenant based rental assistance to a minimum of 190 households experiencing homelessness with CoC funds, 230 households experiencing homelessness with ESG funds, 40 households experiencing homelessness with HOME and Housing Trust Funds, 50 households experiencing homelessness, and approximately 30 households with HOPWA funds.
- The County will continue a County-funded Eviction Prevention Program in Local Fiscal Year 2026.

- 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 evaluate 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 are 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 an 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 soil, 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 is 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 2025 is \$32,150 in yearly earnings. According to American Community Survey 5-year estimates, poverty in the County slightly decreased from 6 percent in 2018 to 5.5 percent in 2023.

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, and 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 2026, the County will provide \$35,000 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 50 very low income and low-income individuals over the next year.

The County has also invested over \$2,000,000 in County funds by providing grants to

nonprofits which serve the County's most vulnerable communities.

Actions planned to develop institutional structure.

An elected County Executive and County Council govern Anne Arundel County. The County Council is the legislative body of Anne Arundel County government and approves all policy and budgetary actions. The County Executive, representing the executive branch of government, appoints the Chief Administrative Officer and other heads of executive agencies 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 30 years of experience administering federal funds, as well as 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, property rehabilitation, rental assistance, and a tenant-based rental assistance program, 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 the County has historically relied upon to provide 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 2026 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, his 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. In addition to the Homeless Coalition, in response to the Covid-19 public health crisis, the County's faith-based, non-profit, and charitable organizations developed a robust, coordinated Benevolence Coalition which meets regularly and aids County residents who are homeless or at risk of homelessness. The County actively participates in Benevolence Coalition meetings and supports its mission. The County's continued participation with these groups will provide many opportunities to coordinate housing services with other member organizations and develop the County's strategy to end homelessness.

Discussion

During Local Fiscal Year 2026, 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(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies the program income available for use included in projects to be conducted 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	\$600,000
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		\$600,000

Other CDBG Requirements

1.	The amount of urgent need activities	0%
2.	The estimated percentage of CDBG funds that will be used for activities that benefit persons of low-and moderate-income	100%
3.	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 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 subsidies to assist homebuyers with down payment and closing costs, as well as mortgage write-down assistance, enabling households to purchase a home. Each homebuyer who is 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 homeowners 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 September 1, 2024, for the County is \$390,000 for an existing home and \$507,000 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 2026 ESG funds to support an emergency shelter program and a rapid re-housing program. Specifically, \$85,000 in ESG funds will be provided to the Associated Catholic Charities, Inc. (Catholic Charities) Sarah's House Family Shelter Program and \$88,926 will be provided to The Light House to continue 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.

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 themselves 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 present themselves 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 screens applicants based on a County developed assessment tool; this is not required to occur in tandem with Coordinated Entry screening. Once this 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 assessments and rankings on the Access Housing List can access Permanent Supportive Housing programs.

A Winter Relief Shelter is operated as a seasonal shelter from October through April at a variety of local churches in Anne Arundel County. 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 people 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 formerly 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 the County's five-year Consolidated Plan and annual Action Plan. The Homeless Coalition has representation from people who are formerly homeless both on its Board and within its general membership; Board members with direct lived experience are compensated for their expert participation in discussions and decision- making. 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 also conducts focus groups with individuals who reside 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 for its ESG program:

- a) provide housing for vulnerable County residents, at least 80% of which are considered low-income or high priority;
- b) reduce the number of people living on streets and in emergency shelters by 5%; and
- c) reduce the length of time homeless to less than 75 days, on average.

When designing the ESG-funded rapid re-housing program 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 outcomes. As the demand for shelter currently exceeds available resources, a large 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 reducing 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

this population's needs are met.

The County makes the public aware of the availability of these funds through its normal public participation process. The public is asked to comment on the needs of low- and moderate-income County residents with HIV/AIDS at an annual hearing held by ACDS on behalf of the County in the fall of each year. 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 in consultation with stakeholders and organizations in the administration of community programs, ACDS staff recommends specific projects for funding to the ACDS Board of Directors at the second annual 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 2026, the County anticipates receiving approximately \$562,860 in HOPWA funds which will be provided to the Housing Commission of Anne Arundel County to operate the HOPWA Rental Assistance Program. The program provides tenant-based rental assistance and supportive services to households affected by HIV/AIDS. It is anticipated that 30 low- and moderate-income households will receive HOPWA tenant-based rental assistance through this program.

APPENDIX I

APPLICATIONS FOR FEDERAL ASSISTANCE

CERTIFICATIONS

APPENDIX III

AMENDMENTS TO PREVIOUS ACTION PLANS

CDBG Program

Budget Amendment	FFY/ LFY	Original Budget	Committed/ Expended	Balance	Budget Amendment	Remaining Balance
CDBG Grant Administration	23/24	\$ 553,266.00	\$548,000.00	\$5,226.00	\$(5,226.00)	\$0.00
Chesapeake Arts Teen Club	22/23	\$ 20,000.00	\$18,658.00	\$ 1,342.00	\$ (1,342.00)	\$0.00
				Total	\$6,568.00	

Funds in the amount of \$6,568 reallocated to the FFY23 (\$5,226) and FFY22 (\$1,342) Scattered Site Rental Program.

