Annual Plan FY 2018
Beginning July 1, 2017

[ Rental Services ]

KENNETH C. HOLT
SECRETARY

TONY REED
DEPUTY SECRETARY
Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HCV is to be completed annually by HCV-Only PHAs. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

(1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAs if only administering public housing.

(2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.

(3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.

(4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.

(5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.

(6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A. **PHA Information.**

A.1

| PHA Name: Maryland Department of Housing and Community Development | PHA Code: MD901 |
| PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2017 |
| PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) |
| Number of Housing Choice Vouchers (HCVs) | 2,392 |
| PHA Plan Submission Type: ☑ Annual Submission ☐ Revised Annual Submission |

Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.

A copy of the PHA Annual Plan can be found online at [http://dhcd.maryland.gov/Residents/Documents/DHCFY18RentalServicesAnnualPlan.pdf](http://dhcd.maryland.gov/Residents/Documents/DHCFY18RentalServicesAnnualPlan.pdf)

A copy of the Housing Choice Voucher Program Administrative Plan can be found online at [http://dhcd.maryland.gov/Residents/Documents/DHCFY17HCVPAdministrativePlan.pdf](http://dhcd.maryland.gov/Residents/Documents/DHCFY17HCVPAdministrativePlan.pdf). These documents are on file at the Maryland Department of Housing and Community Development, 7800 Harkins Road, Lanham, MD 20706; as well as, the program administrative offices listed on Attachment B.

☐ **PHA Consortia**: (Check box if submitting a joint Plan and complete table below)

<table>
<thead>
<tr>
<th>Participating PHAs</th>
<th>PHA Code</th>
<th>Program(s) in the Consortia</th>
<th>Program(s) not in the Consortia</th>
<th>No. of Units in Each Program</th>
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</thead>
<tbody>
<tr>
<td>Lead HA:</td>
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<tr>
<td>B.</td>
<td>Annual Plan.</td>
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<tr>
<td>B.1</td>
<td>Revision of PHA Plan Elements.</td>
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<td></td>
<td>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</td>
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<td></td>
<td>![Y N] Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</td>
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<td>![Y N] Financial Resources.</td>
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<td>![Y N] Rent Determination.</td>
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<td>![Y N] Operation and Management.</td>
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<td>![Y N] Informal Review and Hearing Procedures.</td>
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<td>![Y N] Homeownership Programs.</td>
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<td></td>
<td>![Y N] Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</td>
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<td>![Y N] Substantial Deviation.</td>
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<td>![Y N] Significant Amendment/Modification.</td>
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<td>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</td>
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<tr>
<td>B.2</td>
<td>New Activities</td>
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<td></td>
<td>(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?</td>
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<td>![Y N] Project Based Vouchers.</td>
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<td>(b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan. In November 2015, the Maryland Department of Housing and Community Development was awarded seventy-five (75) HUD-VASH project based vouchers, the project is the rehabilitation of 42 single-family style units converted into 75 stacked duplex apartments for homeless and at-risk veterans and families. The site is located just outside the corporate limits of Perryville, Maryland and is scheduled to come online in five (5) phases starting in the first quarter of 2018. Projecting basing vouchers is consistent with the PHA plan to expand affordable housing opportunities, increase VASH program participation and expand the affordable housing stock through the project based voucher program. Core strategies include: partnerships with supportive service agencies, leveraging resources and creating additional housing opportunities through the low income housing tax credit program, and generating new housing opportunities by applying for additional vouchers—including special purpose vouchers for targeted groups such as the elderly, disabled, veterans, and the homeless.</td>
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<td>B.3</td>
<td>Most Recent Fiscal Year Audit.</td>
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<td>(a) Were there any findings in the most recent FY Audit?</td>
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<td>![Y N N/A]</td>
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<td>(b) If yes, please describe:</td>
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<td>B.4</td>
<td>Civil Rights Certification</td>
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<td>Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.</td>
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<td>B.5</td>
<td>Certification by State or Local Officials.</td>
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<td>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</td>
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<td>B.6</td>
<td>Progress Report.</td>
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<td>Provide a description of the PHA’s progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</td>
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</tbody>
</table>
### B.7 Resident Advisory Board (RAB) Comments.

| (a) Did the RAB(s) provide comments to the PHA Plan? |
|------------------|------------------|
| Y     | N     |

- ☑ If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.

## Instructions for Preparation of Form HUD-50075-HCV

**Annual PHA Plan for HCV Only PHAs**

### A. PHA Information

- All PHAs must complete this section. *(24 CFR 903.23(4)(e))*

#### A.1 PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), Number of Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information

- **PHA Consortia**: Check box if submitting a Joint PHA Plan and complete the table. *(24 CFR 943.128(a))*

### B. Annual Plan

- All PHAs must complete this section. *(24 CFR 903.11(c)(3))*

#### B.1 Revision of PHA Plan Elements

PHAs must:

- Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

  - **Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income families who reside in the PHA’s jurisdiction and other families who are on the Section 8 tenant-based waiting list. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. *(24 CFR §903.7(a)(1) and 24 CFR §903.7(a)(2)(i))*

  - Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. *(24 CFR §903.7(a)(2)(ii))*

  - **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. *(24 CFR §903.7(b))*

  - **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. *(24 CFR §903.7(c))*

  - **Rent Determination.** A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. *(24 CFR §903.7(d))*

  - **Operation and Management.** A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. *(24 CFR §903.7(e)(3)(4))*.

  - **Informal Review and Hearing Procedures.** A description of the informal hearing and review procedures that the PHA makes available to its applicants. *(24 CFR §903.7(f))*

  - **Homeownership Programs.** A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. *(24 CFR §903.7(k))*

  - **Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.** A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA’s partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA’s partnerships with other entities, and activities under section 3 of the Housing and Community Development Act of 1968 and under requirements for the Family Self-Sufficiency Program and others. Include the program’s size (including required and actual size of the

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*Note: The text provided is a representation of the content as it appears in the document, with formatting and layout preserved as closely as possible.*
FSS program) and means of allocating assistance to households. \(24\) \(\text{CFR} \ \text{§903.7(i)(i)}\) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. \(24\) \(\text{CFR} \ \text{§903.7(i)(iii)}\).

☐ **Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. \(24\) \(\text{CFR} \ \text{§903.7(r)(2)(i)}\)

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define “significant amendment/modification”, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; or b) any change with regard to homeownership programs. See guidance on HUD’s website at: Notice PH 1999-51, \(24\) \(\text{CFR} \ \text{§903.7(r)(2)(ii)}\)

If any boxes are marked “yes,” describe the revision(s) to those element(s) in the space provided.

B.2 **New Activity.** If the PHA intends to undertake new activity using Housing Choice Vouchers (HCVs) for new Project-Based Vouchers (PBVs) in the current Fiscal Year, mark “yes” for this element, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake this activity, mark “no.” \(24\) \(\text{CFR} \ \text{§983.57(b)(1)}\) and Section 8(13)(C) of the United States Housing Act of 1937.

☐ **Project-Based Vouchers (PBV).** Describe any plans to use HCVs for new project-based vouchers. If using PBVs, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

B.3 **Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. \(24\) \(\text{CFR} \ \text{§903.11(c)(3)}\). \(24\) \(\text{CFR} \ \text{§903.7(p)}\)

B.4 **Civil Rights Certification.** Form HUD-50077, **PHA Certifications of Compliance with the PHA Plans and Related Regulation**, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. \(24\) \(\text{CFR} \ \text{§903.7(o)}\)

B.5 **Certification by State or Local Officials.** Form HUD-50077-SL, **Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan**, including the manner in which the applicable plan contents are consistent with the Consolidated Plans, must be submitted by the PHA as an electronic attachment to the PHA Plan. \(24\) \(\text{CFR} \ \text{§903.15}\)

B.6 **Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. \(24\) \(\text{CFR} \ \text{§903.11(c)(2)}\). \(24\) \(\text{CFR} \ \text{§903.7(r)(1)}\)

B.7 **Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. \(24\) \(\text{CFR} \ \text{§903.13(c)}\). \(24\) \(\text{CFR} \ \text{§903.19}\)

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public for serving the needs of low-income, very low-income, and extremely low-income families.

Public reporting burden for this information collection is estimated to average 4.5 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.
Attachments

Attachment A: Goals and Objectives -- Statement of Progress in Meeting the 5-Year Plan Mission and Goals and Statement of Future Goals

Attachment B: Subcontracts and Regional Offices

Attachment C: Statement of Needs for Allegany County

Attachment D: Statement of Needs for Caroline County

Attachment E: Statement of Needs for the City of Cumberland

Attachment F: Statement of Needs for Dorchester County

Attachment G: Statement of Needs for Frederick County

Attachment H: Statement of Needs for Garrett County

Attachment I: Statement of Needs for Kent County

Attachment J: Statement of Needs for Somerset County

Attachment K: Statement of Needs for Talbot County

Attachment L: Statement of Needs for Wicomico County

Attachment M: Statement of Needs for Worcester County

Attachment N: Substantial Deviation and Significant amendments

Attachment O: Analysis of Impediments to Fair Housing Choice Study

Attachment P: Violence Against Women Act (VAWA)

Attachment Q: Resident Advisory Board

Attachment R: Status of RAB Comments and Challenged Elements

Attachment S: Review of Comments Received and Subsequent Changes
Statement of Progress in Meeting the 5-Year Plan Mission and Goals

Through the following action items, the State of Maryland’s Rental Service Programs outline the to-date progress in achieving planned Program goals that include:

1. PHA Goal: Expand available housing opportunities.

The PHA and its partners continue to provide comprehensive housing search services for families and property owners. Through the MDhousingsearch.org, an affordable housing database and available unit registry, owners may list available units and program participants may access listings of properties. This can be accomplished on-line or by telephone. MDhousingsearch.org links owners seeking tenants and program participants seeking landlords who own and/or operate decent, safe and affordable housing. The site includes listings for 35 states and the District of Columbia.

During 2016 the PHA’s website was completely redone. The new website provides excellent information on rental assistance and is customer friendly.

Additional housing opportunities were created by financing affordable housing developments utilizing the Federal Low Income Tax Credit Program (LIHTC) and state-appropriated loan funds. Over the past three years, the Department has financed 10,046 units statewide.

Temporary emergency rental assistance was provided for 642 families through the Rental Allowance Program (RAP).

The PHA continues to administer the Family Unification Program (FUP) in partnership with Public Child Welfare Agencies (PCWAs) which are responsible for referring FUP families and youths to the PHA for determination of eligibility for rental assistance.

The PHA, in partnership with the VA Medical Centers in the City of Cumberland and the Eastern Shore, will assist an additional 16 homeless veterans.

