



HOME American Allocation Plan – FY2021 (HOME-ARP Plan)



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Participating Jurisdiction: Maryland
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HOME-ARP Allocation Plan

Executive Summary

The American Rescue Plan (ARP) included \$5 billion in funding to aid communities with developing long-term strategies to address homelessness. These funds are administered through the U.S. Department of Housing and Urban Development's (HUD) HOME Investment Partnerships Program (HOME) and are referred to as the HOME-ARP program. Under this program, activities to be funded must primarily benefit a qualifying population (QP) which include the homeless, those at-risk of homelessness, and other vulnerable populations. The HOME-ARP Notice, issued by HUD, defines the QPs as those that are (1) homeless, as defined in section 103 of the McKinney-Vento Homeless Assistance Act, (2) at risk of homelessness, as defined in section 401 of McKinney-Vento; (3) fleeing, or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking; or (4) in other populations where providing supportive services or assistance would prevent a family's homelessness or would serve those with the greatest risk of housing instability.

Under the ARP, the State was awarded a total of \$23,971,559 in HOME-ARP Program funds. These funds will be administered and managed by the Maryland Department of Housing and Community Development (DHCD), Single Family Division.

The State's HOME-ARP Allocation Plan provides a summary of the consultation and public participation process undertaken prior to the plan's development, estimates the size and demographic composition of the QPs within the state, provides an assessment of unmet needs and service gaps for the QPs, and provides a description of the planned uses of HOME-ARP funds to address the unmet needs of the qualifying populations. The HOME-ARP funds will be used primarily to benefit residents of non-entitlement areas that do not receive funding directly from HUD. The State however, has the option to provide funds in entitlement areas as deemed necessary.

The State conducted an extensive consultation process between November 2021 and April 2022. This process included one-on-one consultations, listening sessions, public hearings, and an online survey. DHCD engaged CoCs, homeless service providers, domestic violence service providers, veterans' services groups, public housing agencies, nonprofit agencies that address the needs of the QPs, and public/private organizations that address fair housing, civil rights, and the needs of persons with disabilities. The focus of the outreach was to identify the highest priority needs and critical gaps in shelter, housing, and services among individuals in the QPs in communities across the State.

Across all forums, participants consistently reported that a lack of affordable and available housing as the highest priority needs, especially for persons with extremely low incomes, lived experience of homelessness, and/or recently released from the criminal justice system. Many participants reported that the lack of affordable housing for individuals in the QPs is most acute in non-entitlement areas, due to a lack of local funding sources and capacity limitations among nonprofit developers and service providers. Consultation, focus group and survey participants reported that the largest gaps in their communities' homelessness response systems were in permanent supportive housing services (e.g., intensive case management, support for activities of daily living, and job training) and in behavioral support services (e.g., mental health support, and addiction and recovery services). The two issues reinforce each other –without stable housing, individuals cannot maintain participation in supportive services to improve their health and well-being; and without supportive services, it is difficult for individuals with health, economic and other challenges to maintain stable housing.

This Plan describes the estimates of these populations, the demographic characteristics of people in these groups, and indicates the eligible activities for which the HOME-ARP funds will be awarded.

Consultation

Summarize the consultation process:

The State of Maryland Department of Housing and Community Development (DHCD) consulted with over 100 stakeholders in the process to develop its plan. DHCD conducted four HOME-ARP consultation listening sessions with stakeholders from each of the recommended entities. These sessions were held on February 7, 2022, February 17, 2022 February 18, 2022 and February 24, 2022. The sessions included an overview of the HOME-ARP program, an overview of key data points of the program, qualifying populations and eligible activities. Participants were asked to provide input on local needs and gaps in the shelter and housing system, financial and logistical challenges in creating and operating affordable housing projects, and unmet supportive service needs. Additionally, DHCD staff presented on the HOME-ARP planning process and solicited input from stakeholders at a Maryland Interagency Council on Homelessness meeting, a statewide convening of Local Management Boards, a statewide meeting of Continuums of Care lead agencies, and the Maryland Balance of State Continuum of Care Board meeting. A survey was also sent out to acquire written feedback from various community organizations and all 11 Continuums of Care in the State. Thirteen written responses were received.

The consultations and the survey results lend further support for using HOME-ARP funds to create affordable rental housing, provide expanded supportive services, non-profit operating and capacity building activities and for administration and planning costs.

Agencies Consulted and Summaries of Feedback Received

The following are key summaries of the consultations from community members and a brief overview of the feedback provided – for a complete record of the information provided in the feedback sessions and a full list of required organizations that participated in consultations.

See the attached appendix for a list of participants and feedback which also includes agencies such as Civil Rights Agencies and Public Housing Agencies

House of Ruth Maryland

Agency Type: Intimate Partner and Sexual Violence organization & non-profit

Method of Consultation: Virtual Listening Session & Written Survey

Feedback Summary

- Overall lack of affordable rental housing
- Landlords are less willing to rent to individuals and families exiting homelessness including imposing numerous barriers
- Lack of housing available for youth
- There is a need for more Permanent Supportive Housing (PSH)
- Survivors of domestic violence are less likely to be offered PSH or Rapid Re-Housing (RRH) slots due to being excluded from Coordinated Entry
- Vulnerability assessments do not account for lethality of abusive partners
- Insufficient RRH in many locations
- Unmet need for behavioral and mental health services

Allegany County Department of Social Services

Agency Type: Social service office

Method of Consultation: Virtual Listening Session & Written Survey

Feedback Summary

- Lack of employment and affordable housing in Allegheny County
- Shelters are typically full so there is an unsheltered homeless population
- Lack of mental health services for the homeless population
- Large number of the homeless population are couch surfing because they cannot afford housing on their own
- Lack of bed availability at shelters means that it is difficult to keep families together
- Community issues with human trafficking
- Unmet housing and service needs of veterans, most HUD vouchers for veterans are full and veterans meet one of the HOME-ARP qualifying populations
- Unmet housing and service needs in the community
- Agency cannot purchase and/or renovate a facility to serve as a shelter
- Rental rates have been steadily risen in the area, with a large percentage of the population that are on a fixed income, it makes it difficult to identify affordable housing.
- Community would benefit from more income-based housing
- The community would benefit from larger homeless shelter in the community
- Largest need is behavioral and mental health services.

Home Partnership of Cecil County, Inc

Agency Type: Non-profit housing organization

Method of Consultation: Virtual Listening Session & Written Survey

Feedback Summary

- Lack of affordable housing is the greatest obstacle to overcoming homelessness

- Most people experiencing homelessness do not believe that there are enough services in Cecil County and cite need for shelters, affordable housing, and employment
- Unmet service needs for substance abuse disorders
- Planning to develop non-congregate shelter facilities
- Hoping to develop a site based PSH project that will include a scattered site component

Prince George's County Department of Housing and Community Development

Agency Type: Large local Government Agency (direct recipient of Federal HOME and Community Development Block Grant (CDBG) funding)

Method of Consultation: Virtual Listening Session & Written Survey

Feedback Summary

- Lack of permanent supportive housing and accessible affordable housing
- Need for Veterans Affairs Supportive Housing (VASH) vouchers for veterans currently outweighs the availability, though Housing Authority has applied for additional VASH
- Permanent source for operating support will be crucial in addressing long term housing stability
- Does not intend to develop non-congregate shelter

Interfaith Housing Alliance

Agency Type: Community Housing Development Organization (CHDO), low income housing, landlord supportive service provider

Method of Consultation: Virtual Listening Session & Written Survey

Feedback Summary

- Agency not geared towards homeless services, though it is a component of Interfaith Housing Coalition's work.
- Needs funds to rehab a 23-unit senior housing project in Frederick, MD in a way that will not displace current residents.

Washington County Community Action Council

Agency Type: Private non-profit 501(c)(3)

Method of Consultation: Virtual Listening Session & Written Survey

Feedback Summary

- Current unmet need for affordable rental housing.
- Many landlords are increasing their rental rates in a manner not sustainable for the local economy.
- Concerned about increased housing instability once Emergency Rental Assistance Program (ERAP) funding is exhausted
- Many rental units in community need repair and lack enough insulation, resulting in energy costs that are too high for most tenants
- Seeking housing managed by organizations providing wrap-around services.
- Need for year-round shelter that does not have time limits for length of stay
- Limited veteran-designated housing
- Landlords are increasing rent for clients without good credit scores which is making it difficult to economically recover from a downfall

- Permanent supportive housing is not available in the community and not financially sustainable
- Would like to add to current 37 units
- Agency has no plans for non-congregate shelter due to unsustainability.

Carroll County

Agency Type: Continuum of Care

Method of Consultation: Virtual Listening Session & Written Survey

Feedback Summary

- Lack of immediate night-by-night beds for families with minor children
- Emergency family shelter typically has a waitlist
- Need increased funding for both permanent housing and case management
- Need more services, shelter, and permanent housing oriented towards youth homelessness
- Gap in services for speakers of other languages, mostly Spanish
- Have added a homeless outreach worker to the outreach team. Worker has greatly increased capacity and partnerships
- Has funds to provide for eviction prevention, however, there are a lack of supportive services in the homeless prevention area
- Greatest need is housing, but there are also mental health, substance abuse, and income barriers
- County has acquired new building for family shelter, but renovations are required. Goal to provide a more child-friendly space.
- Would benefit from more supportive services both for homeless outreach and diversion/prevention, rental assistance, along with supportive services and development of non-congregate shelter
- Does not have funding to maintain level of Emergency Solutions Grant Cares Act (ESG-CV) funding support

Southern Maryland

Agency Type: Continuum of Care, Balance of State LHC

Method of Consultation: Written Survey

Feedback Summary

- There is a need for additional case management support to meet the growing community needs
- Insufficient housing stock to accommodate persons with disabilities
- Limited employment, education and training shortages, lack of affordable daycare & transportation
- Need additional funding to coordinate outreach and hire additional outreach workers
- The awarded prevention assistance is sufficient, but more may be needed in the future.
- Has not developed a plan for increasing non-congregate, but plans to discuss it more
- Several organizations have been identified that would potentially support 47-units for chronically homeless individuals and families
- Section-8 waitlist in Charles and Calvert County are closed and St. Mary's County has a waitlist that exceed 4,500 applicants

- All HOME-ARP eligible activities would be beneficial in Southern Maryland
- Once ESG-CV housing expires, overall rapid re-housing capacity will be reduced by 30-50 households. However, HUD RRH, Homelessness Solutions Program (HSP), and Supportive Services for Veteran Families (SSVF) will be used to provide support to clients in need of rehousing after the end of ESG-CV

Washington County

Agency Type: Continuum of Care, Balance of State LHC

Method of Consultation: Written Survey

Feedback Summary

- County has a lack of emergency shelter beds during and beyond the cold-weather season
- 30-40 unsheltered individuals within Coordinated Entry list
- Lack of supportive on-site health services for clients in shelter
- Can only provide limited services to unsheltered locations
- Severe housing shortage, despite continuing to increase and support landlords, prices for housing have been drastically increasing, such as a \$1,700 price tag on a studio apartment
- Landlords have increased the number of barriers on the population such as increasing minimum credit scores and barring people for criminal history
- Does not currently have a plan for increasing non-congregant shelter
- Does not currently have plans for future PSH housing projects, though PSH units were expanded 2 years ago
- Hope to use HOME-ARP funding to create 50–80-unit affordable rental housing
- Hope to develop a whole family center, computer center, workforce development, and health services center onsite.
- Center is nearby existing homeless services
- Hope that further funding is available to sustain RRH beyond ESG-CV

Harford County

Agency Type: Continuum of Care, Balance of State LHC

Method of Consultation: Written Survey

Feedback Summary

- Increased need for permanent supportive housing and residential rehabilitative program beds through Office of Mental Health
- Need for additional family shelter beds
- Coordinated Entry systems does not properly prioritize those experiencing domestic violence if they happen to score low on lethality factors and there is an overall lack of coordination with domestic violence providers
- Challenges getting clients with criminal justice history into employment
- Lack of transportation
- Eviction prevention funding is needed as there are a large volume of households not affected by COVID-19 who need support from eviction prevention funding.
- Extensive case management programs are needed for households of a variety of different needs including those not experiencing a COVID-19 incident

- Households experiencing chronic homelessness decline referrals to congregate shelter – increases in non-congregate shelter would likely increase chronic clients seeking shelter services
- Lack of available affordable housing
- Market value listed rental prices are too expensive for most households and the housing market is getting incredibly competitive and expensive
- 191 adults and 110 children are identified as unstably housed in past year, though there may be some data quality issues.
- Ongoing discussions of shelter expansion for non-congregate shelter.
- Need for more permanent supportive housing. Home funds could assist a small project aimed to address lack of PSH options.
- Currently 5 project-based or tenant-based rental assistance providers in Harford County
- Most beneficial projects would be development of affordable rental housing and non-congregate shelter
- After the end of ESG-CV funds, county plans to transition to HSP funded RRH and support with private donor funding

Mid-Shore

Agency Type: Continuum of Care, Balance of State LHC

Method of Consultation: Written Survey

Feedback Summary

- Limited shelter capacity and lack of shelter for individuals with special needs
- Lack of suitable shelter for large families
- Limited funding hire shelter staff at competitive rate. Need for staff with mental health training, substance use knowledge, and trauma-informed practices
- Lack of dedicated Street Outreach workers in the county – many people trying to do multiple jobs and limited specialization
- Homeless prevention funds have taken a back seat to focus on rapid re-housing and emergency shelter. While logical, these funds are backlogged due to lack of housing inventory, so those already in housing end up in the homeless system with nowhere to go.
- Emergency housing vouchers are being dispersed throughout the community.
- Biggest priorities: development of affordable housing, development of non-congregate shelter, more tenant-based rental assistance, and supportive services with more competitive salaries.
- Concern that the community does not have the manpower to implement the largest goals

Public Participation

For the purposes of HOME-ARP, PJs are required to make the following information available to the public:

- The amount of HOME-ARP the PJ will receive,
- The range of activities the PJ may undertake.

