



Maryland Interagency Council on Homelessness

April 8, 2025

Agenda

1. Welcome and Introductions
2. Vote to Approve June Meeting Minutes
3. 2024 Homelessness Trends and Takeaways
4. Interagency Collaboration Updates
5. Permanent Supportive Housing LIHTC Strategy
6. Office of Tenant and Landlord Affairs Implementation Update
7. Federal Actions & State Legislative Updates
8. Member Updates and Initiatives
9. Public Comment

Welcome and Introductions

Secretary Jake Day, DHCD

Vote to Approve June Meeting Minutes

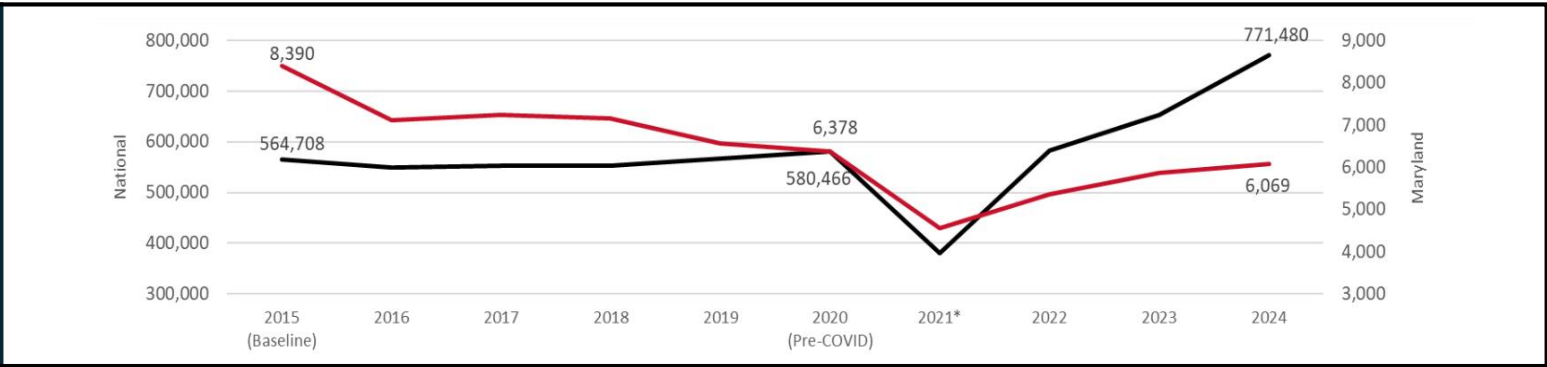
Secretary Jake Day, DHCD

2024 Homelessness Trends and Takeaways

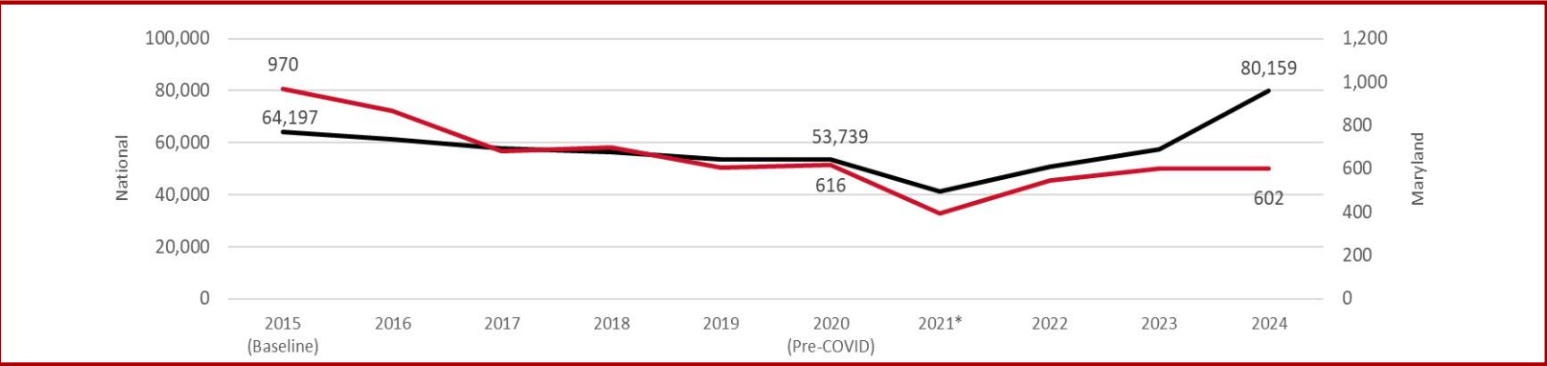
Assistant Secretary, Danielle Meister, DHCD