The PHA, in partnership with the VA Medical Center in Perry Point, Cecil County, will assist 75 homeless veterans with Project-Based Vouchers.

Project-based assistance will begin during the first quarter of 2018.
2. PHA Goal: Improve the quality of assisted housing

Continue to build partnerships with participating owners.

Improve customer service through new website and by expanding referrals to include various subsidized housing programs and social service agencies.

Hosted industry training for staff and subcontractors. This included an on-site housing choice voucher program training course by a leading industry consultant. The training was conducted September 27 through September 29, 2016.

3. PHA Goal: Increase assisted housing choices

Provide mobility counseling at briefings to inform families of expanded housing choices.

Conducted outreach to potential landlords.

Provided new maps for assistance to families.

4. PHA Goal: Promote self-sufficiency and asset development of assisted households

Established and maintained Family Self-Sufficiency program escrow accounts.

Provided and attracted services to increase independence for elderly and families with disabilities.

Under the Maryland Bridge Subsidy Demonstration Program, the Department continues to partner with the Mental Hygiene Administration, the Developmental Disabilities Administration, Centers for Independent Living and The Coordinating Center.

The FSS Coordinator networked with local colleges and employment agencies to link clients to needed services.

Provided assistance under the Non-Elderly Disabled (NED2) Housing Choice Voucher Program.

The Maryland Department of Housing and Community in partnership with the Maryland Department of Health and Mental Hygiene and the Maryland Department of Disabilities applied for $10,917,383 of Section 811 Project Rental Assistance Demonstration funding to serve 150 individuals with disabilities. Maryland’s application was fully funded. In July 2014, HUD increased the award amount to $11,229,308. In March 2015, HUD announced the award of another round of Section 811 Project Rental Assistance funding. Maryland received full funding in the amount of $9,808,054.
Statement of Future Goals

1. The PHA will be conducting biennial inspections for units that have passed two consecutive inspections. Random quality control inspections will continue to be performed. Other units will be inspected annually.

2. Explore ways to expand housing in communities of opportunity through the Project-Based program.

3. Continue to apply for and utilize funding for the Maryland Bridge Subsidy Program to provide independent living.

4. Increase VASH participation.

5. Maintain full lease up of NED, FUP and Mainstream programs.

6. Expand FSS Coordinating Committee.

7. Continue to work with supportive service agencies on a Housing First Initiative to provide assistance to chronically homeless households.
LIST OF SUBCONTRACTORS AND REGIONAL OFFICES

Allegany County

Human Resources Development Commission
125 Virginia Avenue
Cumberland, MD 21502
301-783-1880

City of Cumberland

Human Resources Development Commission
125 Virginia Avenue
Cumberland, MD 21502
301-783-1880

Frederick County

Frederick County Department of Housing and Community Development
5340 Spectrum Drive
Suite A
Frederick, MD 21703
301-600-1061

Garrett County

Garrett County Community Action Committee, Inc.
104 East Center Street
Oakland, MD 21550
301-334-9431

Eastern Shore Regional Office (Caroline County, Dorchester County, Kent County, Somerset County, Talbot County, Worcester County, Wicomico County)

Maryland Department of Housing and Community Development
503 Race Street
Cambridge, MD 21613
410-901-4080
1. Statement of Housing Needs for Allegany County

[24 CFR Part 903.79 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

<table>
<thead>
<tr>
<th>Family Type</th>
<th>Overall</th>
<th>Affordability</th>
<th>Supply</th>
<th>Quality</th>
<th>Accessibility</th>
<th>Size</th>
<th>Location</th>
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<tbody>
<tr>
<td>Income &lt;= 30% of AMI</td>
<td>3006</td>
<td>5</td>
<td>3</td>
<td>5</td>
<td>3</td>
<td>2</td>
<td>3</td>
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<tr>
<td>Income &gt;30% but &lt;=50% of AMI</td>
<td>1833</td>
<td>5</td>
<td>3</td>
<td>5</td>
<td>3</td>
<td>2</td>
<td>3</td>
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<tr>
<td>Income &gt;50% but &lt;80% of AMI</td>
<td>1768</td>
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<td>4</td>
<td>4</td>
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<td>Elderly</td>
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<td>Families with Disabilities</td>
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<td>Race/Ethnicity White</td>
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<td>4</td>
<td>4</td>
<td>4</td>
<td>3</td>
<td>2</td>
<td>4</td>
</tr>
<tr>
<td>Race/Ethnicity</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Race/Ethnicity</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Race/Ethnicity</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- [ ] Consolidated Plan of the Jurisdiction/s
  - Indicate year:
- [x] U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- [ ] American Housing Survey data
B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

<table>
<thead>
<tr>
<th>Housing Needs of Families on the Waiting List</th>
<th># of families</th>
<th>% of total families</th>
<th>Annual Turnover</th>
</tr>
</thead>
<tbody>
<tr>
<td>Waiting list total</td>
<td>191</td>
<td></td>
<td>19</td>
</tr>
<tr>
<td>Extremely low income (&lt;=30% AMI)</td>
<td>140</td>
<td>73.30%</td>
<td></td>
</tr>
<tr>
<td>Very low income (&gt;30% but &lt;=50% AMI)</td>
<td>0</td>
<td>0.00%</td>
<td></td>
</tr>
<tr>
<td>Low income (&gt;50% but &lt;80% AMI)</td>
<td>51</td>
<td>26.70%</td>
<td></td>
</tr>
<tr>
<td>Families with children</td>
<td>110</td>
<td>57.59%</td>
<td></td>
</tr>
<tr>
<td>Elderly families</td>
<td>20</td>
<td>10.47%</td>
<td></td>
</tr>
<tr>
<td>Families with Disabilities</td>
<td>42</td>
<td>21.99%</td>
<td></td>
</tr>
<tr>
<td>Race/ethnicity White</td>
<td>184</td>
<td>96.34%</td>
<td></td>
</tr>
<tr>
<td>Race/ethnicity Black</td>
<td>6</td>
<td>3.14%</td>
<td></td>
</tr>
<tr>
<td>Race/ethnicity American Indian</td>
<td>1</td>
<td>0.52%</td>
<td></td>
</tr>
<tr>
<td>Race/ethnicity Native Hawaiian</td>
<td>0</td>
<td>0.00%</td>
<td></td>
</tr>
</tbody>
</table>

Indicate year:
- Other housing market study

Indicate year:
- Other sources: (list and indicate year of information)
### Housing Needs of Families on the Waiting List

<table>
<thead>
<tr>
<th>Race/ethnicity</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the waiting list closed (select one)?</td>
<td>☒ No ☐ Yes</td>
</tr>
</tbody>
</table>

If yes:

- How long has it been closed (# of months)?

- Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☒ Yes – State Bridge Program clients after 3 years of temporary assistance; Money Follows the Person Program; NED Vouchers; FUP Program; HOPWA continuation of assisted clients if HOPWA funding not available; VASH clients referred from the Veterans Administration; Sec. 811 clients.

---

C. Strategy for Addressing Needs

Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list IN THE UPCOMING YEAR, and the Agency’s reasons for choosing this strategy.

**1. Strategies**

**Need:** Shortage of affordable housing for all eligible populations

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- ☐ Employ effective maintenance and management policies to minimize the number of public housing units offline
- ☐ Reduce turnover time for vacated public housing units
- ☐ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☒ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration

Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program

Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

Other (list below)

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed-finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

**Strategy 1: Target available assistance to families at or below 30% of AMI**

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
Apply for special-purpose vouchers targeted to the elderly, should they become available

Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**
Select all that apply

- [ ] Seek designation of public housing for families with disabilities
- [ ] Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- [x] Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- [x] Affirmatively market to local non-profit agencies that assist families with disabilities
- [ ] Other: (list below)

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**
Select if applicable

- [x] Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- [ ] Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**
Select all that apply

- [x] Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- [x] Market the section 8 program to owners outside of areas of poverty /minority concentrations
- [ ] Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**2) Reasons for Selecting Strategies**
Of the factors listed below, select all that influenced the PHA’s selection of the strategies it will pursue:

- [x] Funding constraints
- [ ] Staffing constraints
- [ ] Limited availability of sites for assisted housing
- [x] Extent to which particular housing needs are met by other organizations in the community
- [x] Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
Influence of the housing market on PHA programs
Community priorities regarding housing assistance
Results of consultation with local or state government
Results of consultation with residents and the Resident Advisory Board
Results of consultation with advocacy groups
Other: (list below)
1. Statement of Housing Needs (Caroline)  

[24 CFR Part 903.79 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

<table>
<thead>
<tr>
<th>Family Type</th>
<th>Overall</th>
<th>Affordability</th>
<th>Supply</th>
<th>Quality</th>
<th>Accessibility</th>
<th>Size</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income &lt;= 30% of AMI</td>
<td>605</td>
<td>3</td>
<td>2</td>
<td>2</td>
<td>1</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Income &gt;30% but &lt;=50% of AMI</td>
<td>520</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>1</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Income &gt;50% but &lt;80% of AMI</td>
<td>345</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>1</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Elderly</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Families with Disabilities</td>
<td>4</td>
<td>3</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>3</td>
<td>2</td>
</tr>
<tr>
<td>Race/Ethnicity</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Wh/non hisp</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Race/Ethnicity</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Bl/non hisp</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Race/Ethnicity</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Hispanic</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Other</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- [x] Consolidated Plan of the Jurisdiction/s
  Indicate year:
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset 2009-2013
- [ ] American Housing Survey data
  Indicate year:
- [ ] Other housing market study
  Indicate year:
- [x] Other sources: (list and indicate year of information)
  DHCD Analysis of Impediments to Fair Housing Choice 2015
## B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

### Housing Needs of Families on the Waiting List

<table>
<thead>
<tr>
<th>Waiting list type: (select one)</th>
<th># of families</th>
<th>% of total families</th>
<th>Annual Turnover</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 8 tenant-based assistance</td>
<td>105</td>
<td>65</td>
<td></td>
</tr>
<tr>
<td>Public Housing</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Combined Section 8 and Public Housing</td>
<td>42</td>
<td>26</td>
<td></td>
</tr>
<tr>
<td>Public Housing Site-Based or sub-jurisdictional waiting list (optional)</td>
<td>11</td>
<td>7</td>
<td></td>
</tr>
</tbody>
</table>

*If used, identify which development/sub jurisdiction:*

- Waiting list total: 162
- Extremely low income <=30% AMI: 105
- Very low income (>30% but <=50% AMI): 42
- Low income >50% but <80% of AMI: 11
- Over income limit: 4
- Families with children: 119
- Elderly families: 3
- Families with Disabilities: 32
- Race/ethnicity Black: 110
- Race/ethnicity White: 42
- Race/ethnicity Other: 5
- Hispanic: 5

- Annual Turnover: 13
### Housing Needs of Families on the Waiting List

<table>
<thead>
<tr>
<th>Characteristics by Bedroom Size (Public Housing Only)</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1BR</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 BR</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3 BR</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4 BR</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5 BR</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5+ BR</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Is the waiting list closed (select one)? [ ] No [x] Yes

If yes:

- How long has it been closed (# of months)? 98
- Does the PHA expect to reopen the list in the PHA Plan year? [x] No [ ] Yes
- Does the PHA permit specific categories of families onto the waiting list, even if generally closed? [ ] No [x] Yes

State Bridge Program clients after 3 years of temporary assistance; Money Follows the Person Program; NED Vouchers; FUP Program: HOPWA – continuation of assisted clients if HOPWA funding not available; VASH clients referred from the Veterans Administration; Sec. 811 clients.