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

DHCD consulted with over 100 stakeholders in the process to develop its plan. DHCD conducted four HOME-ARP consultation listening sessions with stakeholders from each of the recommended entities. These sessions were held on February 7, 2022, February 17, 2022, February 18, 2022 and February 24, 2022. The sessions included an overview of the HOME-ARP program, an overview of key data points of the program, qualifying populations and eligible activities. Participants were asked to provide input on local needs and gaps in the shelter and housing system, financial and logistical challenges in creating and operating affordable housing projects, and unmet supportive service needs. Additionally, DHCD staff presented on the HOME-ARP planning process and solicited input from stakeholders at a Maryland Interagency Council on Homelessness meeting, a statewide convening of Local Management Boards, a statewide meeting of Continuums of Care lead agencies, and the Maryland Balance of State Continuum of Care Board meeting. A survey was also sent out to acquire written feedback from various community organizations and all 11 Continuums of Care in the State.

- Public comment period for needs and potential uses – November 19, 2021 – December 19, 2021
- Public comment period: start date - March 18, 2022, end date -April 18, 2022.
- Public hearing: February 14, 2022, February 15, 2022, April 5, 2022 and April 6, 2022
- Draft Plan public comment period: February 22, 2023 through March 10, 2023.

The February 14, 2022 public hearing included eight staff members and four members of the public. Public Hearings were also held on February 15, 2022 which included 10 staff members and 3 members of the public, April 5, 2022 with 7 staff members and 5 members of the public and April 6, 2022 with 6 staff members. One written comment was received during the public comment period regarding the needs of the homeless. A copy of the draft HOME ARP Allocation Plan was made available for public comment for seventeen (17) days from February 22, 2023 through March 10, 2023.

The State followed its Citizen Participation Plan and reached out to local, regional and state organizations, CoCs and other interested parties. Public hearing notices were placed on the State's website and published in the newspaper, and stakeholder groups were notified of each hearing via email. The State invited all interested parties to attend the virtual public hearings to solicit input in the development of the HOME-ARP Allocation Plan. The invitation link was also provided. The virtual hearings were accessible to persons with disabilities and translators were available upon request.

Those unable to attend were invited to submit written comments via emails or schedule a phone call to share their thoughts. In addition, information regarding the HOME-ARP process was posted on the State's website. The public hearings provided (1) an overview of the HOME-ARP notice to inform attendees of the amount of HOME-ARP funds available, the qualifying populations and the eligible activities; (2) an overview of the Allocation Plan timeline and

submission process; and (3) an opportunity for participants to ask clarifying questions, and to provide input into needs and gaps, priority populations and activities. A survey was also available online and invited representatives from multiple agencies, groups, and organizations to rank the qualifying populations and eligible activities and services in order of perceived need, and the best approach for carrying out those activities for the community.

Describe any efforts to broaden public participation:

As noted previously, the State followed its Citizen Participation Plan (CPP) to provide the public and stakeholders with opportunities to participate in the process of developing the HOME-ARP Allocation Plan. Throughout the public participation process, DHCD followed the requirements and procedures for effective communication, accessibility, and, if necessary, reasonable accommodation for persons with disabilities and limited English proficiency. Efforts to broaden public participation included consultation listening sessions with stakeholders; posting of public notices on the State's website; virtual public hearings; newspaper notifications; online survey; and email notifications. However, during the entire public participation process, no requests were received by the State regarding special accommodations.

Notice of the public hearing dates, time and call-in information was distributed via press release and at each of the various consultation meetings that occurred. Outreach efforts took place both in-person and through virtual meetings. The public hearing for the HOME-ARP Allocation Plan was combined with the public hearings for the DHCD Annual Action Plan Hearing for FY 23. In addition to the consultation sessions with recommended entities, a consultation session was held with other State of Maryland entitlement areas throughout the State that are recipients of HOME-ARP funding for feedback.

Summarize the comments and recommendations received through the public participation process:

Commenters repeatedly noted the most pressing need is to increase availability of affordable rental housing with supportive services, especially for households earning below 50% of the Area Median Income. Housing developers and organizations running site-based housing programs noted ongoing challenges with funding new construction, operations, and maintenance, particularly considering inflation due to the COVID-19 pandemic. Additionally, many Continuums of Care noted increasing challenges with identifying and securing funding for supportive service for existing permanent supportive housing, as HUD Continuum of Care grants do not include increases for supportive services year over year. This creates staff retention and capacity challenges, impacting the quality of permanent supportive housing that can be provided to the most vulnerable households with greatest service needs. Organizations attending the consultation sessions also reported a need for more programs that provide support for at-risk youth and adults unable to receive benefits due to entanglement with the judicial system.

Through the public participation process, the State developed the HOME-ARP Allocation Plan to address the unmet affordable housing and supportive services needs of all qualifying populations.

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

All comments and survey results were reviewed and have been part of the decision-making process on the allocation of the HOME-ARP funds. There were no specific recommendations in the public participation process that were not accepted. Across all consultation sessions and public hearings, there was uniform recognition of the priority need for the creation of new supportive and affordable units in the non-entitlement jurisdictions of the State, and there were no recommendations to prioritize tenant-based rental assistance under HOME-ARP.

Needs Assessment and Gaps Analysis

To assess the unmet needs of HOME-ARP qualifying populations (QPs), DHCD evaluated the size and demographic composition of the QPs. DHCD also identified gaps within the current shelter and housing inventory, as well as the service delivery systems. In the needs assessment and gaps analysis, the State used current data, including Comprehensive Housing Affordability Data (CHAS), 2021 Point in Time Count (PIT Count), 2020 CoC Housing Inventory Count (HIC), or other available data sources. While the number of people estimated to be experiencing homelessness may be underrepresented due to COVID-19, the following information includes the basis for the needs assessment and gap analysis for HOME-ARP qualified populations based on the latest available data.

Homeless Needs Inventory and Gap Analysis Table

	Homeless												
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family	Adult	Vets	Victims	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds	HH (at least 1 child)	HH (w/o child)		of DV	# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	1,675	407	2,325	N/A	140								
Transitional Housing	586	186	1,047	N/A	317								
Permanent Supportive Housing	3,816	1,209	4,131	N/A	1,486								
Rapid Re-Housing	1,211	413	364	N/A	147								
Other Permanent Housing	441	172	113	N/A	0								
Homeless Persons						1,758	3,592	303	321				
Nightly Emergency Shelter Gap										*	*	*	*
Annual Rapid Re-Housing Gap										4,083	1,361	8,343	N/A
SFY2023 Permanent Supportive Housing Gap										509	169	3,157	N/A

Data Sources:

Inventory Data: HUD 2021 Housing Inventory Count Report

Homeless Data: 2022 Point-In-Time Count Data, self-reported by Maryland Continuums of Care. Homeless data includes both unsheltered and sheltered populations during the 2022 PIT Count.

Gap Data: Program comparison/evaluation of 2022 PIT Count Data, SFY2022 Annual Homeless Data from CoCs, and 2021 HIC Data and housing placement needs.

*See unmet housing and service needs section for more information on shelter gaps.

Housing Needs Inventory and Gap Analysis Table

	Non-Homeless		
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	730,055		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	101,550		
Rental Units Affordable to HH at 50% AMI (Other Populations)	184,370		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		127,445	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		43,755	
Current Gaps			171,200

Data Source: Comprehensive Housing Affordability Strategy (CHAS) data based on 2015-2019 ACS 5-year estimates.

Describe the size and demographic composition of qualifying populations within the PJ's boundaries:

HUD requires HOME-ARP funds be used to primarily to benefit individuals and families in specified HOME-ARP “qualifying populations.” Qualifying populations include, but are not limited to, the following -- sheltered and unsheltered homeless populations; those currently housed populations at risk of homelessness; those fleeing or attempting to flee domestic violence, dating violence or human trafficking; other families requiring services or housing assistance or to prevent homelessness; those at greatest risk of housing instability or in unstable housing situations.

1. Homeless as defined in 24 CFR 91.5

As defined by HUD in 24 CFR 91.5, Consolidated Plan regulations, there are three criteria under this definition: an individual or family who lacks a fixed, regular, and adequate nighttime residence; an individual or family who will imminently lose their primary nighttime residence and meet the criteria noted at 24 CFR 91.5; unaccompanied youth under 25 years of age, or

families with children and youth who would not otherwise qualify under the criteria above but meet the definition of homeless under other federal statutes as identified in 24 CFR 91.5

The Point-in-Time (PIT) Count provides estimates of the number of sheltered and unsheltered people meeting the definition of homelessness on a single night in January. Each CoC submitted to HUD the required data for counts conducted in January 2020 of sheltered and unsheltered homelessness. The PIT count provides a snapshot of the number of people experiencing homelessness on a single night. [In addition to data contained in the PIT, the Maryland Interagency Council on Homeless

(ICH) also collects data and prepare reports on homelessness within the State. The most recent report prepared covered the state of homeless during FY 2020-2021.]

According to PIT data, overall homelessness in Maryland dropped by 24% from 8,392 in January 2015 to 6,337 in 2020. The number of chronically homeless individuals dropped by 25% and veterans experiencing homelessness declined by 35%. While the decline in the PIT count numbers is a positive trend, it is also important to note that the number of homeless in the PIT count is often approximately one fifth of the total number of homeless clients served in a given year, and a systematic undercount of the homeless population in the State. The 2020 PIT count was held in late January 2020, and occurred before the full onset of the COVID-19 pandemic. It must be noted that the “point-in-time count” is a one-day snapshot which captures the characteristics and situations of people experiencing homelessness. While PIT data does not capture every unsheltered person, the data is collected using the same methodology each year and can be used to benchmark trends.

The Housing Inventory Count (HUD 2021 HIC report) was used to examine the number of beds and units available in emergency shelter, permanent supportive housing, and rapid rehousing across the Maryland Balance of State (BoS) CoC. HUD requires that HICs be conducted annually to examine CoC capacity. During this process, data from all the agencies serving households experiencing homelessness is collected to estimate the number of beds/units available and the utilization rates of those beds/units.

In addition to the above, the BoS collects data on the number of clients served by providers annually. These numbers include anyone that was homeless or at risk of homelessness who received homeless services throughout the 2020 and 2021 fiscal year, including prevention, outreach, emergency shelter, rapid re-housing, and placement into permanent housing. In 2020, the annual total number of clients served was 28,288, approximately 8% fewer individuals than the total for 2019, and the total clients served decreased another 17% to 23,243 in 2021. Several providers attributed the decline to a decrease in shelter capacity and demand for services due to the pandemic. Jurisdictions reporting an increase in clients served attributed the change to a shift in reporting methodology to include domestic violence clients, and to targeted outreach activities and new programs launched in response to the pandemic.

The total annual number of people who received street outreach, emergency shelter, or transitional housing program services from a Maryland Continuum of Care in State Fiscal Year 2022 was 24,851.

Of the 4,934 Maryland residents counted as meeting HUD’s definition of homeless during the 2022 Point In Time Count, the following demographics were identified:

- 64% were adults with no children, 36% were in a family with children
- 20% were children under 18, 6% were age 18-24, 74% were adults 25 and over

- 59% were male, 40% were female, less than 1% transgender and gender non-conforming
- 60% were Black, 35% were white, 6% Hispanic/Latino, 5% Asian and American Indian, Hawaiian or Pacific Islander, and Multiple Races
- 18% were unsheltered
- 50% reported having at least one disabling condition
- 20% were chronically homeless
- 19% were fleeing domestic violence or intimate partner violence

Marylanders who identify as Black are 3 times as likely to experience homelessness than their white counterparts.

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

At-Risk of Homelessness, as defined by HUD (24 CFR 91.5), means households at risk of homelessness but not yet considered homeless. To be eligible, they must meet a set of criteria which include having an annual income below 30 percent area median family income, as determined by HUD; not having sufficient financial resources or support networks (e.g., family, friends, faith-based, or other social networks) that are immediately available to prevent them from moving to an emergency shelter or another place defined in the “homeless” definition, such as an unsheltered location; and meets one of certain qualifying conditions outlined in the HUD Notice.

Additionally, people at imminent risk of homelessness are individuals and families who will lose their primary nighttime residence, which may include a motel or hotel or a shared living situation, within the next 14 days and lack a subsequent residence, resources, or support networks to remain in housing.