Maryland vs. National Homelessness Trends

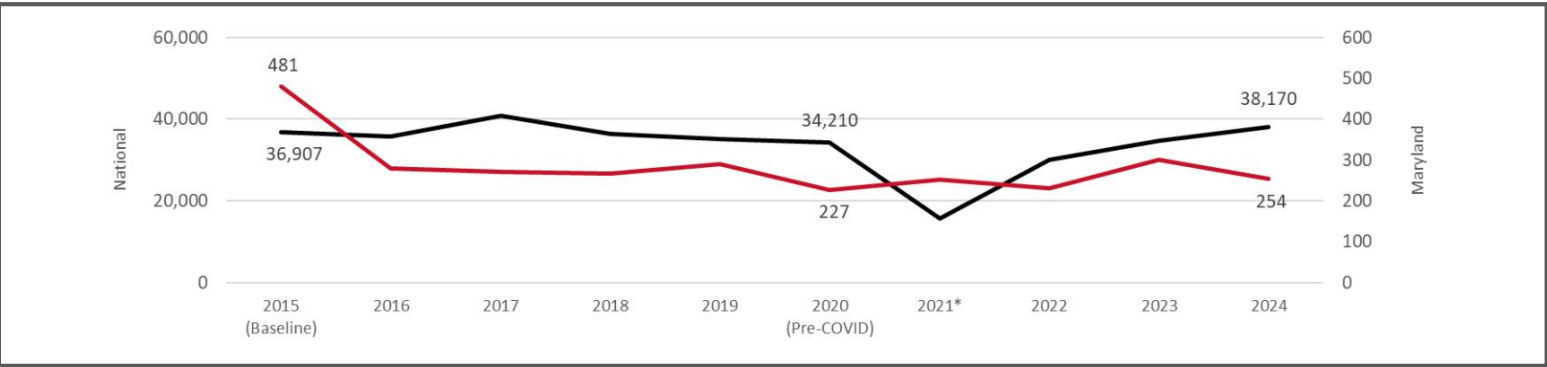
Total Homeless



Families with Children



Unaccompanied Youth

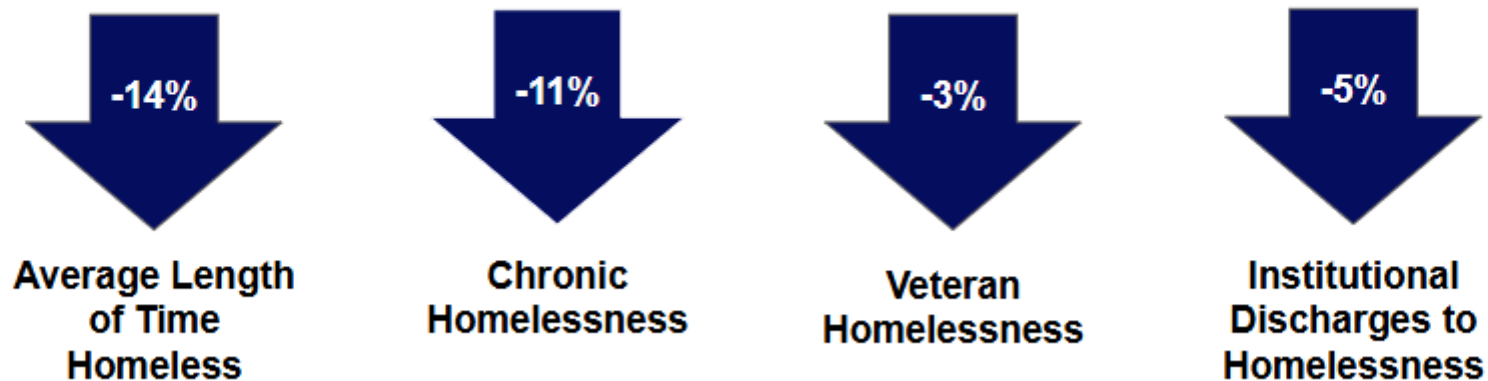


KEY
— = National
— = Maryland

Source: HUD Point-in-Time Count Data

*HUD waived the 2021 unsheltered count due to COVID-19

Key Achievements on Homelessness in FY23 & FY24

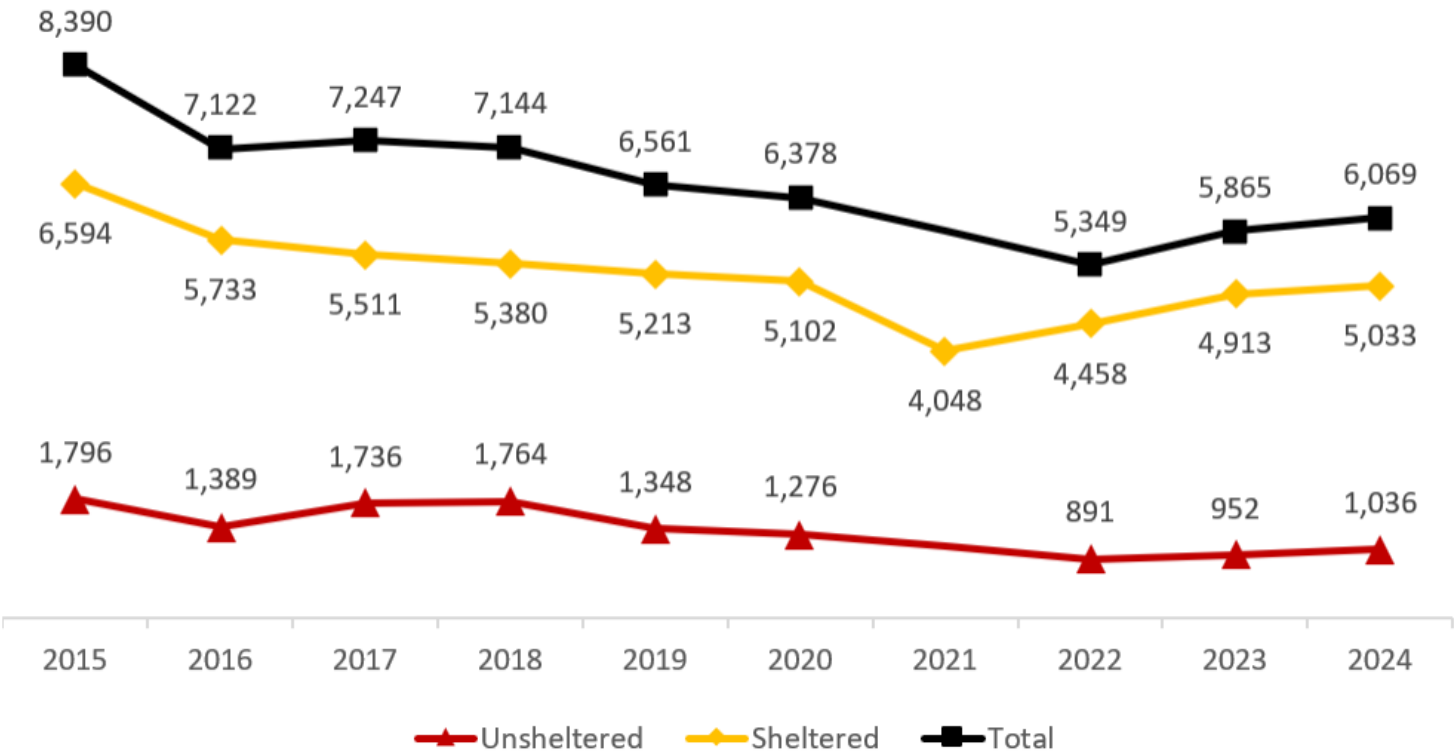


What the Data Shows

- Maryland is performing significantly better on homelessness than the nation as a whole:
 - 28% reduction in overall homelessness since 2015
 - 42% reduction in unsheltered homelessness since 2015
- In 2024:
 - National total homelessness increased 18% while Maryland only increased 3%
 - National family homelessness increased 39% while Maryland only increased 1%

Maryland PIT Estimate of People Experiencing Homelessness

By Sheltered Status, 2015-2024



28%
Decrease

Note: Data for 2020 was collected in the last 10 days of January, prior to the U.S. Secretary of the Department of Health and Human Services (HHS) declaring the 2019 Novel Coronavirus (2019-nCoV) outbreak a public health emergency on January 31, 2020. The data for 2021 does not display the total count of people experiencing homelessness or the count of all people experiencing unsheltered homelessness due to pandemic-related disruptions to counts, as authorized by the U.S. Department of Housing and Urban Development. Additionally, estimates of the number of people experiencing sheltered homelessness at a point in time in 2021 should be viewed with caution, as the number could be artificially depressed compared with non-pandemic times, reflecting reduced capacity in some communities or safety concerns regarding staying in shelters.

Where Are People Sleeping in Maryland?



17%

UNSHELTERED LOCATIONS:

Individuals who are sleeping in places not meant for human habitation, including cars, vacant lots and buildings, under bridges or in the woods.