### C. Strategy for Addressing Needs

Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency’s reasons for choosing this strategy.

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- [ ] Employ effective maintenance and management policies to minimize the number of public housing units offline
- [ ] Reduce turnover time for vacated public housing units
- [ ] Reduce time to renovate public housing units
- [ ] Seek replacement of public housing units lost to the inventory through mixed finance development
- [ ] Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- [x] Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- [ ] Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- [ ] Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program.
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.
- Other (list below)

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- Apply for additional Section 8 units should they become available.
- Leverage affordable housing resources in the community through the creation of mixed-finance housing.
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30% of AMI**

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing.
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based Section 8 assistance.
- Employ admissions preferences aimed at families with economic hardships.
- Adopt rent policies to support and encourage work.
- Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- Employ admissions preferences aimed at families who are working.
- Adopt rent policies to support and encourage work.
- Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly.
- Apply for special-purpose vouchers targeted to the elderly, should they become available.
- Other: (list below)
Need: Specific Family Types: Families with Disabilities

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

☐ Seek designation of public housing for families with disabilities
☐ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
☒ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
☐ Affirmatively market to local non-profit agencies that assist families with disabilities
☐ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

☐ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
☐ Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

☐ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
☐ Market the section 8 program to owners outside of areas of poverty /minority concentrations
☐ Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA’s selection of the strategies it will pursue:

☐ Funding constraints
☐ Staffing constraints
☐ Limited availability of sites for assisted housing
☐ Extent to which particular housing needs are met by other organizations in the community
☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
☐ Influence of the housing market on PHA programs
☐ Community priorities regarding housing assistance
☐ Results of consultation with local or state government
☐ Results of consultation with residents and the Resident Advisory Board
Results of consultation with advocacy groups
Other: (list below)
# 1. Statement of Housing Needs - City of Cumberland md901e01

[24 CFR Part 903.7 9 (a)]

## A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

<table>
<thead>
<tr>
<th>Family Type</th>
<th>Overall</th>
<th>Affordability</th>
<th>Supply</th>
<th>Quality</th>
<th>Accessibility</th>
<th>Size</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income &lt;= 30% of AMI</td>
<td>1460</td>
<td>5</td>
<td>2</td>
<td>5</td>
<td>N/A</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>Income &gt;30% but &lt;=50% of AMI</td>
<td>742</td>
<td>4</td>
<td>2</td>
<td>5</td>
<td>N/A</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>Income &gt;50% but &lt;80% of AMI</td>
<td>729</td>
<td>3</td>
<td>4</td>
<td>4</td>
<td>N/A</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>Elderly</td>
<td>921</td>
<td>3</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>Families with Disabilities</td>
<td>704</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>Race/Ethnicity White</td>
<td>2877</td>
<td>4</td>
<td>3</td>
<td>4</td>
<td>N/A</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>Race/Ethnicity Black</td>
<td>124</td>
<td>4</td>
<td>3</td>
<td>4</td>
<td>N/A</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>Race/Ethnicity Hispanic</td>
<td>18</td>
<td>4</td>
<td>3</td>
<td>4</td>
<td>N/A</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>Race/Ethnicity</td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Race/Ethnicity</td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Race/Ethnicity</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Race/Ethnicity</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- [x] Consolidated Plan of the Jurisdiction/s
  Indicate year: 2010-2014

- [x] U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset

- [ ] American Housing Survey data
  Indicate year:
B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

<table>
<thead>
<tr>
<th>Housing Needs of Families on the Waiting List</th>
</tr>
</thead>
<tbody>
<tr>
<td>Waiting list type: (select one)</td>
</tr>
<tr>
<td>☒ Section 8 tenant-based assistance</td>
</tr>
<tr>
<td>☐ Public Housing</td>
</tr>
<tr>
<td>☐ Combined Section 8 and Public Housing</td>
</tr>
<tr>
<td>☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)</td>
</tr>
<tr>
<td>If used, identify which development/subjurisdiction:</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td># of families</td>
</tr>
<tr>
<td>---------------</td>
</tr>
<tr>
<td>Waiting list total</td>
</tr>
<tr>
<td>Extremely low income &lt;=30% AMI</td>
</tr>
<tr>
<td>Very low income (&gt;30% but &lt;=50% AMI)</td>
</tr>
<tr>
<td>Low income (&gt;50% but &lt;80% AMI)</td>
</tr>
<tr>
<td>Families with children</td>
</tr>
<tr>
<td>Elderly families</td>
</tr>
<tr>
<td>Families with Disabilities</td>
</tr>
<tr>
<td>Race/ethnicity White</td>
</tr>
<tr>
<td>Race/ethnicity Black</td>
</tr>
<tr>
<td>Race/ethnicity American Indian</td>
</tr>
<tr>
<td>Race/ethnicity Native Hawaiian</td>
</tr>
<tr>
<td>Race/ethnicity Not reported</td>
</tr>
<tr>
<td>Race/ethnicity</td>
</tr>
</tbody>
</table>
Housing Needs of Families on the Waiting List

<table>
<thead>
<tr>
<th>Race/ethnicity</th>
<th></th>
<th></th>
</tr>
</thead>
</table>

Is the waiting list closed (select one)?  ✔️ No ☐ Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year?  ☐ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?  ☐ No  ✔️ Yes – State Bridge Program clients after 3 years of temporary assistance; Money Follows the Person Program: NED Vouchers; FUP Program; HOPWA – continuation of assisted clients if HOPWA funding not available; VASH clients referred from the Veterans Administration; Sec. 811 clients.

C. Strategy for Addressing Needs

Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list IN THE UPicomING YEAR, and the Agency’s reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units offline
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

**Strategy 2: Increase the number of affordable housing units by:**

<table>
<thead>
<tr>
<th>Select all that apply</th>
</tr>
</thead>
<tbody>
<tr>
<td>✓ Apply for additional section 8 units should they become available</td>
</tr>
<tr>
<td>✓ Leverage affordable housing resources in the community through the creation of mixed-finance housing assistance</td>
</tr>
<tr>
<td>✓ Pursue housing resources other than public housing or Section 8 tenant-based assistance</td>
</tr>
<tr>
<td>✓ Other: (list below)</td>
</tr>
</tbody>
</table>

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30% of AMI**

<table>
<thead>
<tr>
<th>Select all that apply</th>
</tr>
</thead>
<tbody>
<tr>
<td>✓ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing</td>
</tr>
<tr>
<td>✓ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance</td>
</tr>
<tr>
<td>✓ Employ admissions preferences aimed at families with economic hardships</td>
</tr>
<tr>
<td>✓ Adopt rent policies to support and encourage work</td>
</tr>
<tr>
<td>✓ Other: (list below)</td>
</tr>
</tbody>
</table>

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

<table>
<thead>
<tr>
<th>Select all that apply</th>
</tr>
</thead>
<tbody>
<tr>
<td>✓ Employ admissions preferences aimed at families who are working</td>
</tr>
<tr>
<td>✓ Adopt rent policies to support and encourage work</td>
</tr>
<tr>
<td>✓ Other: (list below)</td>
</tr>
</tbody>
</table>

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

<table>
<thead>
<tr>
<th>Select all that apply</th>
</tr>
</thead>
<tbody>
<tr>
<td>✓ Seek designation of public housing for the elderly</td>
</tr>
<tr>
<td>✓ Apply for special-purpose vouchers targeted to the elderly, should they become available</td>
</tr>
<tr>
<td>✓ Other: (list below)</td>
</tr>
</tbody>
</table>
Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:
Select all that apply

☐ Seek designation of public housing for families with disabilities
☐ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
☒ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
☒ Affirmatively market to local non-profit agencies that assist families with disabilities
☐ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:
Select if applicable

☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing
Select all that apply

☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations
☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies
Of the factors listed below, select all that influenced the PHA’s selection of the strategies it will pursue:

☒ Funding constraints
☐ Staffing constraints
☐ Limited availability of sites for assisted housing
☐ Extent to which particular housing needs are met by other organizations in the community
☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
☐ Influence of the housing market on PHA programs
☐ Community priorities regarding housing assistance
Results of consultation with local or state government
Results of consultation with residents and the Resident Advisory Board
Results of consultation with advocacy groups
Other: (list below)
### 1. Statement of Housing Needs – Dorchester County

[24 CFR Part 903.7 9 (a)]

#### A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

<table>
<thead>
<tr>
<th>Family Type</th>
<th>Overall</th>
<th>Affordability</th>
<th>Supply</th>
<th>Quality</th>
<th>Accessibility</th>
<th>Size</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income &lt;= 30% of AMI</td>
<td>965</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Income &gt;30% but &lt;=50% of AMI</td>
<td>730</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Income &gt;50% but &lt;80% of AMI</td>
<td>585</td>
<td>2</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>Elderly</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Families with Disabilities</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Race/Ethnicity Wh/non hisp</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Race/Ethnicity Bl/non hisp</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>n/a</td>
</tr>
<tr>
<td>Race/Ethnicity Hisp</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Race/Ethnicity other</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- [ ] Consolidated Plan of the Jurisdiction/s
  - Indicate year:

- [x] U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset 2009-2013

- [ ] American Housing Survey data
  - Indicate year:

- [ ] Other housing market study
  - Indicate year:

- [x] Other sources: (list and indicate year of information)
  - DHCD Analysis of Impediments to Fair Housing Choice 2015
### B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

<table>
<thead>
<tr>
<th>Waiting list type: (select one)</th>
<th># of families</th>
<th>% of total families</th>
<th>Annual Turnover</th>
</tr>
</thead>
<tbody>
<tr>
<td>❑ Section 8 tenant-based assistance</td>
<td>261</td>
<td>16</td>
<td>16</td>
</tr>
<tr>
<td>□ Public Housing</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ Combined Section 8 and Public Housing</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>□ Public Housing Site-Based or sub-jurisdictional waiting list (optional)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

If used, identify which development/subjurisdiction:

<table>
<thead>
<tr>
<th>Waiting list total</th>
<th># of families</th>
<th>% of total families</th>
<th>Annual Turnover</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely low income &lt;=30% AMI</td>
<td>191</td>
<td>73</td>
<td></td>
</tr>
<tr>
<td>Very low income (&gt;30% but &lt;=50% AMI)</td>
<td>55</td>
<td>21</td>
<td></td>
</tr>
<tr>
<td>Low income (&gt;50% but &lt;80% AMI)</td>
<td>10</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>Over income</td>
<td>5</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Families with children</td>
<td>146</td>
<td>56</td>
<td></td>
</tr>
<tr>
<td>Elderly families</td>
<td>21</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Families with Disabilities</td>
<td>66</td>
<td>25</td>
<td></td>
</tr>
<tr>
<td>Race/ethnicity BL</td>
<td>235</td>
<td>90</td>
<td></td>
</tr>
<tr>
<td>Race/ethnicity WH</td>
<td>19</td>
<td>7</td>
<td></td>
</tr>
<tr>
<td>Race/ethnicity OTHER</td>
<td>4</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Hispanic</td>
<td>3</td>
<td>1</td>
<td></td>
</tr>
</tbody>
</table>

### Characteristics by Bedroom Size (Public Housing Only)

<table>
<thead>
<tr>
<th>Bedroom Size</th>
<th># of families</th>
<th>% of total families</th>
<th>Annual Turnover</th>
</tr>
</thead>
<tbody>
<tr>
<td>1BR</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 BR</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3 BR</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4 BR</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5 BR</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Housing Needs of Families on the Waiting List

<table>
<thead>
<tr>
<th>5+ BR</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the waiting list closed (select one)?</td>
<td>☐ No ☑ Yes</td>
</tr>
<tr>
<td>If yes:</td>
<td></td>
</tr>
<tr>
<td>How long has it been closed (# of months)?</td>
<td>98</td>
</tr>
<tr>
<td>Does the PHA expect to reopen the list in the PHA Plan year?</td>
<td>☑ No ☐ Yes</td>
</tr>
<tr>
<td>Does the PHA permit specific categories of families onto the waiting list, even if generally closed?</td>
<td>☑ No ☐ Yes</td>
</tr>
<tr>
<td>State Bridge clients after 3 years of temporary assistance; Money Follows the Person Program; NED Vouchers; FUP Program: HOPWA – continuation of assisted clients if HOPWA funding not available; VASH clients referred from the Veterans Administration; Sec. 811 clients.</td>
<td></td>
</tr>
</tbody>
</table>

C. Strategy for Addressing Needs

Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency’s reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☐ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☐ Reduce turnover time for vacated public housing units
- ☐ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☑ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☐ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☐ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☐ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☐ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)
Strategy 2: Increase the number of affordable housing units by:
Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed-finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30% of AMI
Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI
Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:
Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities
Strategy 1: Target available assistance to Families with Disabilities:
Select all that apply

☐ Seek designation of public housing for families with disabilities
☐ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
☒ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
☐ Affirmatively market to local non-profit agencies that assist families with disabilities
☐ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:
Select if applicable

☐ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing
Select all that apply

☐ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
☐ Market the section 8 program to owners outside of areas of poverty /minority concentrations
☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies
Of the factors listed below, select all that influenced the PHA’s selection of the strategies it will pursue:

☐ Funding constraints
☐ Staffing constraints
☐ Limited availability of sites for assisted housing
☐ Extent to which particular housing needs are met by other organizations in the community
☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
☐ Influence of the housing market on PHA programs
☐ Community priorities regarding housing assistance
☐ Results of consultation with local or state government
☐ Results of consultation with residents and the Resident Advisory Board
☐ Results of consultation with advocacy groups
☐ Other: (list below)
A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

<table>
<thead>
<tr>
<th>Family Type</th>
<th>Overall</th>
<th>Affordability</th>
<th>Supply</th>
<th>Quality</th>
<th>Accessibility</th>
<th>Size</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income &lt;= 30% of AMI</td>
<td>5,350</td>
<td>5</td>
<td>5</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>4</td>
</tr>
<tr>
<td>Income &gt;30% but &lt;=50% of AMI</td>
<td>4,150</td>
<td>5</td>
<td>5</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>4</td>
</tr>
<tr>
<td>Income &gt;50% but &lt;80% of AMI</td>
<td>2,545</td>
<td>5</td>
<td>5</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>4</td>
</tr>
<tr>
<td>Elderly</td>
<td>2,067</td>
<td>5</td>
<td>5</td>
<td>4</td>
<td>4</td>
<td>3</td>
<td>4</td>
</tr>
<tr>
<td>Families with Disabilities</td>
<td>1,160</td>
<td>5</td>
<td>5</td>
<td>4</td>
<td>4</td>
<td>3</td>
<td>4</td>
</tr>
<tr>
<td>Race/ White</td>
<td>8,672</td>
<td>5</td>
<td>5</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>4</td>
</tr>
<tr>
<td>Race/ Black</td>
<td>1,927</td>
<td>5</td>
<td>5</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>4</td>
</tr>
<tr>
<td>Race/ Asian</td>
<td>241</td>
<td>5</td>
<td>5</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>4</td>
</tr>
<tr>
<td>Race/ Hispanic</td>
<td>843</td>
<td>5</td>
<td>5</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>4</td>
</tr>
<tr>
<td>Race/ Other</td>
<td>361</td>
<td>5</td>
<td>5</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>4</td>
</tr>
</tbody>
</table>

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ✅ Consolidated Plan of the Jurisdiction/s
  - Indicate year: 2010
- ✅ U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset:
  - 2006-2007
  - 2009-2013
- ❌ American Housing Survey data
  - Indicate year:
- ✅ Other housing market study
  - Indicate year: Frederick County Housing Study 2016
- ❌ Other sources: (list and indicate year of information)
### Housing Needs of Families on the Waiting List

**Waiting list type: (select one)**
- [x] Section 8 tenant-based assistance
- [ ] Public Housing
- [ ] Combined Section 8 and Public Housing
- [ ] Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

<table>
<thead>
<tr>
<th></th>
<th># of families</th>
<th>% of total families</th>
<th>Annual Turnover</th>
</tr>
</thead>
<tbody>
<tr>
<td>Waiting list total</td>
<td>6750</td>
<td></td>
<td>32</td>
</tr>
<tr>
<td>Extremely low income &lt;=30% AMI</td>
<td>5610</td>
<td>83.11</td>
<td></td>
</tr>
<tr>
<td>Very low income (&gt;30% but &lt;=50% AMI)</td>
<td>953</td>
<td>14.12</td>
<td></td>
</tr>
<tr>
<td>Low income (&gt;50% but &lt;80% AMI)</td>
<td>96</td>
<td>1.42</td>
<td></td>
</tr>
<tr>
<td>Families with children</td>
<td>4464</td>
<td>66.28</td>
<td></td>
</tr>
<tr>
<td>Elderly families</td>
<td>227</td>
<td>3.36</td>
<td></td>
</tr>
<tr>
<td>Families with Disabilities</td>
<td>1103</td>
<td>16.34</td>
<td></td>
</tr>
<tr>
<td>Amer. Ind./Alaska Native</td>
<td>38</td>
<td>0.56</td>
<td></td>
</tr>
<tr>
<td>Asian</td>
<td>45</td>
<td>0.67</td>
<td></td>
</tr>
<tr>
<td>Native Hawaiian/Pac. Island</td>
<td>11</td>
<td>0.16</td>
<td></td>
</tr>
<tr>
<td>Black/African American</td>
<td>5258</td>
<td>77.90</td>
<td></td>
</tr>
<tr>
<td>Hispanic</td>
<td>296</td>
<td>4.39</td>
<td></td>
</tr>
<tr>
<td>White</td>
<td>1073</td>
<td>15.90</td>
<td></td>
</tr>
<tr>
<td>Not specified</td>
<td>29</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Housing Needs of Families on the Waiting List

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the waiting list closed (select one)?</td>
<td>[ ] No [x] Yes</td>
</tr>
<tr>
<td>If yes: How long has it been closed (# of months)?</td>
<td>25</td>
</tr>
<tr>
<td>Does the PHA expect to reopen the list in the PHA Plan year?</td>
<td>[ ] No [x] Yes</td>
</tr>
<tr>
<td>Does the PHA permit specific categories of families onto the waiting list, even if generally closed?</td>
<td>[ ] No [x] Yes - State Bridge Program clients after 3 years of temporary assistance; Money Follows the Person Program; NED Vouchers; FUP Program; HOPWA – continuation of assisted clients if HOPWA funding not available; VASH clients referred from the Veterans Administration; Sec. 811 clients</td>
</tr>
</tbody>
</table>

### C. Strategy for Addressing Needs

Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency’s reasons for choosing this strategy.

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply:

- [ ] Employ effective maintenance and management policies to minimize the number of public housing units offline
- [x] Reduce turnover time for vacated public housing units
- [ ] Reduce time to renovate public housing units
- [ ] Seek replacement of public housing units lost to the inventory through mixed finance development
- [ ] Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- [x] Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- [x] Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- [x] Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- [x] Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

Other (list below)

- Frederick County has been pursuing the development of additional affordable housing units; seeking new funding sources and forging development partnerships.

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- Apply for additional section 8 units should they become available
- Increased the number of voucher households in 2016, but any further increase directly dependent on budget authority.
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)
  - With the completion of the Housing Study, the County is researching potential partnerships, financing, property, and programs to increase the number of available affordable housing units.

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30% of AMI**

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
Apply for special-purpose vouchers targeted to the elderly, should they become available

Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:
Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available

- Affirmatively market to local non-profit agencies that assist families with disabilities
  - Frederick County, through ESH & SLH, provides funding to non-profits specializing in emergency and homeless housing.

Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:
Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing
Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies
Of the factors listed below, select all that influenced the PHA’s selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
Extent to which particular housing needs are met by other organizations in the community

- Several service agencies administer programs specifically targeting homeless and/or emergency housing; FC provides funding to these agencies.

Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA

Influence of the housing market on PHA programs

Community priorities regarding housing assistance

Results of consultation with local or state government

Results of consultation with residents and the Resident Advisory Board

Results of consultation with advocacy groups

Other: (list below)

- Analysis of results of FC Housing Study and the County’s “Livable Frederick” initiative.
1. Statement of Housing Needs – Garrett County  

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

<table>
<thead>
<tr>
<th>Family Type</th>
<th>Overall</th>
<th>Affordability</th>
<th>Supply</th>
<th>Quality</th>
<th>Accessibility</th>
<th>Size</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income &lt;= 30% of AMI</td>
<td>1344</td>
<td>5</td>
<td>5</td>
<td>3</td>
<td>3</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>Income &gt;30% but &lt;=50% of AMI</td>
<td>844</td>
<td>5</td>
<td>5</td>
<td>3</td>
<td>3</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>Income &gt;50% but &lt;80% of AMI</td>
<td>Na</td>
<td>5</td>
<td>5</td>
<td>3</td>
<td>3</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>Elderly</td>
<td>6239</td>
<td>5</td>
<td>5</td>
<td>3</td>
<td>3</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>Families with Disabilities</td>
<td>3156</td>
<td>5</td>
<td>4</td>
<td>3</td>
<td>3</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>Race/Ethnicity White</td>
<td>29,476</td>
<td>5</td>
<td>4</td>
<td>3</td>
<td>3</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>Race/Ethnicity Black</td>
<td>92</td>
<td>5</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>Race/Ethnicity Hispanic</td>
<td>1</td>
<td>5</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>Race/Ethnicity Multi-Racial</td>
<td>325</td>
<td>5</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>Race/Ethnicity Asian</td>
<td>25</td>
<td>5</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>Race/Ethnicity American Indian</td>
<td>59</td>
<td>5</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>2</td>
<td>3</td>
</tr>
</tbody>
</table>

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
- Indicate year: 2010
B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

<table>
<thead>
<tr>
<th>Housing Needs of Families on the Waiting List</th>
</tr>
</thead>
<tbody>
<tr>
<td>Waiting list type: (select one)</td>
</tr>
<tr>
<td>☒ Section 8 tenant-based assistance</td>
</tr>
<tr>
<td>☐ Public Housing</td>
</tr>
<tr>
<td>☐ Combined Section 8 and Public Housing</td>
</tr>
<tr>
<td>☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)</td>
</tr>
<tr>
<td>If used, identify which development/subjurisdiction:</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td># of families</td>
</tr>
<tr>
<td>----------------</td>
</tr>
<tr>
<td>Waiting list total</td>
</tr>
<tr>
<td>Extremely low income &lt;=30% AMI</td>
</tr>
<tr>
<td>Very low income (&gt;30% but &lt;=50% AMI)</td>
</tr>
<tr>
<td>Low income (&gt;50% but &lt;80% AMI)</td>
</tr>
<tr>
<td>Families with children</td>
</tr>
<tr>
<td>Elderly families</td>
</tr>
<tr>
<td>Families with Disabilities</td>
</tr>
<tr>
<td>Race/ethnicity White</td>
</tr>
<tr>
<td>Race/ethnicity Black</td>
</tr>
<tr>
<td>Race/ethnicity Asian</td>
</tr>
</tbody>
</table>
### Housing Needs of Families on the Waiting List

<table>
<thead>
<tr>
<th>Race/ethnicity</th>
<th>Count</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hispanic</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Multi-Racial</td>
<td>1</td>
<td>.21%</td>
</tr>
<tr>
<td>Native American</td>
<td>1</td>
<td>.21%</td>
</tr>
</tbody>
</table>

**Is the waiting list closed (select one)?** ☒ No ☐ Yes

If yes:

- **How long has it been closed (# of months)?**
- **Does the PHA expect to reopen the list in the PHA Plan year?** ☐ No ☒ Yes

**Does the PHA permit specific categories of families onto the waiting list, even if generally closed?** ☐ No ☒ Yes – State Bridge Program clients after 3 years of temporary assistance; Money Follows the Person Program; NED Vouchers; FUP Program; HOPWA – continuation of assisted clients if HOPWA funding not available; VASH clients referred from the Veterans Administration; Sec. 811 clients.

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### C. Strategy for Addressing Needs

Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency’s reasons for choosing this strategy.

#### (1) Strategies

**Need:** Shortage of affordable housing for all eligible populations

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- ☐ Employ effective maintenance and management policies to minimize the number of public housing units offline
- ☐ Reduce turnover time for vacated public housing units
- ☐ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed finance development
☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
☑ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
☐ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
☐ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
☐ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
☐ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
☐ Other (list below)

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

☐ Apply for additional section 8 units should they become available
☐ Leverage affordable housing resources in the community through the creation of mixed - finance housing
☐ Pursue housing resources other than public housing or Section 8 tenant-based assistance.

☐ Other: (list below)

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
☐ Employ admissions preferences aimed at families with economic hardships
☐ Adopt rent policies to support and encourage work
☐ Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

☐ Employ admissions preferences aimed at families who are working
☐ Adopt rent policies to support and encourage work
☐ Other: (list below)
Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:
Select all that apply

☐ Seek designation of public housing for the elderly
☐ Apply for special-purpose vouchers targeted to the elderly, should they become available
☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:
Select all that apply

☐ Seek designation of public housing for families with disabilities
☐ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
☐ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
☐ Affirmatively market to local non-profit agencies that assist families with disabilities
☐ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:
Select if applicable

☐ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing
Select all that apply

☐ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
☐ Market the section 8 program to owners outside of areas of poverty /minority concentrations
☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies
Of the factors listed below, select all that influenced the PHA’s selection of the strategies it will pursue:
- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)
1. Statement of Housing Needs – Kent County

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

<table>
<thead>
<tr>
<th>Family Type</th>
<th>Overall</th>
<th>Affordability</th>
<th>Supply</th>
<th>Quality</th>
<th>Accessibility</th>
<th>Size</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income &lt;= 30% of AMI</td>
<td>320</td>
<td>3</td>
<td>1</td>
<td>3</td>
<td>4</td>
<td>3</td>
<td>4</td>
</tr>
<tr>
<td>Income &gt;30% but &lt;=50% of AMI</td>
<td>375</td>
<td>4</td>
<td>2</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>4</td>
</tr>
<tr>
<td>Income &gt;50% but &lt;80% of AMI</td>
<td>185</td>
<td>4</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>Elderly</td>
<td></td>
<td>3</td>
<td>3</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Families with Disabilities</td>
<td></td>
<td>3</td>
<td>3</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Race/Ethnicity Wh/non hisp</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Race/Ethnicity Bl/non hisp</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Race/Ethnicity Hispanic</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>N/A</td>
</tr>
</tbody>
</table>
B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

<table>
<thead>
<tr>
<th>Housing Needs of Families on the Waiting List</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Waiting list type: (select one)</strong></td>
</tr>
<tr>
<td>☑ Section 8 tenant-based assistance</td>
</tr>
<tr>
<td>□ Public Housing</td>
</tr>
<tr>
<td>□ Combined Section 8 and Public Housing</td>
</tr>
<tr>
<td>□ Public Housing Site-Based or sub-jurisdictional waiting list (optional)</td>
</tr>
<tr>
<td>If used, identify which development/subjurisdiction:</td>
</tr>
<tr>
<td><strong># of families</strong></td>
</tr>
<tr>
<td>Waiting list total</td>
</tr>
<tr>
<td>Extremely low income &lt;=30% AMI</td>
</tr>
<tr>
<td>Very low income (&gt;30% but &lt;=50% AMI)</td>
</tr>
<tr>
<td>Low income &gt;50% but &lt;80% of AMI</td>
</tr>
<tr>
<td>Over income limit</td>
</tr>
<tr>
<td>Families with children</td>
</tr>
<tr>
<td>Elderly families</td>
</tr>
<tr>
<td>Families with Disabilities</td>
</tr>
<tr>
<td>Race/ethnicity Black</td>
</tr>
<tr>
<td>Race/ethnicity White</td>
</tr>
<tr>
<td>Race Other</td>
</tr>
<tr>
<td>Hispanic</td>
</tr>
</tbody>
</table>
### Housing Needs of Families on the Waiting List

<table>
<thead>
<tr>
<th>Characteristics by Bedroom Size (Public Housing Only)</th>
<th>1BR</th>
<th>2 BR</th>
<th>3 BR</th>
<th>4 BR</th>
<th>5 BR</th>
<th>5+ BR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Is the waiting list closed (select one)?</td>
<td>☐ No</td>
<td>☑ Yes</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>If yes:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>How long has it been closed (# of months)?</td>
<td>98</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Does the PHA expect to reopen the list in the PHA Plan year?</td>
<td>☑ No</td>
<td>☐ Yes</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Does the PHA permit specific categories of families onto the waiting list, even if generally closed?</td>
<td>☐ No</td>
<td>☑ Yes – State Bridge Program clients after 3 years of temporary assistance; Money Follows the Person Program; NED Vouchers; FUP Program; HOPWA – continuation of assisted clients if HOPWA funding not available; VASH clients referred from the Veterans Administration; Sec. 811 clients.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### C. Strategy for Addressing Needs

Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list IN THE UPCOMING YEAR, and the Agency’s reasons for choosing this strategy.

#### (1) Strategies

**Need:** Shortage of affordable housing for all eligible populations

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- ☐ Employ effective maintenance and management policies to minimize the number of public housing units offline
- ☐ Reduce turnover time for vacated public housing units
- ☐ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☐ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration

Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program

Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

Other (list below)

**Strategy 2: Increase the number of affordable housing units by:**
Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed-finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30% of AMI**
Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**
Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**
Select all that apply

- Seek designation of public housing for the elderly
Apply for special-purpose vouchers targeted to the elderly, should they become available
Other: (list below)

Need: **Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**
Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- **Apply for special-purpose vouchers targeted to families with disabilities, should they become available**
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: **Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**
Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**
Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

(2) **Reasons for Selecting Strategies**
Of the factors listed below, select all that influenced the PHA’s selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)
1. Statement of Housing Needs – Somerset County

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

<table>
<thead>
<tr>
<th>Family Type</th>
<th>Overall</th>
<th>Affordability</th>
<th>Supply</th>
<th>Quality</th>
<th>Accessibility</th>
<th>Size</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income &lt;= 30% of AMI</td>
<td>955</td>
<td>5</td>
<td>5</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>5</td>
</tr>
<tr>
<td>Income &gt;30% but &lt;=50% of AMI</td>
<td>275</td>
<td>5</td>
<td>5</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>3</td>
</tr>
<tr>
<td>Income &gt;50% but &lt;80% of AMI</td>
<td>235</td>
<td>3</td>
<td>5</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>Elderly</td>
<td>955</td>
<td>5</td>
<td>5</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>5</td>
</tr>
<tr>
<td>Families with Disabilities</td>
<td>955</td>
<td>5</td>
<td>5</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>5</td>
</tr>
<tr>
<td>Race/Ethnicity Wh/non hisp</td>
<td>n/a</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Race/Ethnicity Bl/non hisp</td>
<td>n/a</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Race/Ethnicity Hisp</td>
<td>n/a</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Race/Ethnicity other</td>
<td>n/a</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- [ ☐ ] Consolidated Plan of the Jurisdiction/s
  - Indicate year:
- [ ☑ ] U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset 2009-2013
- [ ☐ ] American Housing Survey data
  - Indicate year:
- [ ☐ ] Other housing market study
  - Indicate year:
- [ ☑ ] Other sources: (list and indicate year of information)
  - DHCD Analysis of Impediments to Fair Housing 2015
B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