While it is difficult to estimate the total universe of households statewide that may meet the definition of “At-Risk of Homelessness”, some data is available to estimate need. In SFY2022, Maryland DHCD-funded programs provided homeless prevention assistance to over 540 households that met the definition of at-risk of homeless. This data includes households aided through State HSP funds and ESG/ESG-CV funds for non-entitlement areas of the State and does not include homeless prevention services provided to households through ESG/ESG-CV funds in entitlement areas. Of the 1,257 people that received State-funded homeless prevention assistance, approximately:

- 52% were in families with children, 48% were adults with no children
- 42% were children under 18, 58% were adults 18 and older
- 53% were Black, 39% were white, 6% Hispanic/Latino, 5% Asian and American Indian, Hawaiian or Pacific Islander, and Multiple Races
- 21% of adults reported having at least one disabling condition
- 60% were female, 40% were male

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

For HOME-ARP, this population includes any individual or family who is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking. It includes cases where an individual or family reasonably believes that there is a threat of imminent harm from further violence due to dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return or remain within the same dwelling unit. It is recognized that domestic violence is one of the main factors of homelessness or being at-risk of homelessness for families.

According to data from the Maryland Network Against Domestic Violence, on a single night in September 2019, over 281 people were receiving emergency and transitional shelter services from domestic violence programs. Additionally, the 2020 HUD PIT Count showed 344 persons were homeless and fleeing domestic violence on one night - this data includes domestic violence programs as well as mainstream emergency shelters

The Centers for Disease Control and Prevention data estimates that nearly 2 million Maryland residents, 34.4% of women and 28.8% of men, will experience intimate partner physical violence, intimate partner rape and/or intimate partner stalking over the course of their lifetime. In a 2019 point-in-time survey of Maryland domestic violence programs, agencies reported serving over 700 survivors and their children, with another 135 requests for services left unmet due to lack of resources to assist them. That same year, Maryland courts held nearly 25,000 hearings for final protective orders.

In a survey done by the Maryland Human Trafficking Task Force (MHTTF), victim service providers in Maryland identified 396 victims of sex and labor trafficking served in 2014. Of the 396 individual victims, 381 were sex trafficking victims and 15 were victims of labor trafficking. Of the sex and labor trafficking victims whose ages were reported, 56% were children. According to the National Human Trafficking Resource Center, in 2019 there were 187 human trafficking cases reported in Maryland. This represents an 11% increase from reports to the hotline in Maryland in 2018 and a 55% increase from Maryland's 2017 reports. Of the 2019 cases of human trafficking reported to the national hotline, 68% involved sex trafficking, 19% involved labor trafficking, and 6% involved sex and labor trafficking.

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

HOME-ARP qualifying populations also include other populations who do not qualify under any of the QPs above but meet certain qualifying criteria such as were previously qualified as homeless and are currently housed due to temporary or emergency assistance; households at greatest risk of housing instability; and veterans and families that include a veteran family member receiving or are currently housed with temporary or emergency assistance, and who need additional housing assistance or supportive services to avoid a return to homelessness. In addition, HUD defines those at greatest risk of housing instability as households that have an annual income less than 30% AMI

and are experiencing severe cost burden or have an income less than 50% AMI and meet a certain condition, like living in someone else's home or living in a hotel due to an economic hardship. The State estimates that there is a total of 198,295 which fall under this category.

The State's 5-Year Consolidated Plan included the latest CHAS data (provided by HUD) which analyzed housing problems by income and race/ethnicity. Severe housing problems include incomplete kitchen or plumbing facilities, households that are cost burden over 30 percent, and severe overcrowding which translates to more than 1.5 persons per room. While other housing issues continue to persist in most jurisdictions, the most common housing problem is being rent burdened. This is consistent for all occupancy types (renter or owner) and all types of families/households. The data also showed that small families and single individuals (including those with disabilities) continue to have the greatest need, followed by the elderly and then large families.

Renters in Maryland experience varied housing challenges, including severe housing problems. According to the CHAS tables, Hispanic households show a consistently disproportionate housing need across all income groups. This is related largely to cost burden, as they are the only group that has a disproportionate need in this category. Asian households in the lower end of the income spectrum also have a disproportionate need, but it is not related to cost burden. Unfortunately, the ACS data was not detailed enough for the State to understand why this occurred, and it could be related to overcrowding, incomplete kitchen or plumbing, other housing problems, or any combination. Housing instability is greater for populations of color, especially for Hispanics, irrespective of race, and non-Hispanic African Americans. When comparing the proportion of residents in the two lowest income categories by race/ethnicity, Hispanics and African Americans have the highest proportion of residents with housing problems, and the greatest propensity to experience housing instability.

According to the Maryland Recovery and Revitalization report for 2021, the State worked to support households whose ability to pay rent was impacted by the COVID-19 pandemic. Through the Emergency Rental Assistance Program (ERAP), the State provided millions in rental assistance and support services for those households at-risk of eviction.

Many families may need more critical resources to help them achieve and maintain long-term housing stability, especially those who are Hispanic or African American. Rental assistance and wrap around or supportive services are indispensable services that can assist households who are living in housing instability or that have recently received housing assistance due to COVID19.

Describe the unmet housing and service needs of qualifying populations, including but not limited to:

In addition to describing the unmet needs of the QPs, there was an overall consensus that there is a need for additional case managers to meet the ever-growing needs within the State. Case

management services, in some cases, are impeded by the lack of affordable housing, insufficient housing stock to accommodate persons with disabilities, limited employment, education and training services, and a shortage of affordable daycare and transportation options.

1. Homeless as defined in 24 CFR 91.5

As described in the Consultation section, many individuals experiencing homelessness in shelters and transitional housing need behavioral health services; other health services to treat physical, intellectual and developmental disabilities; transportation services to facilitate the coordination of care; and services to assist with routine activities of daily living. Individuals with complex service needs would benefit from services provided on-site because it is challenging for them to coordinate meetings and appointments in many different locations.

Of the 24,851 Marylanders that experienced homelessness in SFY2023, approximately:

- 15% (3,666 persons) were chronically homeless and need permanent supportive housing resources
 - 10% of families with children are chronically homeless
 - 27% of adult-only households are chronically homeless
- 50% (12,425) experienced prolonged homelessness and need short- to medium-term financial assistance and services to re-stabilize in permanent housing, such as rapid re-housing
- 40% (8,760) experienced temporary homelessness and returned to housing within 14 days of entering an emergency shelter, typically with minimal to no financial assistance (includes returning to family/friends, rental housing, or other permanent housing)

Emergency Shelter Needs: At a statewide level, there were more emergency shelter beds available for both families and adult-only households than people experiencing homelessness on the night of the 2022 PIT Count. However, availability of shelter varies widely between CoCs. This is reflected in part by the 891 people who were unsheltered on the night of the PIT. Urban CoCs provided feedback that there is a continued need for increases in family shelter beds as well as more non-congregate, low-barrier, high-quality shelter options for adult-only households - particularly after CARES Act resources are fully utilized.

Permanent Housing Needs:

- On an annual basis, there is a gap of approximately 9,704 rapid re-housing placements for households that are unsheltered or staying in emergency shelter and transitional housing. This gap includes 1,361 placements for families with children and 8,343 placements for adult-only households.
- An additional 3,326 units of permanent supportive housing are needed for current chronically homeless households (note this does not include households who age into chronic homelessness in future years). This gap includes 169 units for families with children and 3,157 units for adult-only households.
- Rural communities and non-entitlement areas report significant difficulty identifying suitable and affordable rental units for homeless households for scattered-site rapid re-housing and permanent supportive housing due to low vacancy rates and actual rents

- exceeding published Fair Market Rent (FMR). Site-based, permanently subsidized housing options paired with intensive supportive services are a critical need.
- CoCs expressed challenges with helping homeless households' access Low-Income Housing Tax Credits (LIHTC) and other subsidized/income-based rental properties due to high caseloads and requirements to apply to individual properties with varying eligibility requirements. CoCs reported that typically, homeless households are not given a preference/priority on waitlists. CoCs expressed a strong preference for being able to access dedicated homeless units through Coordinated Entry (in lieu of submitting applications for each household to every property).

Supportive Service Needs: Continuums of Care expressed need for increased immediate-access, wraparound mental health and substance use treatment services. Additional resources are also needed for dedicated homeless beds in inpatient and residential treatment programs, as well as Assertive Community Treatment (ACT) teams. Additionally, CoCs reported that a significant challenge to increasing permanent supportive housing is a lack of long-term supportive services funding, which is difficult to fund through philanthropy. While Maryland has initiated a pilot to fund housing-based case management from the Medicaid 1115 waiver expansion, those funds are only available to local governments and require a 50% local match.

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

The State does not produce a numerical estimate of the population at-risk of homelessness as defined in 24 CFR 91.5. However, there is data available on the number of renter households earning below 30 percent of AMI, and those earning between 30 and 50 percent of AMI, who also have one or more severe housing problems. Most of these households are severely cost burdened, meaning they pay more than half of their income on housing costs. Although these households are housed, the financial precarity caused by their extremely high housing costs means that they are likely at a high risk of entering homelessness if they have a job loss or other financial emergency. At a minimum, these households need housing that is affordable, meaning that rent and utility costs represent no more than 30 percent of their income.

In addition to the general need for more affordable rental units, community partners noted that households at-risk of homelessness need greater support with accessing behavioral health services, emergency financial assistance, and assistance diverting from shelter. Continuums of Care expressed a need for more diversion and homeless prevention resources, especially those that can serve households above 30% AMI as current funding streams are restricted to extremely low-income households.

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

According to a 2021 report, The Magnitude of Undercounting for Person Experiencing Intimate Partner Violence and Homelessness in Maryland, an estimated 20% of survivors

were undercounted in the 2019 PIT/HIC count and 28% of survivors were undercounted in the 2020 PIT/HIC count. A limited number of Intimate Partner Violence (IPV) organizations provide rapid rehousing for homeless survivors even though a capacity assessment conducted in Maryland show that IPV providers are significantly more prepared to address both survivors needs and housing needs than are programs provided by homeless service agencies. Survivors are also often excluded from Coordinated Entry systems due to privacy and confidentiality issues that prevent their data being entered into shared Homeless Management Information Systems. This means they are not often offered PSH or RRH slots. The assessments used to determine vulnerability in CE systems often do not consider lethality from abusive partners when determining scores. Shelters alone are not adequate to address the specific needs of survivors experiencing homelessness.

On a given night in 2019, over 135 households fleeing domestic violence were unable to access Domestic Violence (DV)-specific emergency shelter or safe housing resources. Approximately 6% of people experiencing homelessness during the 2022 PIT Count reported that they were a recent survivor of domestic violence or currently fleeing domestic violence.

More permanent supportive housing is needed to assist these individuals/families with obtaining and maintaining housing. Other identified unmet needs include behavioral and mental health services. Without addressing the health (behavioral and mental health) needs of individuals, efforts to increase income and maintain housing placements will be unsuccessful.

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

Residents who have been previously homeless or are currently using some type of rental assistance may need the assistance to continue for a short or prolonged period of time. Funding existing services and housing assistance programs is important to the housing stability of these individuals and families. There is also a need to assist residents living in unstable housing situations increase their income, build savings, and acquire assets through additional supportive services in the community.

There is a gap regarding the housing needs of persons vulnerable to Human Immunodeficiency Virus (HIV), particularly youth who are homeless or living in unstable housing conditions. This situation increases their vulnerability to HIV. Currently the Maryland HIV program doesn't have any funding available to assist these persons. The consultation also identified that there is limited housing designated for veterans and families with a veteran member.

Of the 189,866 Maryland renter households that are extremely low-income, there is an unknown number who are facing eviction, behind on rent, and not otherwise counted in this data. Over 72% of extremely low-income renters are considered severely cost-burdened. The National Low-Income Housing Coalition's most recent state housing needs report notes

that there is a shortage of 125,483 housing units available to people who are extremely low income.

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

DHCD currently has HOME Investment Partnership funds that are used in tandem with other funding sources to provide Acquisition, Rehabilitation and New Construction of low/income multi-family rental housing units as well as for shelter and transitional housing.

Maryland has 5,634 year-round emergency shelters, transitional housing, and safe haven beds. Additionally, Maryland has 10,076 permanent housing beds which include 1,574 rapid re-housing beds and 8,501 permanent supportive housing beds. Most the State's permanent supportive housing is funded through the HUD Continuum of Care Program. The State is the recipient of federal Continuum of Care (CoC) funds. Under the FY 2021 CoC Competition, the State was awarded a total of \$4,548,542 in CoC funds. These funds cover the costs of providing rental assistance, leasing, and supportive services to the homeless. Additionally, the State receives federal Housing Opportunities for Persons with AIDS (HOPWA) funds. The goal of the HOPWA program to ensure that affordable housing options and related housing services are available to low-income persons with acquired immunodeficiency syndrome or related diseases and their families and to assist such persons in achieving and maintaining housing stability, thereby avoiding homelessness and improving their access to and engagement in HIV/AIDS treatment and care.

DHCD and the 8 Maryland counties receiving Emergency Rental Assistance Program funds will likely utilize all funding available for broad rent relief by Spring 2023. At that time, rental assistance will resume normal levels through homeless prevention programs - primarily being funded by ESG or State Homelessness Solutions Program allocations.

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

Counties throughout the state have emergency shelters of various types, however there are numerous counties that do not have sufficient shelters to meet their needs for those experiencing homelessness. The unsheltered homeless rate of 17% signifies the gap in safe and welcoming emergency shelter beds across the State. There is a need for current shelters to create permanent non-congregate sleeping quarters for individuals and families to feel safe and secure during a housing crisis. Furthermore, few emergency shelter programs can accommodate all household compositions, pets, gender identities, and/or operate in a low-barrier, harm reduction manner. This was noted in conversations with local CoC staff, domestic violence service providers, and was identified in a recent study by the Maryland Department of Health's harm reduction housing workgroup as a key barrier to people accepting shelter.