EMERGENCY SHELTER:
Emergency Shelters are intended to serve as a temporary shelter for crisis intervention.

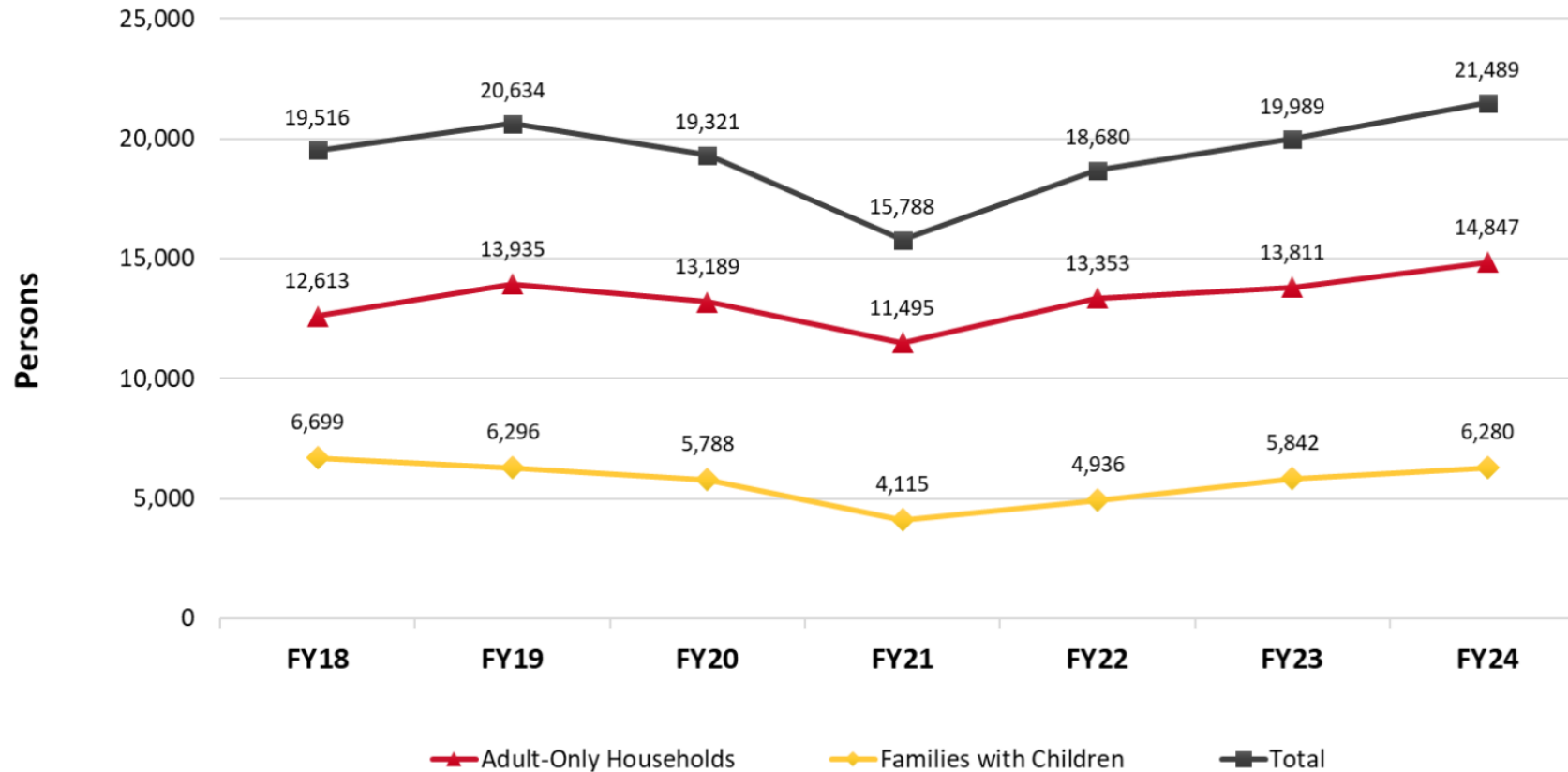
65%



18%

TRANSITIONAL HOUSING:
Transitional Housing programs provide time-limited housing and supportive services geared towards self-sufficiency and independence.

Annual Count of People Experiencing Homelessness by Household Type



Data includes the unduplicated number of people that received street outreach services, shelter, and transitional housing from a program participating in a local CoC Homeless Management Information System (about 90% of homeless system beds participate in HMIS)

Annual Counts of People Experiencing Homelessness

Continuum of Care	SFY18	SFY19	SFY20	SFY21	SFY22	SFY23	SFY24
Anne Arundel County	1,005	1,037	1,102	1,231	1,294	1,180	1,230
Baltimore City	7,046	7,292	6,877	5,673	6,605	6,454	6,395
Baltimore County	2,304	2,860	2,041	973	1,928	2,324	2,817
Carroll County	4,21	357	346	305	396	415	516
Howard County	2,46	258	214	294	449	521	534
Lower Shore	1,109	1,128	1,069	705	666	1,104	1,067
Maryland Balance of State	2,926	3,560	3,329	2,948	3,473	4,027	4,389
Mid Shore	332	486	651	405	411	479	432
Montgomery County	2,872	2,457	2,495	2,202	2,322	2,451	2,786
Prince George's County	1,255	1,199	1,197	1,052	1,136	1,034	1,323
Total	19,516	20,634	19,321	15,788	18,680	19,989	21,489

Data includes the unduplicated number of people that received street outreach services, shelter, and transitional housing from a program participating in a local CoC Homeless Management Information System (about 85-90% of homeless system beds participate in HMIS)

Who Is Homeless in Maryland?



Female
Rural: 46%, State: 40%



Black/African American
Rural: 42%, State: 60%



Children Under 18
Rural: 29%, State: 20%



Chronically Homeless
Rural: 27%, State: 20%



Veterans
Rural: 13%, State: 7% (of adults)