<table>
<thead>
<tr>
<th>Housing Needs of Families on the Waiting List</th>
</tr>
</thead>
<tbody>
<tr>
<td>Waiting list type: (select one)</td>
</tr>
<tr>
<td>☒ Section 8 tenant-based assistance</td>
</tr>
<tr>
<td>☐ Public Housing</td>
</tr>
<tr>
<td>☐ Combined Section 8 and Public Housing</td>
</tr>
<tr>
<td>☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)</td>
</tr>
<tr>
<td>If used, identify which development/subjurisdiction:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th># of families</th>
<th>% of total families</th>
<th>Annual Turnover</th>
</tr>
</thead>
<tbody>
<tr>
<td>Waiting list total</td>
<td>140</td>
<td></td>
</tr>
<tr>
<td>Extremely low income &lt;=30% AMI</td>
<td>103</td>
<td>74</td>
</tr>
<tr>
<td>Very low income (&gt;30% but &lt;=50% AMI)</td>
<td>30</td>
<td>21</td>
</tr>
<tr>
<td>Low income (&gt;50% but &lt;80% AMI)</td>
<td>4</td>
<td>2</td>
</tr>
<tr>
<td>Over income</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>Families with children</td>
<td>106</td>
<td>76</td>
</tr>
<tr>
<td>Elderly families</td>
<td>9</td>
<td>6</td>
</tr>
<tr>
<td>Families with Disabilities</td>
<td>34</td>
<td>24</td>
</tr>
<tr>
<td>Race/ethnicity BLACK</td>
<td>119</td>
<td>85</td>
</tr>
<tr>
<td>Race/ethnicity WHITE</td>
<td>18</td>
<td>13</td>
</tr>
<tr>
<td>Race/ethnicity OTHER</td>
<td>3</td>
<td>2</td>
</tr>
<tr>
<td>Hispanic</td>
<td>4</td>
<td>3</td>
</tr>
</tbody>
</table>

Characteristics by Bedroom Size (Public Housing Only) | 1BR | 2 BR |
### Housing Needs of Families on the Waiting List

<table>
<thead>
<tr>
<th>BR</th>
<th>3 BR</th>
<th>4 BR</th>
<th>5 BR</th>
<th>5+ BR</th>
</tr>
</thead>
</table>

Is the waiting list closed (select one)? [ ] No [x] Yes  
If yes:  
How long has it been closed (# of months)? 98  
Does the PHA expect to reopen the list in the PHA Plan year? [x] No [ ] Yes  
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? [ ] No [x] Yes – State Bridge Program clients after 3 years of temporary assistance; Money Follows the Person Program; NED vouchers: FUP Program; HOPWA – continuation of assisted clients if HOPWA funding not available; VASH clients referred from the Veterans Administration; Sec. 811 clients.

### C. Strategy for Addressing Needs

Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency’s reasons for choosing this strategy.

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- [ ] Employ effective maintenance and management policies to minimize the number of public housing units off-line
- [ ] Reduce turnover time for vacated public housing units
- [ ] Reduce time to renovate public housing units
- [ ] Seek replacement of public housing units lost to the inventory through mixed finance development
- [ ] Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- [x] Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- [ ] Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- [ ] Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- [ ] Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- [ ] Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
Other (list below)

**Strategy 2: Increase the number of affordable housing units by:**
Select all that apply

- [x] Apply for additional section 8 units should they become available
- [ ] Leverage affordable housing resources in the community through the creation of mixed-finance housing
- [ ] Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- [ ] Other: (list below)

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30% of AMI**
Select all that apply

- [ ] Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- [x] Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- [ ] Employ admissions preferences aimed at families with economic hardships
- [ ] Adopt rent policies to support and encourage work
- [ ] Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**
Select all that apply

- [ ] Employ admissions preferences aimed at families who are working
- [ ] Adopt rent policies to support and encourage work
- [ ] Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**
Select all that apply

- [ ] Seek designation of public housing for the elderly
- [x] Apply for special-purpose vouchers targeted to the elderly, should they become available
- [ ] Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**
Select all that apply
☐ Seek designation of public housing for families with disabilities
☐ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
☐ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
☐ Affirmatively market to local non-profit agencies that assist families with disabilities
☐ Other: (list below)

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

☐ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
☐ Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

☐ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
☐ Market the section 8 program to owners outside of areas of poverty /minority concentrations
☐ Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA’s selection of the strategies it will pursue:

☐ Funding constraints
☐ Staffing constraints
☐ Limited availability of sites for assisted housing
☐ Extent to which particular housing needs are met by other organizations in the community
☐ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
☐ Influence of the housing market on PHA programs
☐ Community priorities regarding housing assistance
☐ Results of consultation with local or state government
☐ Results of consultation with residents and the Resident Advisory Board
☐ Results of consultation with advocacy groups
☐ Other: (list below)
1. Statement of Housing Needs – Somerset County

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

<table>
<thead>
<tr>
<th>Family Type</th>
<th>Overall</th>
<th>Affordability</th>
<th>Supply</th>
<th>Quality</th>
<th>Access-ibility</th>
<th>Size</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income &lt;= 30% of AMI</td>
<td>955</td>
<td>5</td>
<td>5</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>5</td>
</tr>
<tr>
<td>Income &gt;30% but &lt;=50% of AMI</td>
<td>275</td>
<td>5</td>
<td>5</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>3</td>
</tr>
<tr>
<td>Income &gt;50% but &lt;80% of AMI</td>
<td>235</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>Elderly</td>
<td>5</td>
<td>5</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>5</td>
</tr>
<tr>
<td>Families with Disabilities</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Race/Ethnicity Wh/non hisp</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>n/a</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Race/Ethnicity Bl/non hisp</td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Race/Ethnicity Hisp</td>
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<td></td>
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<td></td>
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<td></td>
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<tr>
<td>Race/Ethnicity other</td>
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<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- [ ] Consolidated Plan of the Jurisdiction/s
  - Indicate year:
- [x] U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset 2009-2013
- [ ] American Housing Survey data
  - Indicate year:
- [ ] Other housing market study
  - Indicate year:
- [x] Other sources: (list and indicate year of information)
  - DHCD Analysis of Impediments to Fair Housing 2015
B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

### Housing Needs of Families on the Waiting List

<table>
<thead>
<tr>
<th>Waiting list type: (select one)</th>
<th># of families</th>
<th>% of total families</th>
<th>Annual Turnover</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 8 tenant-based assistance</td>
<td>140</td>
<td>28</td>
<td></td>
</tr>
<tr>
<td>Public Housing</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Combined Section 8 and Public Housing</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Housing Site-Based or sub-jurisdictional waiting list (optional)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

If used, identify which development/subjurisdiction:

<table>
<thead>
<tr>
<th>Feature</th>
<th># of families</th>
<th>% of total families</th>
<th>Annual Turnover</th>
</tr>
</thead>
<tbody>
<tr>
<td>Waiting list total</td>
<td>140</td>
<td>28</td>
<td></td>
</tr>
<tr>
<td>Extremely low income &lt;=30% AMI</td>
<td>103</td>
<td>74</td>
<td></td>
</tr>
<tr>
<td>Very low income (&gt;30% but &lt;=50% AMI)</td>
<td>30</td>
<td>21</td>
<td></td>
</tr>
<tr>
<td>Low income (&gt;50% but &lt;80% AMI)</td>
<td>4</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Over income</td>
<td>3</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Families with children</td>
<td>106</td>
<td>76</td>
<td></td>
</tr>
<tr>
<td>Elderly families</td>
<td>9</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>Families with Disabilities</td>
<td>34</td>
<td>24</td>
<td></td>
</tr>
<tr>
<td>Race/ethnicity BLACK</td>
<td>119</td>
<td>85</td>
<td></td>
</tr>
<tr>
<td>Race/ethnicity WHITE</td>
<td>18</td>
<td>13</td>
<td></td>
</tr>
<tr>
<td>Race/ethnicity OTHER</td>
<td>3</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Hispanic</td>
<td>4</td>
<td>3</td>
<td></td>
</tr>
</tbody>
</table>

**Characteristics by Bedroom Size (Public Housing Only)**

<table>
<thead>
<tr>
<th>Bedroom Size</th>
<th># of families</th>
<th>% of total families</th>
<th>Annual Turnover</th>
</tr>
</thead>
<tbody>
<tr>
<td>1BR</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 BR</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Housing Needs of Families on the Waiting List

<table>
<thead>
<tr>
<th>BR</th>
<th>3 BR</th>
<th>4 BR</th>
<th>5 BR</th>
<th>5+ BR</th>
</tr>
</thead>
</table>

Is the waiting list closed (select one)? □ No □ Yes

If yes:

- How long has it been closed (# of months)? 98
- Does the PHA expect to reopen the list in the PHA Plan year? □ No □ Yes
- Does the PHA permit specific categories of families onto the waiting list, even if generally closed? □ No □ Yes
  - State Bridge Program clients after 3 years of temporary assistance; Money Follows the Person Program; NED vouchers: FUP Program; HOPWA – continuation of assisted clients if HOPWA funding not available; VASH clients referred from the Veterans Administration; Sec. 811 clients.

### C. Strategy for Addressing Needs

Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list IN THE UPCOMING YEAR, and the Agency’s reasons for choosing this strategy.