CoC scattered-site permanent supportive housing programs struggle to find handicap-accessible units within the private rental market and report difficulty accessing adequate services for households who are elderly, aging in place, or need assistance with activities of daily living (ADLs). CDC data indicates one in five (21.6%) Maryland adults have one or more disabilities. One in 9 adults reported having a mobility disability.

Additionally, a common if not universal concern raised by stakeholders and people experiencing homelessness was the challenge in providing or accessing supportive services to promote health, recovery/wellbeing, and income stability. This is a challenge in both urban and rural parts of Maryland. The inability of most homeless organizations to bill Medicaid for eligible supportive services were noted. Also noted was the lack of trained staff available to serve all parts of the state who could assist people experiencing homelessness with employment and case management supports (including child care, transportation, and legal services) regardless of their diagnosis.

Statewide, there is a need for:

- 9,704 additional rapid re-housing placements every year
- 3,326 new units of permanent supportive housing for current chronically homeless households (note this does not include households who age into chronic homelessness in future years)
- 125,483 affordable housing units for extremely low-income renters
- Increased behavioral health services and inpatient/residential treatment beds prioritized for people experiencing homelessness
- Increased supportive services funding for existing and new permanent supportive housing projects
- Increased case management/housing navigation services for homeless households seeking housing

Identify the characteristics of housing associated with instability and an increased risk of homelessness if the PJ will include such conditions in its definition of “other populations” as established in the HOME-ARP Notice:

Maryland DHCD will not be including additional conditions in its definition of “other populations.”

Identify priority needs for qualifying populations:

HOME-ARP qualifying populations often have many competing needs. In the HOME-ARP Consultation Survey, stakeholders noted a variety of needs for qualifying populations, including 1) housing, such as shelter, short-term housing, permanent supportive housing, and rental and utility assistance, and 2) supportive services, such as medical care, counseling, substance abuse service, case management, childcare, transportation, legal services, and job training. The needs overlap but also vary amongst these populations.

The priority needs among all qualifying populations is to provide affordable rental housing not only for populations that are currently homeless but also those at greatest risk of housing instability due to household incomes below 50% of median area income. There is also a need for supportive services.

Explain how the level of need and gaps in its shelter and housing inventory and service delivery systems based on the data presented in the plan were determined:

The gaps in services and programs needed to provide shelter, housing, and services were determined using data from multiple sources, including stakeholder and public engagements. The level of need for unsheltered and shelter households experiencing homelessness was determined by evaluating the number of unsheltered households and the level of resources available to adequately house the families or individuals with permanent supportive housing and critical long-term supportive services to achieve housing stability.

For households currently housed but have challenges maintaining their home, the level of need was measured by the amount of inventory that had affordable, safe, and adequate living conditions and the number of renter households that are experiencing severe housing cost burdens. These households need housing outcomes that help them stay housed without incumbering them with the cost of their home

DHCD reviewed statewide data from a variety of sources to determine specific unit need projections:

- HUD 2021 Housing Inventory Count Report
- 2022 Point-in-Time Count Reports, provided by Maryland Continuums of Care
- SFY2022 Annual Homeless Services Data, provided by Maryland Continuums of Care
- Comprehensive Housing Affordability Strategy (CHAS) data based on 2015-2019 ACS 5-year estimates
- The State's 5-Year Consolidated Plan

This data was combined with qualitative feedback from Continuums of Care regarding the needs and gaps in their shelter and housing inventory systems. CoC feedback included comments on the types of beds/units that were gaps (ex: insufficient family space, not enough parenting youth beds, etc.) as well as the housing needs of special populations (ex: handicap/mobility accessible housing units).

CoCs reported a significant challenge to increasing permanent supportive housing is the lack of long-term supportive services funding, which is difficult to fund through philanthropy. Many homeless service providers are active throughout the state; however, the CoCs reported and the gap analysis data confirms that there is a gap in funding that funding and staffing shortfalls continue to be the limiting factor to providing required supportive services to families and single adults.

HOME-ARP Activities

Describe the method for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors and whether the PJ will administer eligible activities directly:

The State will establish the HOME-ARP Program in compliance with HUD Notice CPD-21-10 (“Requirements for the Use of Funds in the HOME-American Rescue Plan Program”) and issue multiple Notices of Funding Availability (NOFAs) to select projects that address the priority needs for the QPs. At minimum, DHCD will issue two NOFAs: a HOME-ARP Rental Housing NOFA and a Supportive Services NOFA. All NOFAs will specify eligible applicants, eligible activities, minimum and maximum funding amounts, application thresholds and evaluation criteria, and will provide instructions on how to submit an application. Application review will consist of a threshold, rating and ranking, and feasibility review to ensure proposed projects are feasible. Applicants will be evaluated to determine if they have the financial capacity and experience to carry out the HOME-ARP activity.

DHCD will utilize open, competitive solicitations to select affordable rental housing development projects.

The State will solicit applications in order to choose projects and developers to receive HOME-ARP funds through an annual competitive funding round. A notice of funds available will be issued. In addition to soliciting applications through a HOME-ARP competitive funding round the State will provide funds to applicants that have applied for other funding sources available through the State that may require additional funding needs that can be met through leveraging of the HOME-ARP program.

Applicants will be awarded funding in order of scoring results. The applicants will be developers who must describe their own experience as well as that of any service providers, contractors, or consultants with whom they intend to partner. Application exhibits must demonstrate the financial feasibility of the projects, commitments for services and other funding sources, site control, compliance with land use requirements, and detailed construction plans. Preference will be given to otherwise qualified Community Housing Development Organizations (CHDOs).

Supportive services funds will be awarded competitively to local government or nonprofit organizations that are serving the jurisdictions where rental housing projects developed with HOME-ARP funds are located, in jurisdictions with Public Housing Authorities that receive(d) voucher allocations through the HUD Emergency Housing Voucher Program and HUD Stability Voucher Program (PIH Notice PIH 2022-24), in jurisdictions with Continuums of Care that receive new project funding under the Continuum of Care NOFO or Special Unsheltered/Rural NOFO, and in jurisdictions where other affordable housing units have been dedicated/prioritized for homeless households.

The State will administer HOME-ARP rental housing activities by providing loans/grants to eligible project developers and providing grants to subrecipients to carry out eligible HOME-ARP supportive services. In all cases where State statute, regulations and/or guidelines conflict

with the HUD Notice CPD 21-10 and HUD’s HOME-ARP guidance, the project must defer to HUD’s guidance.

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

N/A

PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits. The following table may be used to meet this requirement.

Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ 2,000,000		
Acquisition and Development of Non-Congregate Shelters	\$ 0		
Tenant Based Rental Assistance (TBRA)	\$ 0		
Development of Affordable Rental Housing	\$ 17,177,247.15		
Non-Profit Operating	\$ 599,289	2.5 %	5%
Non-Profit Capacity Building	\$ 599,289	2.5 %	5%
Administration and Planning	\$ 3,595,733.85	15 %	15%
Total HOME ARP Allocation	\$ 23,971,559.00		

Additional narrative, if applicable:

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

Funding for the development of affordable rental housing was prioritized based on the analysis which identified a gap of over 3,300 units of permanent supportive housing in 2023. Partners also identified the development of affordable and permanent supportive housing as a key priority during the consultation phase and funding for supportive services was also identified as a priority through both the gaps analysis and by partners supporting existing permanent supportive housing projects. The gaps analysis revealed that an additional \$7,500 per unit in services funding annually would be needed to provide robust assistance to chronically homeless tenants in permanent supportive housing. DHCD will work with other grant programs, private philanthropy, and the Maryland Department of Health’s Medicaid team to leverage supportive services funding in addition to the \$2,000,000 allocated in the HOME-ARP budget. Funding additional tenant-based rental assistance has not been identified as a priority need at this time due to the current availability of Tenant-Based Rental Assistance (TBRA) resources at the state

and local levels and a concern that the lack of housing stock will prevent additional TBRA from being utilized. Partners identified the acquisition and development of non-congregate shelter as a last priority, and the gaps analysis supported this through the identification of surplus shelter beds statewide.

HOME-ARP Production Housing Goals

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

Through the acquisition, rehabilitation and new construction of approximately 12 potential low/income rental housing projects and transitional/sheltered housing units it is estimated that approximately 70 units will be produced.

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

The public input the State received during the consultation, public hearings and surveys process and the results of the needs assessment and gaps analysis indicated that the development of affordable housing and supportive services for the qualifying QPs are the identified priority needs.

Additionally, one of the goals in the State's 2020-2024 Consolidated Plan is to reduce homelessness and increase housing stability for special needs populations, particularly for people experiencing chronic homelessness. The last three Point-in-Time counts have shown about 80% of the State's homeless population are sheltered and 20% are unsheltered. The goal is to use HOME-ARP funds to develop Permanent Supportive Housing (PSH) units, which will reduce the number of chronically homeless people residing in emergency shelters and on the street, thereby addressing the priority of reducing homelessness. Potential residents of these PSH units will come from the Coordinated Entry (CE) system for the geographic area where the new rental housing units are located.

As noted, Maryland DHCD estimates that it can support the creation of 70 units by filling gaps and leveraging other funding sources through the State Tax Credit, Housing Trust Fund (HTF), HOME and other sources. Efforts will be made to leverage other financing tools to maximize unit production.

Maryland will provide supportive service dollars when applicable to meet the needs of the tenants.

Preferences

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

- Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).
- PJs are not required to describe specific projects to which the preferences will apply.

The State **will** not give preference to one or more qualifying populations or subpopulations **in awarding HOME-ARP funds.**

However, the State **will allow** applicants for HOME-ARP-funds **to implement preferences for one or more qualifying populations or subpopulations, subject to the following requirements:**

- The preference(s) must not violate any applicable fair housing, civil rights, or nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).
- The preference(s) must comply with all HUD requirements, including the requirements stated in HUD Notice CPD-21-10 and in the HUD HOME-ARP Policy Brief - Preferences, Methods of Prioritization, and Limitations.
- The applicant must provide a tenant services plan, a tenant selection plan or other information regarding tenant eligibility criteria, and information regarding the tenant referral process.
- DHCD will approve applications based upon the following:
 - The applicant must demonstrate that it has expertise in housing the targeted population(s) and providing supportive services to the targeted population(s).
 - The applicant must demonstrate that the preference will address an unmet need or gap in benefits and services received by individuals and families in the qualifying population or category of qualifying population.

Prioritizations or preferences may include but are not limited to:

- persons who are experiencing homelessness
- persons who were formerly homeless but housed with temporary resources
- persons at-risk of homelessness
- persons with disabilities
- persons fleeing or attempting to flee domestic violence or human trafficking, persons exiting institutions or systems of care and other populations etc.

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

DHCD has not identified a preference. DHCD will award HOME-ARP funds to an applicant who seeks to implement a preference only if the preference addresses an unmet need or gap in benefits and services consistent with DHCD's needs assessment and gap analysis.

If a preference was identified, describe how the PJ will use HOME-ARP funds to address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the preference:

DHCD has not identified a preference. While DHCD may award funds to certain HOME-ARP projects with preferences, it will select a mix of projects and activities in order to ensure that all QPs will have access to HOME-ARP projects and services.

Referral Methods

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

DHCD primarily, and with limited exceptions, will use the State's existing Coordinated Entry (CE) system to screen and prioritize households for HOME-ARP funded projects. The CE will accept and maintain the waitlist on behalf of DHCD HOME -ARP providers with the possible exception of projects that have identified preferences or in areas throughout the State where CEs are not available,

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

Except for situations where referrals are for projects that have identified preferences, the CE process must include all qualifying populations.

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

Projects with a preference for a specific qualifying population or subpopulation may establish another referral method if that method will better serve the project. All referral methods used in lieu of the CE process will be reviewed and approved by DHCD.

Limitations in HOME-ARP Rental Housing

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

The State will not limit eligibility to one or more qualifying populations or subpopulations in awarding HOME-ARP funds, and it will not fund projects that limit or restrict occupancy to a qualifying population or subpopulation.

HOME-ARP Refinancing Guidelines

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing guidelines in accordance with [24 CFR 92.206\(b\)](#). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project, including:

- **Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity**
N/A The State does not plan to use HOME-ARP funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds or CDBG funds. Therefore, refinancing guidelines pursuant to 24 CFR 92.206(b) are not applicable to this HOME-ARP Allocation Plan.”
- **Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.**
N/A.
- **State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.**
N/A
- **Specify the required compliance period, whether it is the minimum 15 years or longer.**
N/A
- **State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.**
N/A.
- **Other requirements in the PJ’s guidelines, if applicable:**
N/A

Appendix A – Consultation

Additional Organizations that Attended Listening Sessions but Did Not Provide Comment

Name of Organization	Type of Organization
Maryland Affordable Housing Coalition	Advocacy Organization
Maryland Department of Health Developmental Disabilities Administration	Agency Serving People with Disabilities
Maryland Department of Disabilities	Agency Serving People with Disabilities
Queen Anne's County Government	County Government
Lifestyles of Maryland	Domestic Violence
SARC Maryland	Domestic Violence
Public Justice Center	Fair Housing/Civil Rights Agency
Homeless Persons Representation Project	Fair Housing/Civil Rights Agency
Disability Rights Maryland	Fair Housing/Civil Rights Agency
Maryland Consumer Rights Coalition	Fair Housing/Civil Rights Agency
Community Development Network of Maryland	Fair Housing/Civil Rights Agency
Fair Housing Action Center	Fair Housing/Civil Rights Agency
Housing Options and Planning Enterprises	HUD Housing Counseling Agency
CASH Campaign of Maryland	Nonprofit Service Provider
Cecil County Government	Public Housing Authority
Housing Authority of the City of Annapolis	Public Housing Authority
Calvert County Housing Authority	Public Housing Authority
St. Mary's County Housing Authority	Public Housing Authority
Baltimore County Housing and Community Development	Public Housing Authority
Harford County Office of Community and Economic Development	Public Housing Authority
Housing Authority of Baltimore City	Public Housing Authority
Garrett County Community Action Agency	Public Housing Authority Subcontractor

Additionally, over 30 affordable housing developer companies and nonprofits attended the listening sessions.