Male
Rural: 53%, State: 59%

White
Rural: 50%, State: 34%

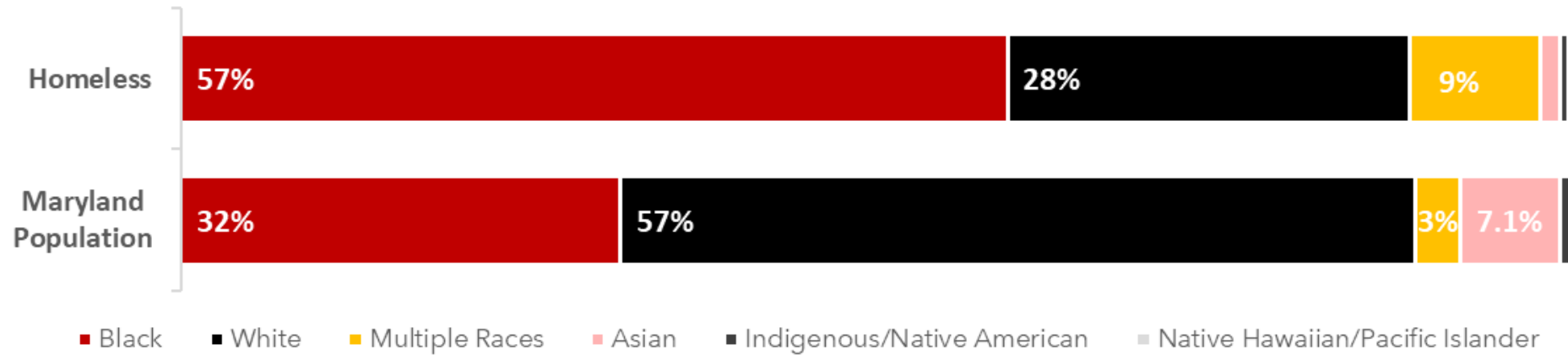
Older Adults (55+)
Rural: 18%, State: 21%

Adult Survivor of DV
Rural: 10%, State: 8%

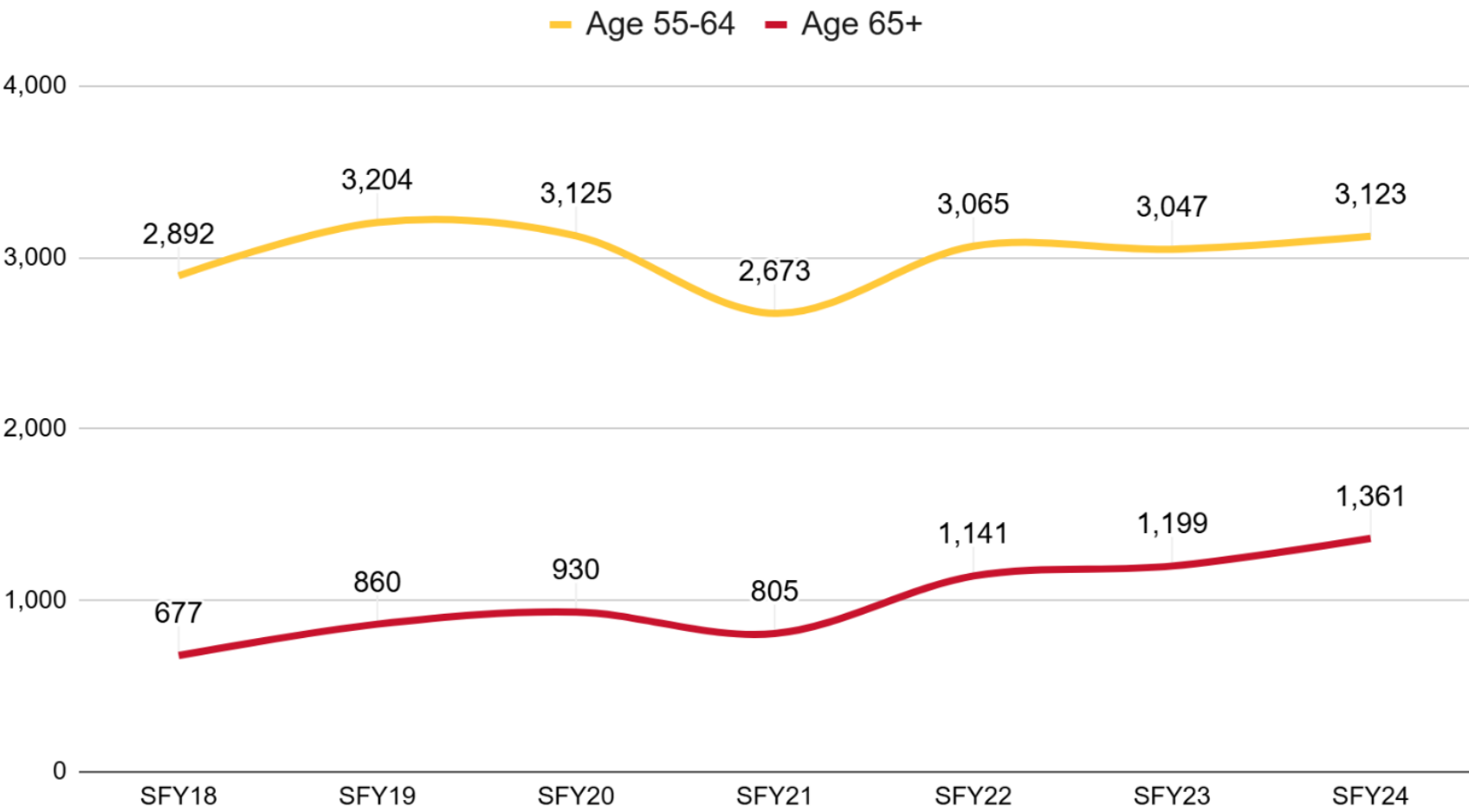


Racial Inequity

Race for Homeless Residents vs. Total Maryland Population, 2024



Older Adult Homelessness in Maryland, FY 2018-2024



Ages 55-64
8% Increase

Ages 65+
101% Increase

Older Adults Ages 65 and Older - Regional/County Variation

Age 65+	SFY18	SFY19	SFY20	SFY21	SFY22	SFY23	SFY24	FY18 - FY24 Change
Anne Arundel County	29	39	49	61	74	57	76	162%
Baltimore City	294	364	407	359	412	402	396	35%
Baltimore County	59	89	62	52	154	156	191	224%
★ Carroll County	15	12	14	9	21	26	38	153%
★ Howard County	5	8	6	16	12	2	28	460%
★ Lower Shore	29	40	49	41	41	82	80	176%
★ Maryland Balance of State	69	99	95	96	175	221	278	303%
★ Mid Shore	15	21	46	15	39	35	17	13%
Montgomery County	116	131	143	130	165	169	202	74%
Prince George's County	46	57	59	26	48	49	55	20%
Total	677	860	930	805	1141	1199	1361	101%