#### (1) Strategies

**Need:** Shortage of affordable housing for all eligible populations

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- □ Employ effective maintenance and management policies to minimize the number of public housing units offline
- □ Reduce turnover time for vacated public housing units
- □ Reduce time to renovate public housing units
- □ Seek replacement of public housing units lost to the inventory through mixed finance development
- □ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- □ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- □ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- □ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- □ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- □ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- □ Other (list below)
**Strategy 2:** Increase the number of affordable housing units by:

Select all that apply

- [x] Apply for additional section 8 units should they become available
- [ ] Leverage affordable housing resources in the community through the creation of mixed-finance housing
- [ ] Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- [ ] Other: (list below)

**Need:** Specific Family Types: Families at or below 30% of median

**Strategy 1:** Target available assistance to families at or below 30% of AMI

Select all that apply

- [ ] Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- [ ] Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- [ ] Employ admissions preferences aimed at families with economic hardships
- [ ] Adopt rent policies to support and encourage work
- [ ] Other: (list below)

**Need:** Specific Family Types: Families at or below 50% of median

**Strategy 1:** Target available assistance to families at or below 50% of AMI

Select all that apply

- [ ] Employ admissions preferences aimed at families who are working
- [ ] Adopt rent policies to support and encourage work
- [ ] Other: (list below)

**Need:** Specific Family Types: The Elderly

**Strategy 1:** Target available assistance to the elderly:

Select all that apply

- [ ] Seek designation of public housing for the elderly
- [x] Apply for special-purpose vouchers targeted to the elderly, should they become available
- [ ] Other: (list below)

**Need:** Specific Family Types: Families with Disabilities

**Strategy 1:** Target available assistance to Families with Disabilities:

Select all that apply
Seek designation of public housing for families with disabilities
Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
Apply for special-purpose vouchers targeted to families with disabilities, should they become available
Affirmatively market to local non-profit agencies that assist families with disabilities
Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:
Select if applicable

☐ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing
Select all that apply

☐ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
☐ Market the section 8 program to owners outside of areas of poverty /minority concentrations
☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies
Of the factors listed below, select all that influenced the PHA’s selection of the strategies it will pursue:

☐ Funding constraints
☐ Staffing constraints
☐ Limited availability of sites for assisted housing
☐ Extent to which particular housing needs are met by other organizations in the community
☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
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☐ Community priorities regarding housing assistance
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☐ Results of consultation with residents and the Resident Advisory Board
☐ Results of consultation with advocacy groups
☐ Other: (list below)
**1. Statement of Housing Needs – Talbot County  md901k01**  
[24 CFR Part 903.7 9 (a)]

**A. Housing Needs of Families in the Jurisdiction/s Served by the PHA**

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

<table>
<thead>
<tr>
<th>Family Type</th>
<th>Overall</th>
<th>Affordability</th>
<th>Supply</th>
<th>Quality</th>
<th>Accessibility</th>
<th>Size</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income &lt;= 30% of AMI</td>
<td>740</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Income &gt;30% but &lt;=50% of AMI</td>
<td>870</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Income &gt;50% but &lt;80% of AMI</td>
<td>565</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Elderly</td>
<td></td>
<td>3</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>Families with Disabilities</td>
<td></td>
<td>3</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>Race/Ethnicity Wh/non hisp</td>
<td>n/a</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Race/Ethnicity Bl/non hisp</td>
<td>n/a</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Race/Ethnicity Hispanic</td>
<td>n/a</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Race/Ethnicity other</td>
<td>n/a</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- [ ] Consolidated Plan of the Jurisdiction/s  
  Indicate year:  
- [x] U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset 2009-2013  
- [ ] American Housing Survey data  
  Indicate year:  
- [ ] Other housing market study  
  Indicate year:  
- [x] Other sources: (list and indicate year of information)  
  DHCD Analysis of Impediments to Fair Housing Choice 2015
B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. Complete one table for each type of PHA-wide waiting list administered by the PHA. PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

<table>
<thead>
<tr>
<th>Housing Needs of Families on the Waiting List</th>
</tr>
</thead>
<tbody>
<tr>
<td>Waiting list type: (select one)</td>
</tr>
<tr>
<td>☑ Section 8 tenant-based assistance</td>
</tr>
<tr>
<td>☐ Public Housing</td>
</tr>
<tr>
<td>☐ Combined Section 8 and Public Housing</td>
</tr>
<tr>
<td>☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)</td>
</tr>
<tr>
<td>If used, identify which development/subjurisdiction:</td>
</tr>
<tr>
<td># of families</td>
</tr>
<tr>
<td>----------------</td>
</tr>
<tr>
<td>Waiting list total</td>
</tr>
<tr>
<td>Extremely low income &lt;=30% AMI</td>
</tr>
<tr>
<td>Very low income (&gt;30% but &lt;=50% AMI)</td>
</tr>
<tr>
<td>Low income (&gt;50% but &lt;80% AMI)</td>
</tr>
<tr>
<td>Over income</td>
</tr>
<tr>
<td>Families with children</td>
</tr>
<tr>
<td>Elderly families</td>
</tr>
<tr>
<td>Families with Disabilities</td>
</tr>
<tr>
<td>Race/ethnicity BL</td>
</tr>
<tr>
<td>Race/ethnicity WH</td>
</tr>
<tr>
<td>Race/ethnicity OTHER</td>
</tr>
<tr>
<td>Hispanic</td>
</tr>
</tbody>
</table>
## Housing Needs of Families on the Waiting List

<table>
<thead>
<tr>
<th>Characteristics by Bedroom Size (Public Housing Only)</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1BR</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 BR</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3 BR</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4 BR</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5 BR</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5+ BR</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Is the waiting list closed (select one)? [ ] No [X] Yes

If yes:

- How long has it been closed (# of months)? 98
- Does the PHA expect to reopen the list in the PHA Plan year? [ ] No [X] Yes
- Does the PHA permit specific categories of families onto the waiting list, even if generally closed? [ ] No [X] Yes – State Bridge Program clients after 3 years of temporary assistance; Money Follows the Person Program; NED Vouchers; FUP Program; HOPWA – continuation of assisted clients if HOPWA funding not available; VASH clients referred from the Veterans Administration; Sec. 811 clients.

### C. Strategy for Addressing Needs

Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency’s reasons for choosing this strategy.

#### (1) Strategies

**Need:** Shortage of affordable housing for all eligible populations

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- [ ] Employ effective maintenance and management policies to minimize the number of public housing units offline
- [ ] Reduce turnover time for vacated public housing units
- [ ] Reduce time to renovate public housing units
- [ ] Seek replacement of public housing units lost to the inventory through mixed finance development
- [ ] Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- [X] Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- [ ] Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration

Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program

Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

Other (list below)

**Strategy 2: Increase the number of affordable housing units by:**
Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed-finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30% of AMI**
Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**
Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**
Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:
Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:
Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing
Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies
Of the factors listed below, select all that influenced the PHA’s selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
Community priorities regarding housing assistance
Results of consultation with local or state government
Results of consultation with residents and the Resident Advisory Board
Results of consultation with advocacy groups
Other: (list below)
**1. Statement of Housing Needs – Wicomico County**  

[24 CFR Part 903.7 9 (a)]

**A. Housing Needs of Families in the Jurisdiction/s Served by the PHA**

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

<table>
<thead>
<tr>
<th>Housing Needs of Families in the Jurisdiction by Family Type</th>
<th>Overall</th>
<th>Affordability</th>
<th>Supply</th>
<th>Quality</th>
<th>Accessibility</th>
<th>Size</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income &lt;= 30% of AMI</td>
<td>2980</td>
<td>3</td>
<td>2</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td>3</td>
</tr>
<tr>
<td>Income &gt;30% but &lt;=50% of AMI</td>
<td>2235</td>
<td>2</td>
<td>2</td>
<td>3</td>
<td>2</td>
<td>3</td>
<td>2</td>
</tr>
<tr>
<td>Income &gt;50% but &lt;80% of AMI</td>
<td>1550</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Elderly</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Families with Disabilities</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Race/Ethnicity</td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wh/non hisp</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>n/a</td>
</tr>
<tr>
<td>Race/Ethnicity</td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bl/non hisp</td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Race/Ethnicity Hisp</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Race/Ethnicity Other</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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- [ ] Consolidated Plan of the Jurisdiction/s  
  Indicate year:
- [x] U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset 2009-2013
- [ ] American Housing Survey data  
  Indicate year:
- [ ] Other housing market study  
  Indicate year:
- [x] Other sources: (list and indicate year of information)  
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<table>
<thead>
<tr>
<th>Housing Needs of Families on the Waiting List</th>
</tr>
</thead>
<tbody>
<tr>
<td>Waiting list type: (select one)</td>
</tr>
<tr>
<td>☒ Section 8 tenant-based assistance</td>
</tr>
<tr>
<td>☐ Public Housing</td>
</tr>
<tr>
<td>☐ Combined Section 8 and Public Housing</td>
</tr>
<tr>
<td>☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)</td>
</tr>
<tr>
<td>If used, identify which development/subjurisdiction:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th># of families</th>
<th>% of total families</th>
<th>Annual Turnover</th>
</tr>
</thead>
<tbody>
<tr>
<td>Waiting list total</td>
<td>641</td>
<td></td>
</tr>
<tr>
<td>Extremely low income &lt;=30% AMI</td>
<td>467</td>
<td>73</td>
</tr>
<tr>
<td>Very low income (&gt;30% but &lt;=50% AMI)</td>
<td>141</td>
<td>22</td>
</tr>
<tr>
<td>Low income &gt;50% but &lt;80% of AMI</td>
<td>23</td>
<td>4</td>
</tr>
<tr>
<td>Over income limit</td>
<td>10</td>
<td>2</td>
</tr>
<tr>
<td>Families with children</td>
<td>402</td>
<td>62</td>
</tr>
<tr>
<td>Elderly families</td>
<td>41</td>
<td>6</td>
</tr>
<tr>
<td>Families with Disabilities</td>
<td>176</td>
<td>27</td>
</tr>
<tr>
<td>Race/ethnicity BL</td>
<td>536</td>
<td>84</td>
</tr>
<tr>
<td>Race/ethnicity WH</td>
<td>84</td>
<td>13</td>
</tr>
<tr>
<td>Race/ethnicity OTHER</td>
<td>6</td>
<td>1</td>
</tr>
<tr>
<td>Hispanic</td>
<td>11</td>
<td>2</td>
</tr>
</tbody>
</table>

Characteristics by Bedroom Size (Public Housing Only)

| 1BR | |
| 2 BR | |
C. Strategy for Addressing Needs

Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency’s reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- [ ] Employ effective maintenance and management policies to minimize the number of public housing units offline
- [ ] Reduce turnover time for vacated public housing units
- [ ] Reduce time to renovate public housing units
- [ ] Seek replacement of public housing units lost to the inventory through mixed finance development
- [ ] Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
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- [ ] Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- [ ] Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- [ ] Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
Strategy 2: Increase the number of affordable housing units by:
Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed-finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30% of AMI
Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI
Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:
Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:
Select all that apply
☐ Seek designation of public housing for families with disabilities
☐ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
☒ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
☐ Affirmatively market to local non-profit agencies that assist families with disabilities
☐ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:
Select if applicable

☐ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing
Select all that apply

☐ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
☐ Market the section 8 program to owners outside of areas of poverty /minority concentrations
☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies
Of the factors listed below, select all that influenced the PHA’s selection of the strategies it will pursue:

☐ Funding constraints
☐ Staffing constraints
☐ Limited availability of sites for assisted housing
☐ Extent to which particular housing needs are met by other organizations in the community
☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
☐ Influence of the housing market on PHA programs
☐ Community priorities regarding housing assistance
☐ Results of consultation with local or state government
☐ Results of consultation with residents and the Resident Advisory Board
☐ Results of consultation with advocacy groups
☐ Other: (list below)
1. Statement of Housing Needs – Worcester County md901m01