Full Consultation Feedback

Below is a review of the full feedback received from the agencies and organizations that provided consultation on this project.

Agency/Org Consulted	Type of Agency/Org	Method of Consultation
House of Ruth	Intimate Partner and Sexual Violence Organization	Virtual Listening Session & Written Survey
	Non-Profit	

There is a lack of affordable rental housing, and of landlords willing to rent to individuals & families exiting homelessness. Rental application fees, admin, or amenities fees, triple security deposits for poor credit, and separate utility costs drive up the cost of housing and place permanent housing out of reach.

Many youth do not enter the mainstream shelter system and instead “couch surf”. This is also true of survivors of intimate partner violence, and there is no way for these populations to enter the queue for permanent supportive housing or rapid rehousing because they do not qualify as “homeless” under HUD definitions. Even the RRH exception for survivors of intimate partner violence has a stipulation that the survivor also be literally homeless.

More PSH is needed to assist individuals with moving directly to housing and support is needed to help these individuals maintain housing once placed.

Unmet housing and service needs of individuals or families fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking as defined by HUD.

In Maryland, an estimated 20% of survivors were undercounted in the 2019 PIT/HIC count and 28% of survivors were undercounted in the 2020 PIT/HIC count. (Miller, J. The Magnitude of Undercounting for Persons Experiencing Intimate Partner Violence and Homelessness in Maryland. Capstone project for the Johns Hopkins Bloomberg School of Public Health, 2021.)

Too few IPV organizations provide rapid rehousing for homeless survivors even though a capacity assessment conducted in Maryland show that IPV providers are significantly more prepared to address both survivor needs and housing needs than are programs provided by homeless service agencies (Kaur A, Grace KT, Holliday CN, Miller J, Decker M. Organizational readiness for intimate partner violence response among supportive housing providers: A capacity assessment in Maryland. J. of Interpersonal Violence. Published online May 2021.)

Survivors are also often excluded from Coordinated Entry systems due to the privacy and confidentiality issues that prevent their data being entered into shared Homeless Management Information Systems. This means they are not often offered PSH or RRH slots. The assessments used to determine vulnerability in CE systems often do not consider lethality from abusive partners when determining scores. As an example of how this would work, in Baltimore City HRM uses the City’s Vulnerability Assessment plus the Danger Assessment score to determine prioritization creating a more realistic score for survivors experiencing homelessness. There is insufficient RRH housing for survivors in Baltimore County, Prince George’s County, and Montgomery County. Shelters alone are not adequate to address the needs of survivors experiencing homelessness.

The biggest unmet need is behavioral and mental health services. Without addressing the health, behavioral health, and mental health needs of individuals, efforts to increase income and maintain housing placements will be unsuccessful.

Agency/Org Consulted	Type of Agency/Org	Method of Consultation
Allegany County Department of Social Services	Social Service Office	Virtual Listening Session & Written Survey

There is a lack of employment and of affordable housing in our area. Our homeless shelters are typically full and there is no place for the homeless population to go. There is also a significant issue of mental health in our homeless population that makes it difficult to house them and support them to maintain housing.

We have a large homeless population for a small rural community. The majority of our homeless are hidden and “couch surfing” because they can’t afford housing on their own. Allegany County has transitional housing shelters and a cold weather emergency shelter. Bed availability at the shelters often make it difficult to house family members together.

We have a domestic violence shelter that meets the housing and counseling needs of our domestic violence victims. We believe human trafficking is an issue, facilitated by significant substance use and hotels located adjacent to the interstate, but do not have the statistics at this point to support our assumption.

Unmet housing and service needs of veterans and families that include a veteran family member that meet the criteria of one of the HOME-ARP qualifying populations.

Most of the HUD vouchers for veterans are full and it is hard to obtain any new ones.

Unmet housing and service needs of households who need services or housing assistance to prevent homelessness.

The biggest obstacle the homeless face is locating affordable housing in our area. Many homeless don’t have the adequate monthly income to afford housing. This is often due to limited education/training, substance use, lack of transportation and/or childcare.

Does your organization have or intend to develop a plan for increasing non-congregate shelter?

No. We are a government agency and cannot purchase and/or renovate a facility to serve as a shelter.

Project types under HOME would be most beneficial to your community/organization

Development of Affordable Rental Housing:

Rental rates have been steadily increasing in our area. Since most of our population are on a fixed income, it makes it difficult to find affordable housing.

Supportive Services:

A housing and employment navigator could assist this difficult to serve population to mitigate barriers to housing and employment.

Tenant Based Rental Assistance:

Our community could benefit from more income-based housing in our area due to customers being on a fixed income.

Development of non-congregate shelter:

We could benefit from a larger or additional homeless shelter in our community. There have been talks about upgrading some vacant buildings in the area, but the cost has prohibited any advancements on these projects.

Agency/Org Consulted	Type of Agency/Org	Method of Consultation
Home Partnership of Cecil County, Inc.	Non-Profit Housing Organization	Virtual Listening Session & Written Survey

Unmet needs as they related to your homeless population and facilities.

Finding #8 in the Pandit Group Homelessness Study (attached) indicated the lack of affordable housing is the greatest obstacle to overcoming homelessness due to lack of employment.

Gaps and unmet needs related to people who are living in unsheltered locations.

The Pandit Group study indicates most people experiencing homelessness do not believe there are enough services in Cecil County and cite a need for shelters, affordable housing and employment opportunities. Also, the same study indicates Cecil County is not attracting people experiencing homelessness due to its services.

Unmet housing and service needs of households who need services or housing assistance to prevent homelessness.

It seems that many of the folks experiencing homelessness in Cecil experience substance abuse disorders and mental illnesses.

Does your organization have any current or future permanent supportive housing projects under development that would potentially be eligible for HOME-ARP?

HP is looking to develop a site based PSH project that will include a scattered site component enabling clients eligible for more independent housing to occupy properties in appropriate locations.

What types of projects eligible under HOME-ARP would be most beneficial to your community/organization to end homelessness and/or prevent homelessness?

Development of Affordable Rental Housing: HP would develop affordable housing using its 26 years' experience in scattered site development. Development of non-congregate shelter: HP is open to development of non-congregate shelter with an active service provider in Cecil County.

Agency/Org Consulted	Type of Agency/Org	Method of Consultation
Prince George's County Department of Housing and Community Development	Large Local Government Agency (direct recipient of Federal HOME and CDBG funding)	Virtual Listening Session & Written Survey

Gaps and unmet needs as they relate to your homeless population and facilities.

Lack of permanent supportive and accessible affordable rental housing with an emphasis on households earning 50% and below and 30% and below of the area median income.

Gaps and unmet needs related to people who are living in unsheltered locations.

Prince George's DHCD defers to the Department of Social Services' response on their survey.

Unmet housing and service needs of veterans and families that include a veteran family member that meet the criteria of one of the HOME-ARP qualifying populations.

The Housing Authority of Prince George's County has available VASH vouchers and recently applied to HUD for additional. However, need for VASH vouchers outweighs current availability.

Unmet housing and service needs of households who need services or housing assistance to prevent homelessness.

Developers of affordable rental housing lack the long-term assistance required to support the operating costs and supportive services costs needed to provide permanent long-term services for extremely low-income households. A permanent source for operating support will be crucial in addressing long term housing stability of ELI households.

Does your organization have or intend to develop a plan for increasing non-congregate shelter? Please note whether the shelter would replace existing shelter facilities or would add to the number of shelter facilities.

Prince George's County DHCD does not.

Does your organization have any current or future permanent supportive housing projects under development that would potentially be eligible for HOME-ARP? This includes both site-based PSH and scattered-site projects.

The County currently has 9% LIHTC deals in the pipeline that have some units set aside for disabled/special needs which could be characterized as permanent supportive housing. These projects include Townes at Peerless: 62 units of family housing located in Upper Marlboro; project completion is targeted for June 2022. Woodyard Station Apartments: 46 units of family housing located in Clinton; project completion is targeted for February 2023.

What types of projects eligible under HOME-ARP would be most beneficial to your community/organization to end homelessness and/or prevent homelessness?

Development of Affordable Rental Housing:

Financial resources to assist in the production of quality affordable rental housing.

Supportive Services:

TBD

Tenant Based Rental Assistance:

TBD

Development of non-congregate shelter:

Prince George's DHCD is looking into the concept of non-congregate shelter, and housing for youth aging out of foster care and the HOME ARP plan being developed will explore these concepts further.

Agency/Org Consulted	Type of Agency/Org	Method of Consultation
Interfaith Housing Alliance, Inc.	CHDO, low income housing landlord, supportive service provider	Virtual Listening Session & Written Survey

Your survey is heavily geared towards homeless service providers and the agencies that support the homeless. That is not IHA primary target demographic. Of course we can rehouse those people as a CHDO and low income housing landlord. One of our current great challenges is finding money to rehab a 23 unit senior housing project in Frederick MD that won't displace the current residents that are ELI. The property is small and heavily leveraged so recapitalizing is challenging. If I do a 4% deal then I would displace all current tenants due to the rents I would have to charge. I have asked for funding at the county level to support the preservation and they were unable to fund. I have applied for other grant funds and have been turned down. I would love to leverage home funds to keep these seniors in place.

Agency/Org Consulted	Type of Agency/Org	Method of Consultation
Washington County Community Action Council	Private Non-Profit 501(c)(3)	Virtual Listening Session & Written Survey

Gap and unmet needs as they relate to your homeless population and facilities.

A lack of affordable rental housing inventory in addition to the existing inventory needing substantial improvements. Due to the pandemic, many landlords are increasing their rental rates which are not in accordance with the local economy. This is resulting in many households becoming behind on rent and at the risk of becoming homeless. Once the Emergency Rental Assistance Program (ERAP) funding is exhausted, we will see the true housing problems in our community.

In addition, many of the rental units have windows that need to be replaced, baseboard heat and a lack of insulation resulting in the energy costs being too much for many tenants.

We need housing that is appropriate for the homeless population that is managed by an organization that will wrap services around the households to prevent them from returning to homelessness.

Gaps and unmet needs related to persons who are living in unsheltered locations, including both gaps in supportive services as well as housing/shelter options.

Washington County has a population that is living in unsheltered locations due to mental health issues. The street outreach has improved, but there is a lack of capacity to address the entire population. There is a need for year-round shelter that does not have time limits for length of stay.

A shelter that could work with the homeless community over an extended period of time would be successful.

Unmet housing and service needs of individuals or families fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking as defined by HUD.

CASA is very involved with this demographic in Washington County. While they work closely with clients, they are limited on housing options.

Unmet housing and service needs of veterans and families that include a veteran family member that meet the criteria of one of the HOME-ARP qualifying populations.

Limited housing designated for veterans and certainly not enough for families.

Unmet housing and service needs of households who need services or housing assistance to prevent homelessness.

CAC works closely with households that are not in stable housing every day. Our largest issue is finding affordable housing for them. This is a result of low inventory and landlords that have standards this demographic cannot meet. As a result, many households end up in hotels while they can afford it before returning to homelessness or they are paying landlords more than they should because they do not have good credit scores and/or evictions on their records. This practice is also not sustainable.

Does your organization have or intend to develop a plan for increasing non-congregate shelter?

Yes – see description in actual survey.

Does your organization have any current or future permanent supportive housing projects under development that would potentially be eligible for HOME-ARP.

We do not have a permanent supportive housing program plans at this time due to the lack of financial sustainability of the program.

What types of projects eligible under HOME-ARP would be most beneficial to your community/organization to end homelessness and/or prevent homelessness?

In addition to needing more affordable housing, there is a need for case management to work with the households to address barriers before they result in returning to homelessness.

Development of Affordable Rental Housing:

CAC would like to add to our 37 units due to the need in our community and our ability to provide case management for our tenants. This results in limited evictions as we can address issues our tenants have before they have a loss of income or employment.

Supportive Services:

CAC will continue to work with households to address their barriers. We have partnerships with other agencies in our community that provide services we do not that can assist our clients. CAC is utilizing the 2 Gen approach to accomplish this as it was identified as a best practice by the state of Maryland.

Tenant Based Rental Assistance:

CAC will continue to utilize the HSP funding to help with rental assistance. There is more need in our community than funding.

Development of non-congregate shelter:

Our agency has no plans for a non-congregate shelter at this point due to the sustainability of the funding for appropriate staff.