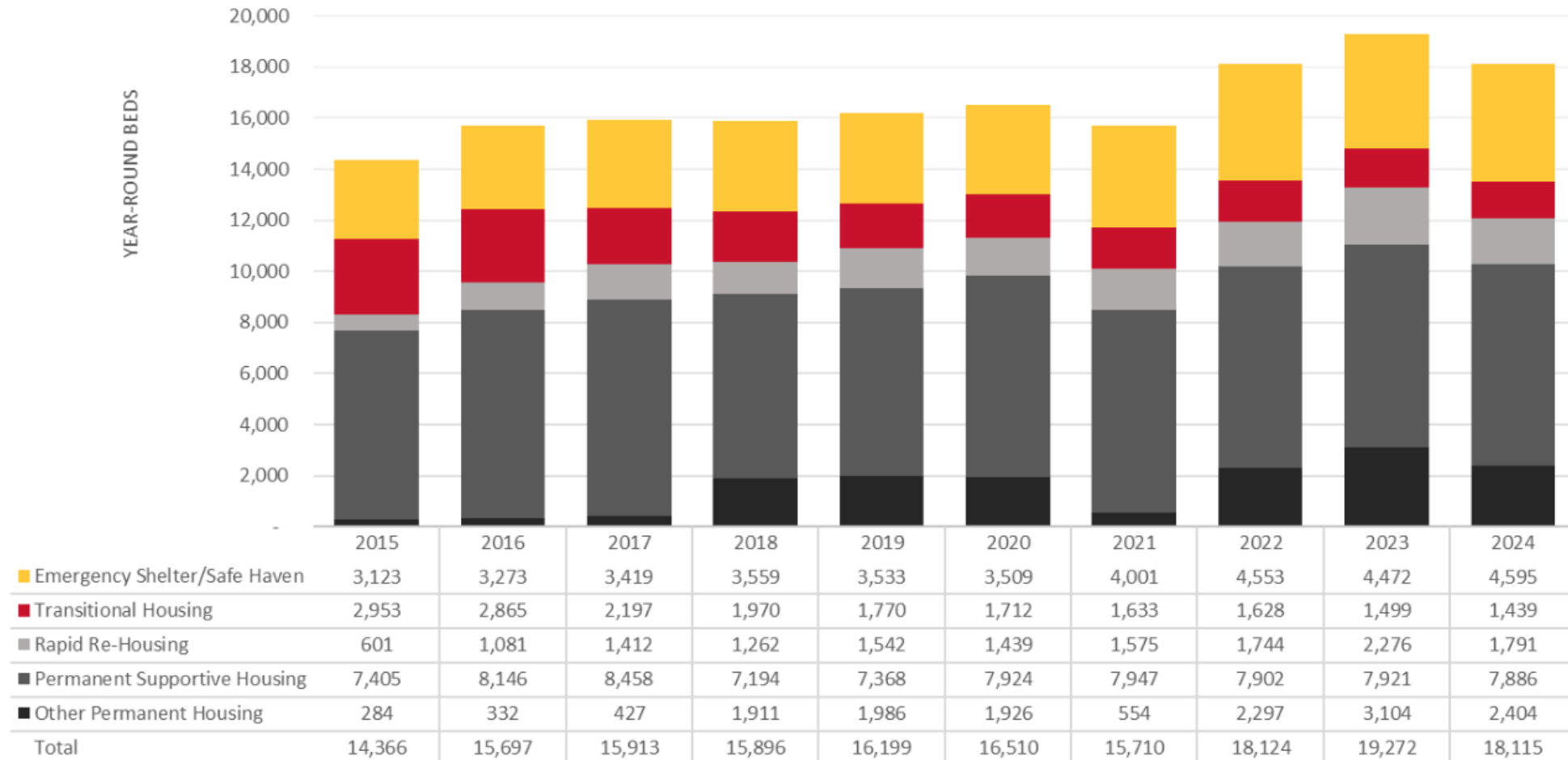
★ = Rural



Maryland Annual Demographic Trends

Subpopulation	Historic Change (FY18 to FY24)	Post-COVID Change (FY22 to FY24)
Adult-Only Households	9% ↑	20% ↑
Families with Children	-13% ↓	42% ↑
Disabled	18% ↑	-3% ↓
Chronically Homeless*	3% ↑	-11% ↓
Veterans	-31% ↓	-3% ↓
Unaccompanied Youth (18-24)^	9% ↑	16% ↑
Older Adults (55+)	19% ↑	22% ↑
Older Adults (65+)	101% ↑	49% ↑
First-Time Homeless	-16% ↓	15% ↑
People Exiting Institutional Settings	-9% ↓	-5% ↓

Maryland Homeless Shelter and Housing Inventory Count, 2015-2024



Permanent Housing Capacity Challenges

- Fair market rents have increased 41% in three years, resulting in less people that can be served with prevention and rapid re-housing
- There has been a significant statewide reduction of prevention and permanent housing capacity for homeless households due to the exhaustion of COVID-era funds in FY23/24 that were allocated to homeless services through both state and direct local awards (CARES Act ESG and CSBG funds, ARPA Emergency Rental Assistance and SLFRF)
- For the first time in a decade, the state had a decrease in homeless permanent housing inventory from FY23 to FY24:
 - Rapid re-housing beds decreased 21%
 - Permanent supportive housing beds decreased 7%
- **Right now, there is only 1 new permanent housing opening for every 10 people that will experience homelessness in FY26**



Interagency Collaboration Updates

Older Adult Home Modification Program

Assistant Secretary, Danielle Meister, DHCD

Older Adult Home Modification Program

DHCD & MDOA collaboratively applied for and were awarded \$1.85m from HUD and Enterprise's THOME Aging Well grant program for 2.5-year pilot program

Why this opportunity?

- Older adult homelessness and housing instability is a growing challenge:
 - Changing national demographics - nearly 40% increase number of older adults between 2010 and 2020
 - Increasing housing costs and fixed incomes/limited assets in retirement
 - Majority of older adults live alone and accessible units can be difficult to find
 - Loss of permanent housing is common while staying in hospital, rehab, or assisted living after a medical event, challenges with a disability or issues maintaining ADLs/IDLs
 - 40%-50% of older adults have difficulty with at least one Activity of Daily Living (ADL)
- Preserving capacity to live independently is person-centered, trauma-informed, and cost-effective approach
- HUD prioritization of rural areas aligned with Maryland need for more services in rural areas
- High quality, effective program models already in Baltimore City and Garrett County to learn from
- Utilizes evidence-based model developed by the Johns Hopkins CAPABLE Center
- Can be used to pilot program while sustainable sources of funding are secured - such as Medicare reimbursement



Program 4-5 months

OT = 6 visits

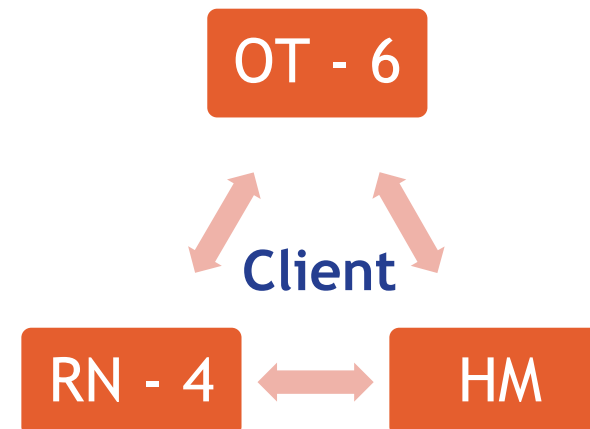
RN = 4 visits

Handy person

Limited budget for simple/minor home modifications and adaptive equipment (AE), durable medical equipment (DME)