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

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<th>Family Type</th>
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<th>Supply</th>
<th>Quality</th>
<th>Accessibility</th>
<th>Size</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income &lt;= 30% of AMI</td>
<td>850</td>
<td>3</td>
<td>1</td>
<td>3</td>
<td>4</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>Income &gt;30% but &lt;=50% of AMI</td>
<td>575</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>Income &gt;50% but &lt;80% of AMI</td>
<td>505</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>4</td>
<td>4</td>
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<tr>
<td>Elderly</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Families with Disabilities</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Race/Ethnicity Wh/non hisp</td>
<td>n/a</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Race/Ethnicity Bl/non hisp</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Race/Ethnicity Hisp</td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Race/Ethnicity other</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

☐ Consolidated Plan of the Jurisdiction/s
Indicate year:

☒ U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset 2009-2013

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Indicate year:

☐ Other housing market study
Indicate year:

☒ Other sources: (list and indicate year of information)
DHCD Analysis of Impediments to Fair Housing Choice 2015
B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

<table>
<thead>
<tr>
<th>Housing Needs of Families on the Waiting List</th>
</tr>
</thead>
<tbody>
<tr>
<td>Waiting list type: (select one)</td>
</tr>
<tr>
<td>☒ Section 8 tenant-based assistance</td>
</tr>
<tr>
<td>☐ Public Housing</td>
</tr>
<tr>
<td>☐ Combined Section 8 and Public Housing</td>
</tr>
<tr>
<td>☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)</td>
</tr>
<tr>
<td>If used, identify which development/subjurisdiction:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th># of families</th>
<th>% of total families</th>
<th>Annual Turnover</th>
</tr>
</thead>
<tbody>
<tr>
<td>Waiting list total</td>
<td>216</td>
<td></td>
<td>12</td>
</tr>
<tr>
<td>Extremely low income &lt;=30% AMI</td>
<td>153</td>
<td>71</td>
<td></td>
</tr>
<tr>
<td>Very low income (&gt;30% but &lt;=50% AMI)</td>
<td>48</td>
<td>22</td>
<td></td>
</tr>
<tr>
<td>Low income &gt;50% but &lt;80% of AMI</td>
<td>8</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>Over income limit</td>
<td>7</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>Families with children</td>
<td>136</td>
<td>63</td>
<td></td>
</tr>
<tr>
<td>Elderly families</td>
<td>14</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>Families with Disabilities</td>
<td>59</td>
<td>27</td>
<td></td>
</tr>
<tr>
<td>Race/ethnicity BL</td>
<td>157</td>
<td>73</td>
<td></td>
</tr>
<tr>
<td>Race/ethnicity WH</td>
<td>51</td>
<td>24</td>
<td></td>
</tr>
<tr>
<td>Race/ethnicity OTHER</td>
<td>2</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Hispanic</td>
<td>2</td>
<td>1</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Characteristics by Bedroom Size (Public Housing Only)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1BR</td>
</tr>
<tr>
<td>2 BR</td>
</tr>
<tr>
<td>3 BR</td>
</tr>
<tr>
<td>4 BR</td>
</tr>
</tbody>
</table>
Housing Needs of Families on the Waiting List

<table>
<thead>
<tr>
<th>5 BR</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>5+ BR</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Is the waiting list closed (select one)? ☐ No ☑ Yes

If yes:

- How long has it been closed (# of months)? 98
- Does the PHA expect to reopen the list in the PHA Plan year? ☑ No ☐ Yes
- Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☑ Yes – State Bridge Program clients after 3 years of temporary assistance; Money Follows the Person Program; NED Vouchers; FUP Program; HOPWA – continuation of assisted clients if HOPWA funding not available; VASH clients referred from the Veterans Administration; Sec. 811 clients.

C. Strategy for Addressing Needs

Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency’s reasons for choosing this strategy.

(1) Strategies

**Need:** Shortage of affordable housing for all eligible populations

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

☐ Employ effective maintenance and management policies to minimize the number of public housing units offline
☐ Reduce turnover time for vacated public housing units
☐ Reduce time to renovate public housing units
☐ Seek replacement of public housing units lost to the inventory through mixed finance development
☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
☑ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
☐ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
☐ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
☐ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
☐ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
☐ Other (list below)
Strategy 2: Increase the number of affordable housing units by:
Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed-finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30% of AMI
Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI
Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:
Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities
Strategy 1: Target available assistance to Families with Disabilities:
Select all that apply

- [ ] Seek designation of public housing for families with disabilities
- [ ] Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- [x] Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- [ ] Affirmatively market to local non-profit agencies that assist families with disabilities
- [ ] Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:
Select if applicable

- [ ] Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- [ ] Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing
Select all that apply

- [ ] Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- [ ] Market the section 8 program to owners outside of areas of poverty /minority concentrations
- [ ] Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies
Of the factors listed below, select all that influenced the PHA’s selection of the strategies it will pursue:

- [ ] Funding constraints
- [ ] Staffing constraints
- [ ] Limited availability of sites for assisted housing
- [ ] Extent to which particular housing needs are met by other organizations in the community
- [x] Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- [ ] Influence of the housing market on PHA programs
- [ ] Community priorities regarding housing assistance
- [ ] Results of consultation with local or state government
- [ ] Results of consultation with residents and the Resident Advisory Board
- [ ] Results of consultation with advocacy groups
- [ ] Other: (list below)
DEFINITION OF “SUBSTANTIAL DEVIATION”
AND
“SIGNIFICANT AMENDMENT OR MODIFICATION”

The following actions will be considered as a “significant amendment or modification” in accordance with HUD Agency Plan guidelines:

Changes to rent or admissions policies or organization of the waiting list.

Any substantial deviation from the Mission Statement and/or goals and objectives presented in the 5-Year Plan that causes changes in the services provided to applicants and participants or significant changes to the Agency’s financial situation will be documented in subsequent Agency Plans. Any PHA changes to the policies or activities described in the Plan will be subject to a full public hearing and HUD review before implementation. An exception to this definition will be made for any amendments or modifications that are adopted to reflect changes in HUD regulatory requirements as such changes will not be considered significant amendments. Another exception to this definition will be made for any funding adjustments to the Housing Choice Voucher Program as a result of sequestration and other federal spending cuts.
VIOLENCE AGAINST WOMEN ACT (VAWA)

The Maryland Department of Housing and Community Development has adopted a policy to implement applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (VAWA). It is the goal of the Department to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault and stalking, as defined in VAWA, and to support the objectives of VAWA.

Activities include amending the administrative plan, notifying all owners and families of VAWA and identifying agencies and services to assist individuals and families. DHCD will make referrals to the Department of Social Services offices throughout the State. In Western Maryland, we have identified the Family Crisis Resource Center and the Human Resources Development Commission, Inc. as referral sources.
Allegany County

Connie Green
14900 Rail Road Street
Frostburg, MD 21532

Cumberland (City of)

Karen Hanlin
920 Bedford Street
Cumberland, MD 21502

Eastern Shore Regional

Tammy Cannon
422 Linden Avenue
Cambridge, MD 21613

Trina Palmer
821 Greenbackville Road
Stockton, MD 21864

Sharon Thompson
221 Garrison Way
Fruitland, MD 21826

Frederick County

Diane Overs
2104 Whitehall Road, Unit 2D
Frederick, MD 21702

Craig Schaefer
702 Northside Drive
Frederick, MD 21702

Garrett County

Laureen Kooyman
200 Vista Square, Apt. #10
Oakland, MD 21550

Sarah Moore
815 Deer Park Avenue, Apt. #7
Mt. Lake Park, MD 21550
Organization Name or indicate Member of the Community: Wicomico County Section 8 Recipient

Comments:

One of my main comments on housing situation and how to save and improve the community is Homeownership. Everyone’s dream is to own a home. There should be homeownership available for all Section 8 clients or voucher holders to ensure the government of where their money is going. The foreclosure rate is high and imagine living in a house or apartment paying rent in time to find out the homeowner’s house is in foreclosure and they didn’t tell you but still collecting rent now at some point you have to move. What happens for all that money and time in that home and now the owner either hasn’t paid his mortgage or our government agencies paid off their mortgage and now they don’t need our Section 8 tenants. There is only 65% or less landlords that will accept Section 8 vouchers. Now the homeless rate goes up and if a house or apartment isn’t found within a required time, we lose our voucher that we have been waiting on for years the waiting list. A lot of us don’t want to live in the project or apartment buildings where our kids are subject to seeing drug dealer and violence. Just doesn’t seem fair. Instead of those developers buying those empty lots and foreclosed homes The Housing Development should buy them, the land vacant lots and build the townhouse or bank owned homes through Fannie Mae and rent them out to Section 8 voucher holders. The requirements would be two years, paying rent on time. We would all go through Fannie Mae or government required lending institution.

There would be a 2 year probation period. The resale to Section 8 voucher holders would be $140 or less. All HUD lending institution are funded by Fannie Mae, and our government agencies, no credit score required for everyone has had a past, but everyone’s dream is to be a homeowner! So I think if those options was available it would be more home owner and less homeless people. I just think if people were given a chance instead of someone always saying NO, you don’t have enough those people are dream crusher, and when that happens to be a person they give up, their feelings are hurt, but people who are “Dream Maker” makes a big difference in people’s lives their spirits are lifted, they work harder and they appreciate the things in life that they thought was lost!

Fruitland, MD 21826

Comments were submitted on 3/24/17
Typed as originally submitted
Response to Comments Submitted at March 24, 2017 Public Hearing

Response to comment from Fruitland, MD

There are several homeownership programs available through the Maryland Department of Housing and Community Development. Please visit the website at www.dhcd.maryland.gov and click on Homeownership and Renting to obtain the information that you need for purchasing a home. Additionally, the Department will be expanding its housing choice voucher program homeownership component and will post information on the website.

There are resources for energy assistance. The resources can also be found at the www.dhcd.maryland.gov website under energy efficiency.

In reference to owner participation on the housing choice voucher program, each housing agency conducts landlord outreach to encourage property owners to participate in the program.

There is a comment in reference to the amount of time that a family has to search for a unit before the expiration date of the voucher. The Department hopes that all families who are issued vouchers will locate housing and utilize the voucher assistance. However, there must be some time limit for locating housing. Otherwise, vouchers would remain unused and funds would be recaptured by the funding source resulting in fewer families being assisted.

Under the housing choice voucher program, the family selects the unit. All properties on the housing choice voucher program must pass an inspection. Also, during the course of tenancy under the voucher program, the properties are inspected annually and the inspector issues notices for any housing violations.

Response to comments concerning more funding to assist additional families

The Department has applied, and continues to apply, for all funding that is made available.

Challenged Elements

There were no challenged elements.