Agency/Org Consulted	Type of Agency/Org	Method of Consultation
Carroll County	Continuum of Care	Virtual Listening Session & Written Survey

Gaps and unmet needs related to your bed inventory in your emergency shelter system as they relate to your homeless population and facilities.

Lack of immediate night by night beds for families with minor children. The County's emergency family shelter typically has a wait list.

LMB: Services which are oriented toward or specific to youth (shelter).

Gaps and unmet needs related to supportive services in your emergency shelters or housing programs.

Housing is consistently a critical need. Without COVID funding, we do not have the housing support to help those in need. Prior to the pandemic, in 2019, we served 305 unique homeless participants, and we only received enough RRH funds to house approximately 20 families/year and maintain 21 permanent housing units. In order to end homelessness, increased funding for permanent housing and case management staffing is necessary.

LMB: Services which are oriented toward or specific to youth (shelter, additional RRH, permanent housing, supportive services like case management) aside from case management provided by CCYSB for RRH.

Services and staff to provide all services in other languages (notably Spanish).

Gaps and unmet needs related to people who are living in unsheltered locations, including both gaps in supportive services (ex: street outreach) as well as housing/shelter options.

With current COVID funding, HSP added a Homeless Outreach Case Worker position to the outreach team. This position specifically conducts outreach throughout the county, ensuring we serve 100% of our homeless population. This Worker provides supplies and outreach to street homeless, encouraging participation in Coordinated Entry, Shelter, and Housing Services. This Worker also provides targeted case management support to those who have unsuccessfully left shelter, in an attempt to re-engage in service delivery. Within just 6 months this staff member has made significant progress in creating outreach partnerships and outreach infrastructure throughout the County, totaling over 30 partnerships, including all county libraries and police departments. This Worker has engaged with over 39 unique individuals for 151 service encounters. This position is an integral part of engaging with our hardest to serve, to ensure homelessness is brief and not repeated.

LMB: Services which are oriented toward or specific to youth (shelter, additional RRH, permanent housing, supportive services like case management (aside from case management provided by CCYSB for RRH). Services and staff to provide all services in other languages (notably Spanish).

Unmet housing and service needs of households who need services or housing assistance to prevent homelessness.

HSP has limited funds and no staff to solely administer housing prevention services. HSP leverages community resources and as well as agency funds to prevent eviction; however, there is no case manager funding to provide support services to people in need.

Transportation: supportive services needed to assist those with large and or unpaid MVA fines preventing individuals from receiving a driver's license and or a vehicle to drive. This is a barrier for those seeking or maintaining employment.

The quantity, household types, and needs of people currently on your Coordinated Entry System's by-name list. Example: 30 households are families with children, 20 households are chronically homeless single adults, etc.

41 participants (37 adults, 4 children) are on the CE by name list (Adult Shelter, Family Shelter, RRH, PSH, and S+C), 7 are chronic, 32 singles, 3 families (5 adults, 4 children). The greatest need is housing. All participants complete a county-wide needs assessment to objective

assess needs and rank participants according to the highest level of need to expedite services. Top barriers include mental health, substance abuse, and income.

Does your community have or intend to develop a plan for increasing non-congregate shelter? Please describe your plan, including what kinds of buildings you intend to purchase and/or renovate and what populations they would serve. Please note whether the shelter would replace existing shelter facilities or would add to the number of shelter beds available in your Continuum of Care/Local Homelessness Coalition.

Yes - Carroll County Government owns and maintains shelter facilities. The county has currently acquired a new building for our Family Shelter. This would replace our existing shelter, which is not an ideal location for a shelter. This new site would create non-congregate shelter for families and add congregate emergency beds, so that no family is ever turned away for shelter due to current capacity.

From RFQ: Project Description – The County’s Congregate Shelter for Homeless Families with Children will be relocated to Stoner Ave, Westminster MD, 21157 and require the renovation of an existing building. Over the last four years, 306 adults and 243 children have been served in the current Family Shelter; the shelter typically operates near capacity with a wait list. Approximately 15,000 SF is available for the Shelter in the new location. The design should address the concerns at the current shelter including safety, accessibility, and lack of child-friendly spaces. The design shall include private bedrooms for up to 8-10 families; Design shall also include multiple ADA compliant family sized bathrooms with sink, toilet, shower and tub options. In addition to the modular semi congregated rooms, a separate great room will have modular capability for a multipurpose room for daily living use as well as emergency congregate sleeping, with an adjoined full bathroom. Additional design features will include laundry facilities for multifamily use, interior wall modifications with windows for maximum visibility between office / shelter spaces. Outside design will include ADA compliant pathway to adjoining property and fencing system for security and privacy. The design will utilize infrastructure in the existing building including 6 bathrooms with showers, 2 locker rooms, laundry area, multiple access doors, a kitchen, fenced outdoor space and office space.

Does your community have any current or future permanent supportive housing projects under development that would potentially be eligible for HOME-ARP? This includes both site-based PSH and scattered-site projects. If so, please describe the projects.

No

Describe the number and availability of vouchers, project-based rental assistance, or tenant-based rental assistance in your community, especially as it relates to dedicated/preferences for homeless populations.

781 Vouchers (HCV, Mainstream, VASH)

Without COVID Funding - RRH funds to house approximately 20 families/year (selected based on CE Eligibility List, target those with the highest barriers) and 21 permanent housing units (selected based on CE Eligibility List, target those with the highest barriers, plus preference for chronically homeless)

What types of projects eligible under HOME-ARP would be most beneficial to your community to end homelessness and/or prevent homelessness?

Supportive Services, for both homeless outreach and homeless diversion/prevention, rental assistance along with supportive services and the development of the non-congregate shelter for homeless families. This could include transportation assistance, such as funds for removing barriers to license and registration.

What is the total annual dollar amount of ESG-CV funding your CoC/LHC budgeted for rapid re-housing?

RRH Rental Assistance	\$198,291.00	\$198,291.00
RRH Case Management	\$120,000.00	\$120,000.00

How many projected households will be served from October 1, 2021 - September 30, 2021, using ESG-CV rapid re-housing?

23 – 27 households

What is your CoC/LHC's plan for sustaining rapid re-housing at the current level after ESG-CV expires in September 2022? Or will you reduce your rapid re-housing capacity? If so, by how much?

We have no funding to maintain this level of housing support, when funding expires, we will return to our pre-COVID funding amounts.

Agency/Org Consulted	Type of Agency/Org	Method of Consultation
Southern Maryland Balance of State	Continuum of Care	Written Survey

Describe gaps and unmet needs related to your bed inventory in your emergency shelter system as they relate to your homeless population and facilities. Example: lack of accessible shelters, shortage of beds for families with children.

Maryland Balance of State (BOS) level information will be provided by the BoS HMIS administrator, Jason Burns.

Describe gaps and unmet needs related to supportive services in your emergency shelters or housing programs.

The consensus is that there is a need for additional case managers to meet the ever-growing needs of the community. Case management services, in some cases, are impeded by the lack of affordable housing, insufficient housing stock to accommodate persons with disabilities, limited employment, education & training services, and a shortage of affordable daycare and transportation options.

Describe gaps and unmet needs related to people who are living in unsheltered locations, including both gaps in supportive services (ex: street outreach) as well as housing/shelter options.

Additional funding to coordinate outreach efforts across the continuum is needed. Outreach coordination would ensure consistency among outreach workers to deliver direct services by providing a client-centered approach to assist individuals in developing goals required to obtain housing and other life needs. Coordination would also ensure that client engagement is consistent, appropriate linkages are provided to needed resources, and case notes and documentation related to service delivery are accurate, timely, and tracked in HMIS. Additional funding is also necessary to increase the number of outreach workers needed to identify and serve vulnerable homeless clients across the three-county continuum. Currently, the Southern Maryland LHC has only three street outreach workers to cover the entire Southern Maryland region which has hindered adequate service delivery to unsheltered households.

Describe the unmet housing and service needs of households who need services or housing assistance to prevent homelessness.

Under the current circumstances, the awarded prevention assistance funding is sufficient; however, additional funding may be needed in the future. More pressing is the lack of education, training, employment, child care, and mental health services that weigh heavily on the overall success and sustainability of the households served.

Describe the quantity, household types, and needs of people currently on your Coordinated Entry System's by-name list. Example: 30 households are families with children, 20 households are chronically homeless single adults, etc.

As of February 24, 2022, the Southern Maryland Coordinated Entry System identified 185 households on the regional by-name-list (BNL). 138 of the households were sheltered while 59 households were unsheltered but receiving outreach services. 40 of the 185 households on the list were households with children. The needs of the households identified are as follows:

- 32 households are chronically homeless
- 49 households have at least one family member with a documented disability
 - 53 mental health
 - 7 substance abuse
 - 12 chronic health conditions
 - 28 physical disabilities
- 12 veteran households

Does your community have or intend to develop a plan for increasing non-congregate shelter? Please describe your plan, including what kinds of buildings you intend to purchase and/or renovate and what populations they would serve. Please note whether the shelter would replace existing shelter facilities or would add to the number of shelter beds available in your Continuum of Care/Local Homelessness Coalition.

At this time, the Southern Maryland LHC has not developed a plan for increasing non congregate shelter although we have identified a need based upon the current trends in homelessness. The non-congregate housing that has emerged as a result of the COVID-19 experience has helped to emphasize the benefits and importance of non-congregate housing in regards to providing an atmosphere more conducive to the transition to permanent independent housing. Increasing non-congregate shelter will be discussed in future planning meetings with a focus on serving families with dependent children, transitional-aged youth, veterans, and persons with disabilities.

Does your community have any current or future permanent supportive housing projects under development that would potentially be eligible for HOME-ARP? This includes both site-based PSH and scattered-site projects. If so, please describe the projects.

Several organizations have identified permanent supportive housing projects that would potentially be eligible for HOME-ARP. Currently, one agency has a project under development that consists of 47-units for chronically homeless individual and families. The other agency is in the early stages of exploring and identifying opportunities for properties that may be rehabbed and used for PSH. Both projects are aiming to increase the affordable housing stock in vulnerable areas of the region.

Describe the number and availability of vouchers, project-based rental assistance, or tenant-based rental assistance in your community, especially as it relates to dedicated/preferences for homeless populations.

The LHC works closely with the three Housing Authorities within the Charles, Calvert and St. Mary's Counties LHC. At present, the need for rental vouchers in Charles and Calvert Counties is so great that the waitlists are closed and can no longer accommodate additional applicants. In St. Mary's County the waitlist exceeds 4500 applicants; however, there is a preference for veteran, homeless and disabled individuals and families.

What types of projects eligible under HOME-ARP would be most beneficial to your community to end homelessness and/or prevent homelessness? (HOME-ARP eligible activities include development of affordable rental housing, supportive services, tenant-based rental assistance, and development of non-congregate shelter).

All HOME-ARP eligible activities would be beneficial to the Southern Maryland community given the diverse needs of a three-county LHC.

What is the total annual dollar amount of ESG-CV funding your CoC/LHC budgeted for rapid re-housing?

The total dollar amount of ESG-CV funding for Southern Maryland for rapid rehousing is \$530,662.00.

How many projected households will be served from October 1, 2021 - September 30, 2022 using ESG-CV rapid re-housing?

From October 1, 2021 through September 30, 2022 the projected number of households served will be 30-50 households.

What is your CoC/LHC's plan for sustaining rapid re-housing at the current level after ESG-CV expires in September 2022? Or will you reduce your rapid re-housing capacity? If so, by how much?

Without the ESG-CV funding, the overall rapid rehousing capacity will be reduced by 30-50 households; however, funding provided through HUD RRH, HSP, and SSVF will be used to provide support to clients in need of rehousing services.

Agency/Org Consulted	Type of Agency/Org	Method of Consultation
Washington County (BoS Member)	LHC	Written Consultation

Describe gaps and unmet needs related to your bed inventory in your emergency shelter system as they relate to your homeless population and facilities. Example: lack of accessible shelters, shortage of beds for families with children.

Washington County has a gap for emergency shelter beds both during and beyond the cold weather season for men and women. Our current Coordinated entry list averages 151. At any given time there can be between 30-40 unsheltered individuals.

Describe gaps and unmet needs related to supportive services in your emergency shelters or housing programs.

Washington County has a gap in supportive, on site health services for sheltered clients.

Describe gaps and unmet needs related to people who are living in unsheltered locations, including both gaps in supportive services (ex: street outreach) as well as housing/shelter options.

The Washington County outreach services are provided through Sheppard Pratt with only two full time employees. Considering the extent of Washington County, we can only provide limited services to unsheltered locations to connect people to appropriate supportive services throughout our network.

Describe the unmet housing and service needs of households who need services or housing assistance to prevent homelessness.

Washington County has a severe housing shortage to serve our population. While we are continuing to work with landlords, available and affordable units continue to be

problematic. Furthermore, as an example, in attempting to house a young person, we found a studio apartment, but the new rent was \$1,700 per month, in Hagerstown. Rents have skyrocketed during the pandemic and the landlords have also placed multiple barriers upon our population to be able to qualify for units.

Describe the quantity, household types, and needs of people currently on your Coordinated Entry System's by-name list. Example: 30 households are families with children, 20 households are chronically homeless single adults, etc.

Washington County currently has 151 people on our Coordinated Entry list. There are 83 men and 68 women. There are 18 young adults, 22 families with children and 25 chronically homeless adults.