Process for Soliciting Projects 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.

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 on a first-come, first-served basis if they meet the County's development goals and the project is an eligible activity for HOME funding. New construction multifamily rental projects which are in Opportunity Areas, as defined in Anne Arundel County's Consolidated Plan: 2021-2025, are given priority for HOME funds. Redevelopment projects located in Priority Revitalization Communities 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 adequately demonstrate their fiscal capacity to develop the project with the commitment of other funding sources as well as their ability to financially support the operation of the project during the affordability period.

Emergency Solutions Grant Program Policies and Procedures Manual

Pursuant to the regulations for Annual Action Plans at 24 CFR 91.220(I)(4), 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

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 of applicants and to confirm 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 as determined initially by Coordinated Entry. 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. ACDS 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 the Anne Arundel County Department of Social Services coordinated entry system. Third party documentation will be required for all participants. Additionally, ACDS 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.

Eligibility for Prevention Services

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 with an annual income below 30% of median income for the area that does not have sufficient resources or support networks immediately available to prevent them from becoming homeless AND that meets one of the conditions specified at 24 CFR § [576.2](#). Examples of clients who are at risk of homelessness include but are not limited to: (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; (iii) households that have been notified that their right to occupy their current housing or living situation will be terminated within 21 days after applying for assistance; (iv) households living in a motel or hotel that they are paying for; households living in overcrowded conditions, as defined by the U.S. Census Bureau, (v) individuals exiting a publicly-funded institution or system of care, such as a health care facility or foster care; or (vi) a household that is living in housing that has characteristics associated with instability and increased risk of homelessness, as identified in the County’s approved Consolidated Plan.

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 the DSS locations in Annapolis and Glen Burnie. The CoC process gives priority for shelter to persons experiencing homelessness 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 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. 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. 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 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 disabled 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. Project North provides supported housing for a period of 3 to 12 months, affording guests time 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 and a weekly calendar listing scheduled appointments and dates established for the completion of all goals. Essential services offered include, but are not limited to, housing search, addressing 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), which is the Continuum of Care planning group, includes providers of the following services: homeless, essential, homelessness prevention, rapid re-housing, mainstream and housing. The participation of all these groups ensures that all services available for addressing the needs of the homeless population are coordinated, and therefore efficient without duplication of efforts. The Homeless Coalition meets, at a minimum, monthly 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 to ensure persons experiencing homelessness 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. The HMIS administrator also has the ability to track client services and may make referrals to mainstream resources. The participation of homeless clients in receiving mainstream resources is reviewed and monitored to evaluate providers' success at helping clients move towards independence.

Policies and Procedures for ESG Funded Rapid Re-Housing Program

Currently, 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 can increase their resources so they are able to afford and maintain their housing when the period for receiving assistance ends.

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 payments to participant households for a period not to exceed 24 months.

Providers shall determine the type, maximum amount and duration of housing stabilization and/or relocation services for individuals and families who need 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 Small Area 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 more than 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, 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. 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 must participate in stabilization services, including case management, while receiving tenant-based rental assistance. The service will be provided by ACDS 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 rental assistance.

Policies and Procedures for ESG Funded Prevention Services

Currently, the County has not prioritized its funding for prevention activities. However, if prevention activities are funded then 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 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 payments on behalf of participant households for a period not to exceed 24 months; however, the goal is to provide no more than 12 months of assistance.

Providers shall determine the type, maximum amount and duration of housing stabilization and/or relocation services for individuals and families who need 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 more than 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, 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. 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 must participate in stabilization services, including case management, while receiving tenant based rental assistance. Arundel House of Hope (AHOH) will provide the service. 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

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 screening for emergency shelter is 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 priority for shelter 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

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. Utilizing ESG-CV funds, the Homeless Outreach Team was expanded from two to five workers during the COVID-19 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. 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 with insight gained during the monthly provider meetings, ACDS staff recommend 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 people in Anne Arundel County is encouraged to submit a proposal for consideration. In Local Fiscal Year 2023, 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 formerly 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 for 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 people with lived experience of homelessness. 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 COVID-19 pandemic, the Homeless Coalition periodically conducted focus groups with individuals experiencing homelessness at shelters and day resource centers to determine needs and provide insight to establish goals and strategies for planning purposes. Those focus group meetings were halted during the COVID-19 pandemic, but ACDS plans to resume conducting focus groups at the ESG-funded shelter as part of the County's planning process to 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 two performance standards noted below 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 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 are awarded 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 when they enter the program. The County's HMIS system will be used to monitor the results. Because the demand for shelter currently exceeds the available resources, a reduction in the number of people 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 as well as 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. Along with ACDS, this group is responsible for the overall planning, and development of programs and policies designed to address the needs of the homeless in the County.

The Homeless Coalition aspires to include 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) persons with lived experience, 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), which is funded through Anne Arundel County local funds and CoC funding. A committee made up of members of the Homeless Coalition currently utilizing 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 be all subrecipients receiving any of the new funds.