The Solution = CAPABLE

1. Interdisciplinary approach: Occupational Therapist (OT), Registered Nurse (RN), Handy Person
2. Focused on individual strengths and goals in Activity Daily Livings (ADLs)
Instrumental Activities of Daily Livings (IADLs)
3. Client-directed \neq client-centered assessments, education and interventions



HUD Older Adult Home Modification Program Grant Sites



Next Steps

Currently:

- Executing grant agreements with local regional service providers: Garrett County Community Action, Southern Maryland Center for Independent Living, MAC Inc
- Program design and planning phase requirements with HUD and Enterprise
- Contracting with Hopkins CAPABLE Center for Lower Shore and Southern MD licensing

May-July:

- Licensing of Lower Shore and Southern MD sites
- Programs hiring staff and contractors

Summer: Launch of services to older adults (timing may vary by provider)

Participant Eligibility

- Age 62 or older
- Low-income (under 80% AMI)
- Can be renter or homeowner
- If renter, must be on lease - adult child cannot be primary owner/renter

Maryland prioritization for:

- Formerly homeless individuals living in permanent housing (PSH, RRH, private rentals, etc)
- Renters in affordable housing properties
- Older adults living alone

Community Schools Rental Assistance Program

Danielle Meister, DHCD

Patricia Julianelle, MSDE

Community Schools Rental Assistance - [HB428/SB370](#) (2024 Session)

Approximately \$10m combined appropriation for FY25/FY26 (pending final adopted FY26 budget)

Eligibility:

- Family with student enrolled in a Community School
- Renter household at-risk of homelessness OR homeless as defined by the McKinney-Vento Act (includes both literally homeless households and doubled-up/couchsurfing/unstably housed families)

Assistance available for up to 15 months:

- Current/prospective rent or rent arrears
- Fines or fees associated with rental payments, including late fees
- Current/prospective utility costs or utility arrears
- Fines or fees associated with utility payments, including late fees or deposits
- Relocation expenses, such as application fees, move-in costs, security deposit, etc

Next Steps:

- Local grantee Request for Applications open now through May 1
- Performance period officially starts July 1, but will allow pre-award costs or an earlier start date for programs that can launch earlier
- MSDE, DHCD, GOC will collaborate to inform Community School Coordinators of the program, outreach to families, and evaluate program outcomes
- Current pilot to train community school staff and educators on housing instability and identify family-level supports that DHCD or future CSRAP grantees could provide

Youth Homelessness System Improvement (YHSI)

Suzanne Korff, DHCD

Maryland YHSI Vision

YHSI grants are designed to make and improve connections, coordination, and information sharing within and between systems that serve at-risk youth, including education, child welfare, and juvenile justice. In 2024, the State of Maryland was awarded a \$2 million grant to partner with Youth Action Boards, CoCs, and other state agencies to create:

- A roadmap to establishing a state interagency youth homeless prevention and response plan;
- A statewide network of Youth Action Boards, raising the voice of youth with lived expertise in strengthening our service system for vulnerable youth;
- Statewide standards and training for family and youth support workers;
- Improvements to the Homeless Management Information System (HMIS) and
- Coordinated Entry to standardize youth assessments and coordinated access to housing;
- And research to tailor and assess the impact of new housing and service interventions to support youth in achieving long-term housing stability.

Supporting Youth Participation in YHSI

- ❖ **Youth Action Board Development Grants** - YHSI is funding small grants of up to \$15,000 to cover stipends, travel expenditures, and additional support for Youth Action Board members in their CoC.
- ❖ **Partnership with DSCI/Service Year Option** - Sponsoring positions for two Service-Year Option members per host agency or CoC to support Youth Action Board Development and provide additional staffing support to programs.



Deepening Coordination with Other State Agencies

- ❖ Increasing coordination with the Children's Cabinet
- ❖ Integrated with YouthREACH, University of Maryland School of Social Work
- ❖ Workgroup participation:
 - Older Youth
 - Benefits Access Working Group
 - Community Schools Pilot
- ❖ Partner Agency Staff at All Partners Meeting
 - DHS, Labor, MDH, DSCI, DJS, GoC and MSDE



Maryland Statewide Homelessness Data Warehouse

Suzanne Korff, DHCD

Investing in data-driven decision making and continuous improvement

Building a Statewide Platform

Statewide Homelessness Data Warehouse

- ❑ Data Sharing and Data Use Agreements are signed and Executed
- ❑ Maryland CoC HMIS forms are updated to reflect the Data Warehouse
- ❑ Data in the Data Warehouse is complete, and matches CoC-level HMIS data
- ❑ CoC Maryland Data Warehouse Advisory Committee reviews key documents, and highlights where CoC TA support is needed

Continuous Data Quality Improvement

Quality Data Collaborative

- ❑ DHCD and Community Solutions Partner to launch the Maryland Quality Data Collaborative in March 2025
- ❑ All 10 Maryland CoCs have a baseline quality data score, and are working towards Quality Data