Does your community have or intend to develop a plan for increasing non-congregate shelter? Please describe your plan, including what kinds of buildings you intend to purchase and/or renovate and what populations they would serve. Please note whether the shelter would replace existing shelter facilities or would add to the number of shelter beds available in your Continuum of Care/Local Homelessness Coalition.

Washington County does not have a current plan for increasing non-congregant shelter.

Does your community have any current or future permanent supportive housing projects under development that would potentially be eligible for HOME-ARP? This includes both site-based PSH and scattered-site projects. If so, please describe the projects.

Washington County does not have current or future PSH housing projects under development. Two years ago we did expand our individual PSH units.

Describe the number and availability of vouchers, project-based rental assistance, or tenant-based rental assistance in your community, especially as it relates to dedicated/preferences for homeless populations.

The Washington County LHC works very closely with our voucher type programs. We currently have 12 people on our Coordinated Entry list with vouchers and 6 others that are applying for this type of assistance.

What types of projects eligible under HOME-ARP would be most beneficial to your community to end homelessness and/or prevent homelessness? (HOME-ARP eligible activities include development of affordable rental housing, supportive services, tenant-based rental assistance, and development of non-congregate shelter).

Washington County has a significant need for affordable housing for families and individuals. Furthermore, we have an additional need for the affordable housing to be available without the restrictive barriers of credit scores limits, past criminal histories and other barriers that many landlords have placed upon our most vulnerable people in our county. We are

currently considering the ability to utilize HOME-ARP funding, and other sources of State/Federal funding to create 50 to 80 affordable rental housing units in a building that will be on the market within the next few months. This structure will require the appropriate renovations to create the suitable living units. However, it is currently used as rental units. We also envision establishing a Whole Family center, computer center, workforce development and health services to be located in this building. The location is in the center of the hub of homeless and homeless prevention services for our county. This location includes direct access to public city transportation.

What is the total annual dollar amount of ESG-CV funding your CoC/LHC budgeted for rapid re-housing?

Washington County has a total ESG-CV2 funding of \$470,479 for rapid re-housing.

How many projected households will be served from October 1, 2021 - September 30, 2021 using ESG-CV rapid re-housing?

Washington County is currently anticipating serving 67 households at \$7,000 per household based on current market conditions and client needs as they are currently presenting.

What is your CoC/LHC's plan for sustaining rapid re-housing at the current level after ESG-CV expires in September 2022? Or will you reduce your rapid re-housing capacity? If so, by how much?

Washington County is actively case managing all rapid re-housing clients to ensure they are working to exit our RRH support at an appropriate and meaningful time. Our target date is September 2022 if it is possible for our clients. We would anticipate that sustaining our rapid re-housing program after September 2022 would require pre-pandemic assistance. This could require an average support level moving from \$7,000 per household to \$500 - \$1,500 per household depending upon the level of DHCD HSP support. We are hopeful that further funding may be available for an additional two years based on our performance in provided services to the people of Washington County. In doing so, we would be able to serve more qualified households at a meaningful level of support.

Agency/Org Consulted	Type of Agency/Org	Method of Consultation
Harford County	Balance of State LHC	Written Consultation

Describe gaps and unmet needs related to your bed inventory in your emergency shelter system as they relate to your homeless population and facilities. Example: lack of accessible shelters, shortage of beds for families with children.

Currently in Harford County, there is a need for increased housing inventory for the Permanent Supportive Housing programs as well as the Residential Rehabilitative Program beds through the Office of Mental Health. Also, a need for additional family emergency shelter beds for one provider in Harford County. This writer has facilitated efforts to increase the emergency shelter inventory with this provider by introducing them to Home Builders Care Foundation. Currently looking into the septic system to see if shelter expansion is feasible.

Another concern has been households who are reporting to be experiencing an incident of domestic violence (DV) and once Coordinated Access refers these households to the designated DV provider in Harford County, these same households are redirected back to Coordinated Access because services were not extended to that household. After further discussion between Coordinated Access and the DV provider, it is determined that if these circumstances occur then Coordinated Access should automatically know that the DV incident is more of a homelessness issue and hence the reason why they did not provide DV services and interventions. There is a good volume of households who in my opinion are victims of a DV situation but it is more specific to financial abuse, psychological abuse and verbal abuse which from my vantage point does not meet the lethality threshold for DV safehouse services and so those households fall into a gap in services and Coordinated Access is then responsible for subsequent interventions.

Describe gaps and unmet needs related to supportive services in your emergency shelters or housing programs.

Getting households with criminal justice involvement into the competitive workforce has been a challenge. Transportation in Harford County is always a barrier to employment as well due to the rural dynamics of the County and the County Transit lines have identified flaws by only addressing the needs for first shift laborers. Gaps in services here for laborers who fall into the second and third shifts.

Additional eviction prevention funding is needed as most grants are assisting COVID-19 affected households but there is a volume of households not affected by COVID-19 who have needs in this area. The local Department of Social Services (DSS) has the Eviction Assistance Program (EAP) and Emergency Assistance for Families with Children (EAFC) eviction prevention grants, however, there has always been programmatic flaws and gaps in services with these programs. For instance, unlike the Homelessness Solutions Program (HSP) grant, both of the aforementioned grants can only be accessed one time per fiscal year. If the household qualifies for services then they will only receive \$500.00 towards their eviction. Furthermore, once being assisted under these grants, if the household does not have the means to pay whatever the balance is after the DSS assistance is applied then the assistance from DSS is not provided altogether. **Example:** single female head of household of 2 children just lost her employment and gets behind on her rent. This household then applies for EAFC eviction

prevention assistance for \$500.00 and she has an eviction notice for her owed \$1,100.00 monthly rent. Since she now has zero income, she cannot afford to pay the balance which in the aforementioned scenario is \$600.00 towards her eviction and so, she won't be assisted at all. Coordinated Access did not have a robust line item under eviction prevention within the HSP FY 22 funding cycle facing a lot of assistance in this area to come from faith-based providers in Harford County. These providers are fully exhausted due to the volume of needs.

In short, Extensive case management programs are needed for households of all needs too.

Describe gaps and unmet needs related to people who are living in unsheltered locations, including both gaps in supportive services (ex: street outreach) as well as housing/shelter options.

The chronic individuals who are unsheltered have expressed a noticeable preference of declining referrals into congregate shelter. These households want to see a more non-congregate option in Harford County and instead choose to remain where they are.

Describe the unmet housing and service needs of households who need services or housing assistance to prevent homelessness.

Harford County is currently facing the same barriers that most Counties are which is the availability of affordable housing options. Housing inventory under this area of need is getting more limited and if there are available vacancies, then the fair market value listed rental price is too expensive for most households. Market is getting very competitive and more expensive.

As mentioned previously, more robust eviction prevention providers needed for households not experiencing a COVID-19 related incident.

A targeted population that is severely under met is those returning from incarceration. Often times, the needs for households with no family, no social supports or no stable dwelling place to return to places additional demand onto Coordinated Access and floods the requests for emergency shelter. The only adult emergency shelter in Harford County has limited capacity (27 male beds and 6 female) which then results in an unpleasant return to another episode of homelessness for these households if there are no beds available.

Describe the quantity, household types, and needs of people currently on your Coordinated Entry System's by-name list. Example: 30 households are families with children, 20 households are chronically homeless single adults, etc.

There are 191 adults and 110 children identified to be in an unstable housing circumstance from 7/1/202 to 2/17/2022. These numbers are projected to decrease slightly as Coordinated Access is currently in an effort to clean up some data quality concerns and exit households to get a more reflective number of households still in need.

Does your community have or intend to develop a plan for increasing non-congregate shelter? Please describe your plan, including what kinds of buildings you intend to purchase and/or renovate and what populations they would serve. Please note whether the shelter would replace existing shelter facilities or would add to the number of shelter beds available in your Continuum of Care/Local Homelessness Coalition.

There have been ongoing discussions of shelter expansion of the current adult emergency shelter provider addressing the need for non-congregate shelter options has been the main focus. This effort has been handled by the Office of Community and Economic Development of Harford County (Public Housing Authority). Currently trying to identify another administrative office location so the existing public library staff can be relocated and then the shelter expansion plans that are in place will then begin. This has been the only recent reported barrier and 2023 is the projected year for expansion.

Does your community have any current or future permanent supportive housing projects under development that would potentially be eligible for HOME-ARP? This includes both site-based PSH and scattered-site projects. If so, please describe the projects.

There is definitely a need here due to the aforementioned PSH options and lack of budget to expand housing inventory. HOME Funds could assist a small project that will need to get approved by a host of providers, but this idea is aimed to address the lack of PSH options in Harford County and an alternative for chronic homeless households. This will be presented during a roundtable discussion on homelessness on 2/24/2022.

Describe the number and availability of vouchers, project-based rental assistance, or tenant-based rental assistance in your community, especially as it relates to dedicated/preferences for homeless populations.

Voucher data is very hard to compile and that usually is obtained from the Office of Community and Economic Development of Harford County (Public Housing Authority). Currently, there is a transition of a Maryland Balance of State that will help facilitate a better working relationship with the Coordinated Entry point of Harford County and the PHA especially pertaining to the access of housing choice vouchers for chronic homeless households. There are 5 separate project-based rental assistance or tenant-based rental assistance providers in Harford County.

What types of projects eligible under HOME-ARP would be most beneficial to your community to end homelessness and/or prevent homelessness? (HOME-ARP eligible activities include development of affordable rental housing, supportive services, tenant-based rental assistance, and development of non-congregate shelter).

The development of affordable rental housing and development of non-congregate shelter. HOME Funds could also assist a small project that will need to get approved by a host of providers but this idea is aimed to address the lack of PSH options in Harford County and an

alternative for chronic homeless households. Will be presented during a roundtable discussion on homelessness on 2/24/2022.

What is the total annual dollar amount of ESG-CV funding your CoC/LHC budgeted for rapid re-housing?

\$464,972.00.

How many projected households will be served from October 1, 2021 - September 30, 2021 using ESG-CV rapid re-housing?

70 households.

What is your CoC/LHC's plan for sustaining rapid re-housing at the current level after ESG-CV expires in September 2022? Or will you reduce your rapid re-housing capacity? If so, by how much?

Continue to utilize and fully exhaust HSP FY22 funds and transition over to HSP FY23 funds once allocated. Within that transition, private donor funding will be utilized for Rapid Re-Housing Program needs as a bridge if need be.

Agency/Org Consulted	Type of Agency/Org	Method of Consultation
Mid-Shore	Continuum of Care	Written Consultation

Describe gaps and unmet needs related to your bed inventory in your emergency shelter system as they relate to your homeless population and facilities. Example: lack of accessible shelters, shortage of beds for families with children.

Limited shelter capacity, lack of shelter for individuals with special needs (medical, physical, etc.), lack of suitable shelter for large families.

Describe gaps and unmet needs related to supportive services in your emergency shelters or housing programs.

Limited funding to make for competitive rates for shelter staff and to hire more shelter staff at a reasonable cost. Staff with MH training, substance use knowledge, trauma-informed, etc.

Describe gaps and unmet needs related to people who are living in unsheltered locations, including both gaps in supportive services (ex: street outreach) as well as housing/shelter options.

Lack of dedicated street outreach workers. Everyone is trying to do multiple jobs and it is ineffective.

Describe the unmet housing and service needs of households who need services or housing assistance to prevent homelessness.

Homelessness prevention funds seem to have taken a back seat because of the focus on RRH and emergency shelter. Hypothetically, this makes sense. But when you do not have units to put individuals and families in, or the space and funds to develop more shelter, being unable to help those who are housed *stay* housed, increases the number of people displaced with still nowhere to go.

Describe the quantity, household types, and needs of people currently on your Coordinated Entry System's by-name list. Example: 30 households are families with children, 20 households are chronically homeless single adults, etc.

12 chronically homeless single adults

13 households with children and adults

42 households without children

(many of these individuals have been connected to resources and technically "exited")

Does your community have or intend to develop a plan for increasing non-congregate shelter? Please describe your plan, including what kinds of buildings you intend to purchase and/or renovate and what populations they would serve. Please note whether the shelter would replace existing shelter facilities or would add to the number of shelter beds available in your Continuum of Care/Local Homelessness Coalition.

N/A

Does your community have any current or future permanent supportive housing projects under development that would potentially be eligible for HOME-ARP? This includes both site-based PSH and scattered-site projects. If so, please describe the projects.

N/A

Describe the number and availability of vouchers, project-based rental assistance, or tenant-based rental assistance in your community, especially as it relates to dedicated/preferences for homeless populations.

Emergency housing vouchers (EHVs) are being dispersed throughout the community. DHCD was awarded 196 for the eastern shore. Our CoC houses permanent supportive housing projects, and there are a total of 54 tenant-based rental assistance units.

What types of projects eligible under HOME-ARP would be most beneficial to your community to end homelessness and/or prevent homelessness? (HOME-ARP eligible activities include development of affordable rental housing, supportive services, tenant-based rental assistance, and development of non-congregate shelter).

Development of affordable rental housing, development of non-congregate shelter, more tenant-based rental assistance, and supportive services if salaries could be made more competitive. I want to be clear that we would not have the manpower to implement this ourselves. But, yes it would be helpful for the community.