Data Use & System-Wide Performance Improvement

Dashboarding and Data Integration

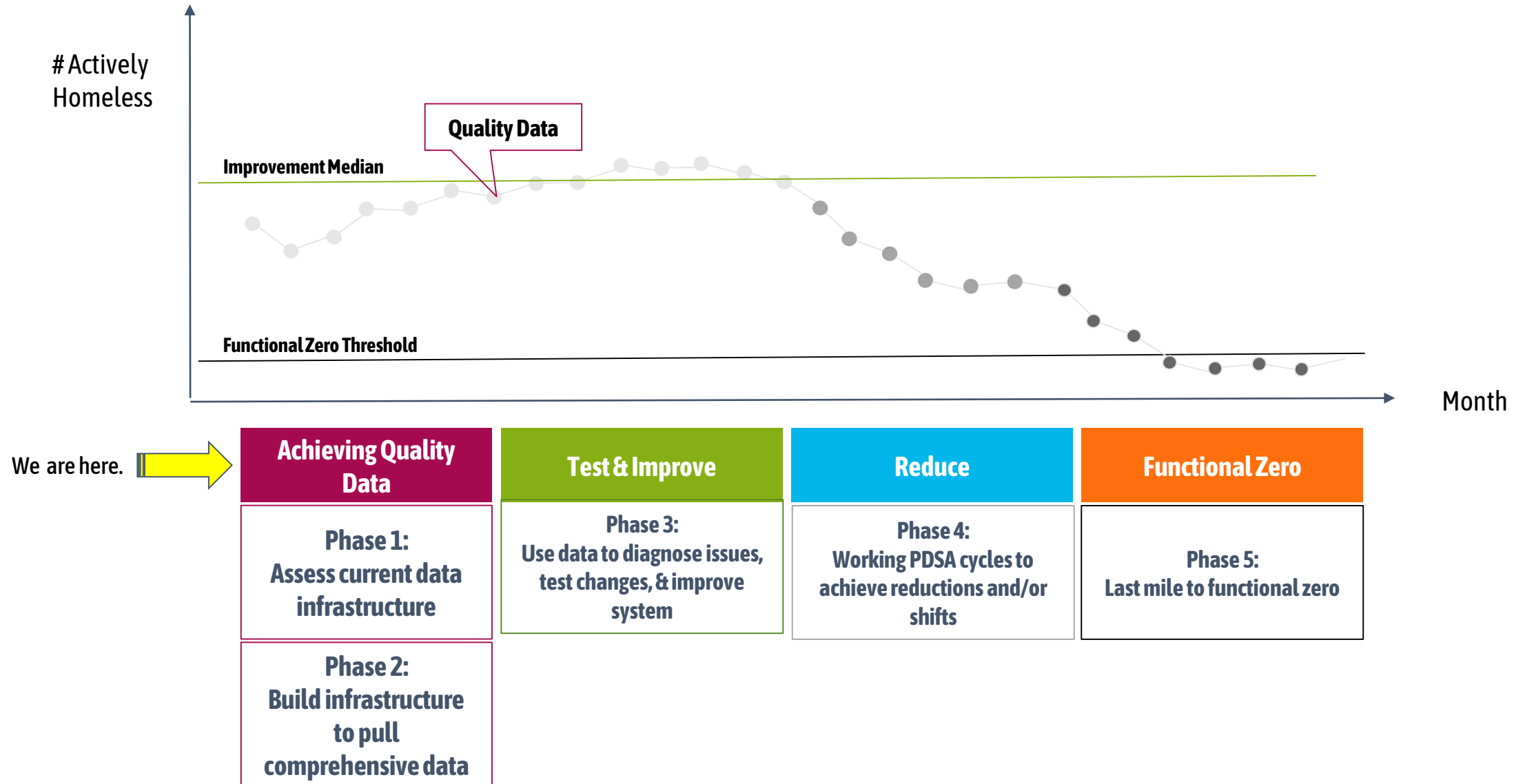
- ❑ DHCD tests use of MSHDW for State and Federal Reporting
- ❑ DHCD and Community Solutions launch dashboards for quality data and performance metrics
- ❑ University of Maryland College Park data analysis and data matching part of updated YouthREACH

GOAL: Maryland CoCs Sustain Equitable & Measurable Reductions in Homelessness

Community Solutions Partnership - CoC System Improvement Initiative

Suzanne Korff, DHCD

Maryland System Improvement Plan



Kickoff Event - Tuesday March 11th

Launched Maryland's Statewide Built for Zero Initiative
in collaboration with Community Solutions

CoC and Partner Participation: Anne Arundel, Baltimore County, Baltimore City, Prince George's County, Mid Shore, Lower Shore, Maryland Balance of State, Carroll County and Howard county, representatives from Metro Washington Council of Governments

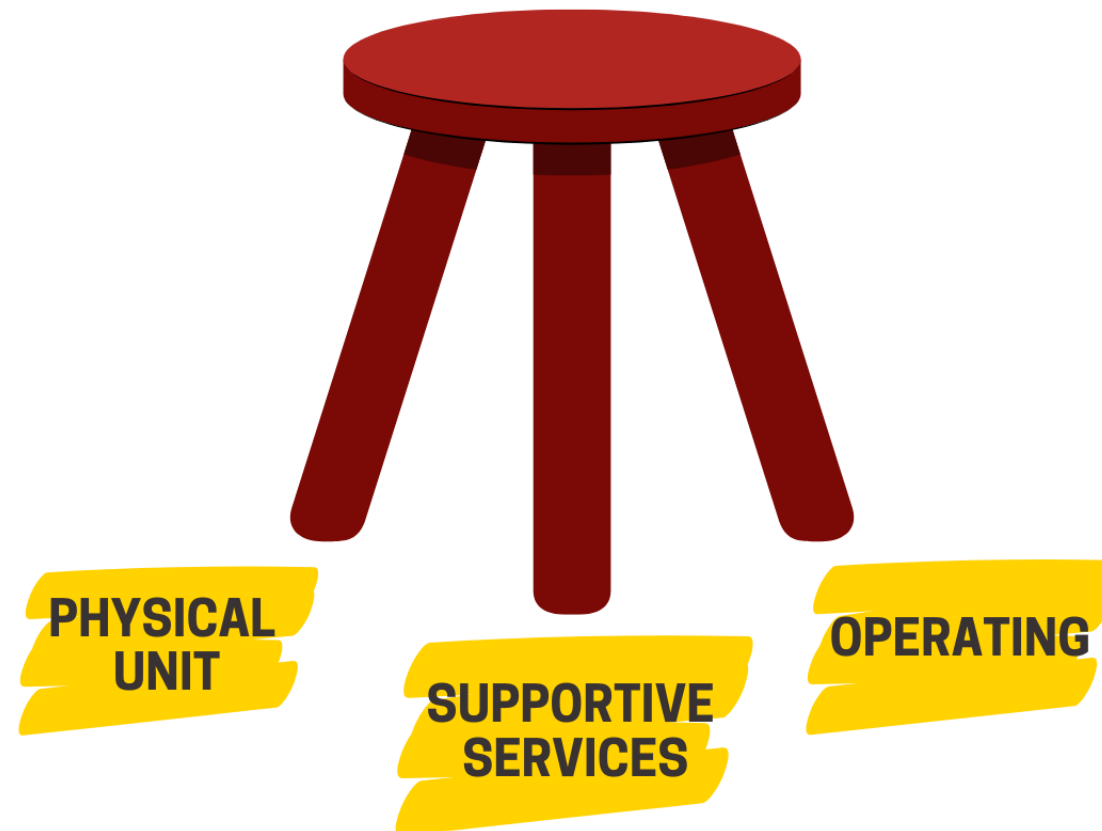
All **10 Maryland CoCs** now have a baseline Quality Data Score, and are working on improving their system and data coverage with monthly TA support from DHCD and Community Solutions Technical Assistance Providers.