Appendix B – Publication/Hearings

PUBLIC NOTICE - STATE OF MARYLAND
Upcoming Hearings and Comment Periods

2021 Action Plan Amendment - Notice of Public Review and Comment Period

Citizen Participation Plan Amendment

HOME – American Rescue Plan Consultation

November 19, 2021

2021 Action Plan Amendment – Notice of Public Review and Comment Period

In October of 2018, Congress enacted the Substance Use-disorder Prevention that Promotes Opioid Recovery and Treatment for Patients and Communities Act. When funded, it provided \$25 million to the U.S. Department of Housing and Urban Development (HUD) for housing for persons recovering from substance abuse disorders under the Recovery Housing Program (RHP). The State of Maryland has been awarded \$2,117,903 which will be administered by the Maryland Department of Housing and Community Development.

A substantial amendment to the FY 2021 Annual Action Plan is necessary in order to receive the RHP funds. Under this process, the draft amendment must be made available for public review and comment for 30 days. For this grant, the State is proposing to only accept applications from county governments through a competitive process to be initiated in 2022 for recovery housing for women with children. Governments can apply on behalf of eligible non-profit providers to acquire improved property for housing.

The Maryland Department of Housing and Community Development hereby gives notice that the substantial amendment to the FY 2021 Action Plan will be available for public review and comment from November 19 through December 19, 2021. Upon conclusion of the comment period, any responses received will be considered and the plan will be finalized and submitted to HUD.

There will be two public hearings during the comment period to discuss the proposed plan. The meetings will only be held virtually and will be accessed by video and telephone. If you wish to participate in the public hearing via video, please email cindy.stone@maryland.gov to receive a link.

The public hearings will be held on:

Monday, December 13, 2021 at 2:00 PM

Join by phone: 405-353-1442 PIN# 643740112

Tuesday, December 14, 2021 at 6:00 PM

Join by phone: 315-795-1458 PIN# 219885016

The State will make every effort to accommodate those with disabilities by providing the meetings in both audio and visual format. Persons requiring a translator should request one at least three days prior to the virtual hearing they plan to attend.

The draft RHP Action Plan can be found at <https://dhcd.maryland.gov/Pages/Publications.aspx> under the Consolidated Plan.

Written public comments will be accepted through December 19th and may be submitted to

Cindy Stone
Director, Community Development Programs, Neighborhood Revitalization
Maryland Department of Housing and Community Development
7800 Harkins Road
Lanham, MD 20706

OR via email at cindy.stone@maryland.gov

Citizen Participation Amendment

As a requirement of the RHP funding, the State had to amend its Citizen Participation Plan. The plan was amended to allow for consultation with organizations and interested parties with an interest in recovery housing. The amended Citizen Participation Plan can also be found on the same webpage as the RHP Action Plan.

HOME – American Rescue Plan Consultation

The State of Maryland has been awarded \$23,971,559 of HOME funds from the American Rescue Plan (HOME-ARP) funds. HOME-ARP funds can be used for a variety of activities including tenant-based rental assistance, development of affordable housing, supportive services, non-congregate emergency shelter, permanent supportive housing and operating costs for eligible nonprofit organizations.

Funds must primarily benefit individuals and households in the following qualifying populations:

- Experiencing homelessness (as defined in 24 CFR 91.5 “Homeless” (1), (2), or (3));
- At risk of homelessness (as defined in 24 CFR 91.5 “At risk of homelessness”);
- Fleeing domestic violence, dating violence, sexual assault, stalking, or human trafficking, (as defined in 24 CFR 5.2003); and
- Other populations with high risk of housing instability (including highly cost-burdened low-income households, households who have moved two or more times in the last 60 days, and households living in a hotel/motel).

HOME ARP regulations require preparation of a substantial amendment to the FY2021 Action Plan and the development of an Allocation Plan. As part of the consultation process, the Maryland Department of the Housing and Community Development is requesting input and comment as to needs and potential uses. Comments will be accepted through December 19th. Comments may be submitted in writing by mail or email to Dale Quisgard, HOME Program Manager, Maryland Department of Housing and

Revised 9/2024

Community Development, 7800 Harkins Road, Lanham, Md. 20706 OR via email to dale.quisgard@maryland.gov

Upon completion of the draft amendment to the Action Plan and the Allocation Plan, it will be made available to the public for comment.

Detailed information about HOME ARP funds can be found at the HUD Exchange found at www.hudexchange.info.

Revised 9/2024

This ad was published in the following newspapers:

The Washington Post

Salisbury Daily Times

Star Democrat

The Baltimore Sun

Cumberland Times

LEGAL NOTICE FOR PUBLIC HEARINGS

UPDATING MARYLAND'S ANNUAL PLAN

Under the guidelines established by the U.S. Department of Housing and Urban Development (HUD), notice is hereby given that the Maryland Department of Housing and Community Development (the Department) will hold a series of public hearings to develop its new draft Annual Plan update of the State's Consolidated Plan.

The Consolidated Plan is a 5-Year planning document required by HUD that sets statewide goals and priorities for housing, community development, and economic development activities. Special emphasis is given under the Plan to provide assistance for extremely low, low, and moderate-income persons. In addition to being a planning document, the Consolidated Plan also serves as the State's application to HUD for Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grants (ESG), Housing Opportunity With AIDS (HOPWA) and the Housing Trust Fund (HTF). These funds are used primarily in the State's rural areas, as many communities, including Anne Arundel, Baltimore, Harford, Howard, Montgomery, and Prince George's Counties, as well as the Cities of Annapolis, Baltimore, Bowie, Cumberland, Frederick, Gaithersburg, Hagerstown and Salisbury receive funding directly from HUD.

The Consolidated Plan also makes it possible for the Department, public housing authorities, local governments, nonprofit organizations, community action agencies and others to apply for funding under HUD's competitive grant programs. Local public housing authority Plans must be consistent with the State's Consolidated Plan, the USDA's Rural Development housing programs and Federal Low-Income Housing Tax Credits are also coordinated with the Plan. Lastly, while not directly covered by the Consolidated Plan, HUD funding allocations for the Section 8 Certificate and Voucher programs may be made in a way that enables jurisdictions to carry out their Consolidated Plan.

In developing its five-year Plan, the State determined it would focus its resources on four main priorities: Revitalizing Communities, Expanding the Supply of Decent Affordable Housing, Providing Homeownership Opportunities, Reducing Homelessness and supporting services for the disabled and Housing Opportunities for People with AIDS. The FY2022 Annual Plan update (which will be for the third year of the current 5-Year Plan) will establish one-year goals for these priorities.

DRAFT – FY 2022 Annual Action Plan Comment Period

The Department has written a draft Annual Plan and has opened a 30 day public comment period beginning Monday, March 18, 2022. Written comments (by email) will also be accepted at the hearings or may be submitted in writing through COB Monday, April 18, 2022 (at the address listed below). The final version of the Annual Plan will be submitted to HUD on or around May 16, 2022.

Please use the [link](#) to access the draft copy on DHCDs website.

In addition to soliciting public input on community needs for the FY 2022 Annual Action Plan, DHCD has developed a HOME-ARP (American Rescue Plan) allocation plan to submit to HUD as a substantial amendment to the FY 2021 Annual Action Plan. Input and feedback received through the public hearing will be used to help finalize development of the HOME-ARP allocation plan. A public draft of the HOME-ARP plan will likely be available as part of the FY 2022 Annual Plan. These special HOME-ARP funds will be used to create rental housing, create non-congregate shelter, provide supportive services and tenant-based rental assistance, and increase operating capacity for CHDOs and nonprofits carrying out HOME-ARP projects. Projects funded through HOME-ARP will serve certain qualifying populations, including people experiencing homelessness, those at-risk of homelessness, veterans, and survivors of domestic

violence.

A copy of the current Consolidated Plan is available on-line on DHCD's website at <https://dhcd.maryland.gov/Pages/ConsolidatedPlan.aspx>. In addition, copies of the plan are available at the following libraries: the Enoch Pratt Free Library in Baltimore, the Blackwell Library in Salisbury, the Washington County Free Library in Hagerstown, the Lewis J. Ort Library in Frostburg, the Frederick Douglas Library in Princess Anne, and the Southern Maryland Regional Library in Charlotte Hall. A large print version is available at the Library for the Blind and Physically Handicapped in Baltimore. Copies of the Consolidated Plan are also available by calling, writing, or e-mailing the address and phone numbers listed below.

Hearings

The State will hold two virtual hearings on the DRAFT COPY of the Annual Plan as scheduled below. The virtual hearings are accessible to persons with disabilities. Persons requiring a translator should request one at least three days prior to the hearing they plan to attend.

First Hearing: Public Hearings for Annual Action Plan & HOME-ARP Plan

Tuesday, April 5 • 11:30 am – 12:30 pm

Google Meet joining info: <https://meet.google.com/qif-kyxv-bxg>

Or dial: (US) +1 252-987-4064, PIN: 168 742 336#

Second Hearing: Public Hearings for Annual Action Plan & HOME-ARP Plan

Tuesday, April 6 • 6:00 pm – 7:00 pm

Google Meet joining info: <https://meet.google.com/qif-kyxv-bxg>

Or dial: (US) +1 252-987-4064, PIN: 168 742 336#

Any questions or comments should be directed to me at the address, phone numbers, or e-mail listed below:

Bernice Mensah

Director, Housing Economic Research Office

Acting Senior Housing Policy Analyst

Maryland Department of Housing and Community Development

7800 Harkins Road

Lanham, Maryland 20706

(301) 429-7446 or Maryland Relay for the Deaf at 1 (800) 735-2258.

bernice.mensah@maryland.gov

Revised 9/2024

This ad was published in the following newspapers:

The Baltimore Sun

Cumberland Times

Kent Island Bay Times

The Herald Mail

Public Comment Draft Plan

The State of Maryland has been awarded \$23,971,559 of HOME funds from the American Rescue Plan (HOME-ARP) funds. DHCD has developed a HOME-ARP allocation plan to submit to HUD as a substantial amendment to the Federal Fiscal Year 2021 (FFY 2021) and State Fiscal Year 2022 (SFY2022) Annual Action Plan. These special HOME-ARP funds will be used for development of affordable housing, supportive services, non-congregate emergency shelter, permanent supportive housing and operating costs for eligible nonprofit organizations. The HOME-ARP program will serve certain qualifying populations, including people experiencing homelessness, those at-risk of homelessness, veterans, and survivors of domestic violence.

The Maryland Department of Housing and Community Development is requesting input and comment of the draft HOME-ARP plan. A draft of the HOME-ARP plan is available at the DHCD website using the link below starting on Wednesday, February 22 nd , 2023. Comments will be accepted through Wednesday, March 10th, 2023.

<https://dhcd.maryland.gov/Pages/ConsolidatedPlan.aspx>

Comments may be submitted in writing by mail at Maryland Department of Housing and Community Development, Attention: Dale Quisgard at 7800 Harkins Road, Lanham, Md, 20706 or email to dale.quisgard@maryland.gov

Detailed information about HOME ARP funds can be found at the HUD Exchange at www.hudexchange.info

Revised 9/2024

This ad was published in the following newspapers:

The Baltimore Sun

The Herald Mail

The Star Democrat

State of Maryland Public Notice – Amendment to FFY2021 Annual Action Plan

In April 2021, the State of Maryland was awarded \$23,971,559 in HOME-ARP funds by the U.S. Department of Housing and Urban Development from the American Rescue Plan to help create affordable housing and develop services for people experiencing or at-risk of homelessness. The State of Maryland's Department of Housing and Community Development (DHCD) developed a HOME-ARP allocation plan in response to this funding award and the allocation plan was submitted as a substantial amendment to the Federal Fiscal Year 2021 (State Fiscal Year 2022) Annual Action Plan. DHCD's allocation plan designated HOME-ARP funds to be used for the development of affordable housing, supportive services, non-congregate emergency shelters, permanent supportive housing, and operating costs for eligible nonprofit organizations.

DHCD has proposed additional changes to the HOME-ARP allocation plan during Federal Fiscal Year 2023. These changes include detailing that funds must primarily benefit individuals and households in the following qualifying populations:

- Experiencing homelessness (as defined in 24 CFR 91.5 "Homeless" (1), (2), or (3));
- At risk of homelessness (as defined in 24 CFR 91.5 "At risk of homelessness");
- Fleeing domestic violence, dating violence, sexual assault, stalking, or human trafficking, (as defined in 24 CFR 5.2003); and
- Other populations with high risk of housing instability (including highly cost-burdened low-income households, households who have moved two or more times in the last 60 days, and households living in a hotel/motel).

This proposed amendment further updates the ability of applicants for HOME-ARP funds to designate preferences for one-or-more qualifying populations or subpopulations if the preference addresses an unmet need or gap in benefits and services consistent with DHCD's needs assessment and gap analysis. The amendment also introduces a referral methodology that utilizes the State's existing Coordinated Entry system to screen and prioritize households for funding.

DHCD is requesting any input, comments or feedback on the proposed updates to the HOME-ARP plan. A draft of the updated HOME-ARP plan is available on DHCD's website at the [Consolidated Plan page](#) beginning Wednesday, August 28, 2024. Comments will be accepted for 15 days by phone, mail, or email from Wednesday, August 28, 2024 through Thursday, September 12, 2024. Any feedback can be directed to:

Lauren Metz, Senior Federal Compliance Analyst

lauren.metz@maryland.gov

(301) 739-7707

7800 Harkins Road

Lanham, MD 20706