Permanent Supportive Housing LIHTC Strategy

DHCD

PERMANENT SUPPORTIVE HOUSING FUNDING MODEL



Permanent Supportive Housing Needs

	Chronically Homeless (all ages)	Rising Senior (55-64)	Senior (64+)
FY23 Annual Total	4,383 (16% of all homeless)	4,813 (15% of all homeless)	1,925 (6% of all homeless)
Adult-Only Households (1-bedroom units)	3,813 (87%)	4,716 (98%)	1,905 (99%)
Families with Children (2+ bedrooms)	570 (13%)	97 (2%)	20 (1%)

- **Income** – 68% of chronically homeless households have zero cash income. 95% are under 15% Area Median Income.
- **Accessibility** – 67% of chronically homeless households have permanent physical disability and 25% are age 55+
- **Housing First & Service Needs**
 - 48% of homeless households have at least one criminal case. 27% of these households were eligible for expungement for all cases.
 - 69% of chronically homeless households have mental health diagnosis and 40% have a substance use disorder
- **Geographic Diversity** – Every CoC has a minimum of 50 chronically homeless individuals in need of PSH, with greater needs in urban/metro areas

Low Income Housing Tax Credit (LIHTC)

- **Primary source of development financing for affordable rental housing in the United States**
 - ▶ The **9% credit** is limited and is allocated through competitive process
 - ▶ The **4% credit** is a noncompetitive source and is not limited
- **How the LIHTC funds projects**
 - ▶ IRS allocates credits to state governments, generally a state housing agency
 - ▶ The housing agency awards the credits to housing developers through competition
 - ▶ Selected developers generally sell the credits to private investors to obtain funding (equity)
 - ▶ Once the housing project is built and occupied, the investors are able to claim their tax credits and use them to offset their tax liability.

Prior PSH Strategy/Efforts

- Increases in PSH are largely driven by HUD CoC funding and Housing Choice Vouchers with a homeless preference at local level
- No clear state budget or program to holistically and adequately fund PSH at the scale needed – small programs embedded in multiple agencies with varying target populations and capacity
- Philanthropic commitments limited due to permanency of funding needs
- Launch of Medicaid 1115 Housing and Tenancy Supportive Services waiver in 2017 created opportunity for county governments and Continuums of Care to pair Medicaid-funded services with permanent housing to create PSH
- 2019 LIHTC round included a PSH set-aside that resulted in one project being awarded, creating 35 PSH units

2025 Final QAP Strategy

- **9% Competitive Round Projects**
 - Set-aside for 2+ permanent supportive housing projects (higher density of PSH)
 - All other projects have a required homeless preference for 15% of units
- **Both 9% Competitive Round and 4% Projects**
 - If state has rental subsidy and supportive services funds available for PSH, projects must accept them
- Places burden on state to secure rental subsidies to cover affordability gap - critical for volume of units state needs to create
- State matches projects to local supportive services provider participating in Medicaid 1115 waiver pilot for housing-based case management/tenancy support services, and/or contracts with supportive services provider directly

Funding and Partner Roles



State

- Administer state project-based rental assistance (PBRA)
- Secure vouchers from PHAs
- Match PBRA, vouchers, and other subsidies to properties
- Match supportive services providers participating in Medicaid 1115 waiver to properties (annual expansion of services)
- Review/enforce property compliance with tenant selection, CoC referrals, troubleshoot slow referrals and vacancies
- Track housing outcomes through homeless services data warehouse



Property/Manager

- Develop quality and accessible units
- Accept referrals exclusively from CoC
- Low-barrier tenant selection plan
- Completion of state-provided training and learning collaborative
- Proactive tenancy problem-solving (avoid eviction as a solution)
- Provide office or meeting space on-site, if possible, for case management



Continuum of Care

- Ensure accessible Coordinated Entry assessment and prioritization process that can screen for eligibility for PSH requirements and/or general homeless preference
- Timely referral of prioritized households for vacancies at lease-up and turnover
- Collaborative move-on support or program transfers with service provider



Service Provider

- Leveraging/match of other funds to fill gaps in activities not eligible for Medicaid reimbursement (with DHCD support)
- Comprehensive, proactive supportive services provided through voluntary participation

Implementation Next Steps

- **Formation of Program Design Advisory Workgroup with diverse stakeholders**
 - ▶ Determine household eligibility and prioritization
 - ▶ Establish guidelines for referral processes and participant requirements
 - ▶ Finalize training and technical assistance plan for CoCs, housing owners, and property managers
 - ▶ Plan for participant move-on opportunities
 - ▶ Establish program performance metrics & evaluation
- **2025 LIHTC Project Allocations & Pipeline**
- **Expansion of Medicaid 1115 ACIS program statewide (MDH will update at July ICH meeting)**

Office of Landlord and Tenant Affairs

Danielle Meister, DHCD

OTLA Launch Update

- **Right of First Refusal**
 - ▶ Launched October 1
 - ▶ Requires certain housing owners to offer tenant first opportunity to purchase property before selling
- **Tenant Bill of Rights**
 - ▶ First draft complete, consulting with stakeholders on language
 - ▶ Statutory requirement to publish by June 1
 - ▶ Currently building out resources for OTLA website and infrastructure to coincide with launch
- **Staff**
 - ▶ Office includes 3 positions: Director, Partnership & Community Engagement Coordinator, Tenant Liaison
 - ▶ Two of three positions have been onboarded; currently interviewing for Director position

Federal & State Updates

Danielle Meister, DHCD

Federal Changes/Actions

- DHCD is working closely with NAEH, COSCDA, NASCSP and other national advocacy partners to monitor changes and respond when necessary
- **Reporting/Programmatic**
 - ▶ HUD - Removal of gender category from all historic and current reports, takedown of resources from website
 - ▶ Community Action - Change to binary gender categories
- **HUD Continuum of Care Program**
 - ▶ Awards announced in January have taken longer than normal to be issued by HUD grant agreement
 - ▶ New HUD grant agreements include significant new terms and conditions:
 - Incorporates language from Executive Orders on gender ideology
 - Prohibits using grant funds for elective abortions/reinforces existing Hyde Amendment
 - Prohibits government recipients from using funds to “by design or effect facilitate the subsidization or promotion of illegal immigration or abet policies that seek to shield illegal aliens from deportation.”
 - Subject to the exceptions provided by PRWORA, the grant recipient must use SAVE or an equivalent verification system approved by the Federal government
 - HUD will no longer enforce Housing First requirements (does NOT prohibit recipients or CoCs from requiring or practicing Housing First)

State Budget & Legislative Session

- **FY26 budget (tentatively) retains funding for DHCD programs addressing housing instability and homelessness, with exception of \$5 million in unrestricted emergency rental assistance allocated in FY25**
- **Key legislation approved by MGA and on the Governor's desk:**
 - Statewide rental voucher program (technical fixes)
 - Sensitive locations & privacy of information
 - Access to Counsel in Evictions extension
 - Foreclosure filing fee increase (supports Maryland Housing Counseling Program)
 - Funding for Maryland Community Action Agencies
- **Key legislation that did not proceed:**
 - Housing for Jobs Act
 - Shelter certification
 - Good cause eviction
 - Anti-criminalization of unsheltered homelessness
 - Overdose prevention sites and harm reduction/decriminalization



ICH Member Updates and Initiatives

Public Comment

Secretary Jake Day, DHCD

Adjournment

Secretary Jake Day, DHCD

Next Meetings

July 24th: 2pm-4pm (virtual)

October 21st: 10am-12pm (in-person, location TBD)