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**Streamlined Annual PHA Plan**  
**(HCV Only PHAs)**

**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.

<table>
<thead>
<tr>
<th>PHA Name: Maryand Department of Housing and Community Development</th>
<th>PHA Code: MD901</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PHA Plan for Fiscal Year Beginning:</strong> (MM/YYYY):</td>
<td>07/2018</td>
</tr>
<tr>
<td><strong>PHA Inventory</strong> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</td>
<td></td>
</tr>
<tr>
<td><strong>Number of Housing Choice Vouchers (HCVs)</strong></td>
<td>2,392</td>
</tr>
</tbody>
</table>

**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/DHCDFY18RentalServicesAnnualPlan.pdf](http://dhcd.maryland.gov/Residents/Documents/DHCDFY18RentalServicesAnnualPlan.pdf) A copy of the Housing Choice Voucher Program Administrative Plan can be found online at [http://dhcd.maryland.gov/Residents/Documents/DHCDFY17HCVPAdministrativePlan.pdf](http://dhcd.maryland.gov/Residents/Documents/DHCDFY17HCVPAdministrativePlan.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>
</tr>
</thead>
<tbody>
<tr>
<td>Lead HA:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**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
B. Annual Plan.

B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?

<table>
<thead>
<tr>
<th>Element</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Needs and Strategy for Addressing Housing Needs.</td>
<td>☒</td>
<td></td>
</tr>
<tr>
<td>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</td>
<td>☒</td>
<td></td>
</tr>
<tr>
<td>Financial Resources.</td>
<td>☒</td>
<td></td>
</tr>
<tr>
<td>Rent Determination.</td>
<td>☒</td>
<td></td>
</tr>
<tr>
<td>Operation and Management.</td>
<td>☒</td>
<td></td>
</tr>
<tr>
<td>Informal Review and Hearing Procedures.</td>
<td>☒</td>
<td></td>
</tr>
<tr>
<td>Homeownership Programs.</td>
<td>☒</td>
<td></td>
</tr>
<tr>
<td>Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</td>
<td>☒</td>
<td></td>
</tr>
<tr>
<td>Substantial Deviation.透</td>
<td>☒</td>
<td></td>
</tr>
<tr>
<td>Significant Amendment/Modification.</td>
<td>☒</td>
<td></td>
</tr>
</tbody>
</table>

(b) If the PHA answered yes for any element, describe the revisions for each element(s):

**Statement of Housing Needs and Strategy for Addressing Housing Needs**

[24 CFR Part 903.7 9 (a)]

**Allegany 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>3006</td>
<td>5</td>
<td>3</td>
<td>5</td>
<td>3</td>
<td>2</td>
<td>3</td>
</tr>
</tbody>
</table>
### Housing Needs of Families in the Jurisdiction

**by Family Type**

<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 &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>
</tr>
<tr>
<td>Income &gt;50% but &lt;80% of AMI</td>
<td>1768</td>
<td>5</td>
<td>4</td>
<td>4</td>
<td>3</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>Elderly</td>
<td>1895</td>
<td>5</td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>Families with Disabilities</td>
<td>1577</td>
<td>5</td>
<td>3</td>
<td>3</td>
<td>4</td>
<td>2</td>
<td>4</td>
</tr>
<tr>
<td>Race/Ethnicity</td>
<td>6231</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>3</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>Race/Ethnicity</td>
<td>350</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>3</td>
<td>2</td>
<td>4</td>
</tr>
<tr>
<td>Race/Ethnicity</td>
<td>33</td>
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<td>4</td>
<td>4</td>
<td>3</td>
<td>2</td>
<td>4</td>
</tr>
<tr>
<td>Race/Ethnicity</td>
<td>13</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>3</td>
<td>2</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:
  - [ ] U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
  - [ ] American Housing Survey data
    - Indicate year:
  - [ ] Other housing market study
    - Indicate year:
- [ ] Other sources: (list and indicate year of information)

### 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>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 w White</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>Count</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Black</td>
<td>0</td>
<td>0.00</td>
</tr>
<tr>
<td>American Indian</td>
<td>0</td>
<td>0.00</td>
</tr>
<tr>
<td>Native Hawaiian</td>
<td>0</td>
<td>0.00</td>
</tr>
<tr>
<td>Hispanic</td>
<td>160</td>
<td>100%</td>
</tr>
<tr>
<td>Non-Hispanic</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)?
- 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

### 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.

#### 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)**

**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)

**Caroline 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>640</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>1</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>Income &gt;30% but &lt;=50% of AMI</td>
<td>495</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>510</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>1</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>Elderly</td>
<td></td>
<td>3</td>
<td>3</td>
<td>2</td>
<td>2</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>Families with Disabilities</td>
<td></td>
<td>4</td>
<td>3</td>
<td>2</td>
<td>2</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>Race/Ethnicity</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wh/non hisp</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
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<tr>
<td>Race/Ethnicity</td>
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<tr>
<td>Hispanic</td>
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</tr>
<tr>
<td>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 2010-2014
- [ ] American Housing Survey data
  - Indicate year:
- [ ] Other housing market study
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-jurisdiction waiting list (optional)</td>
</tr>
<tr>
<td>If used, identify which development/sub jurisdiction:</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>121</td>
<td></td>
<td>54</td>
</tr>
<tr>
<td>Extremely low income &lt;=30% AMI</td>
<td>79</td>
<td>65</td>
<td></td>
</tr>
<tr>
<td>Very low income (&gt;30% but &lt;=50% AMI)</td>
<td>30</td>
<td>25</td>
<td></td>
</tr>
<tr>
<td>Low income &gt;50% but &lt;80% of AMI</td>
<td>10</td>
<td>8</td>
<td></td>
</tr>
<tr>
<td>over income limit</td>
<td>2</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Families with children</td>
<td>87</td>
<td>72</td>
<td></td>
</tr>
<tr>
<td>Elderly families</td>
<td>3</td>
<td>2</td>
<td></td>
</tr>
</tbody>
</table>
### Housing Needs of Families on the Waiting List

<table>
<thead>
<tr>
<th></th>
<th>In Jurisdiction</th>
<th>On Waiting List</th>
</tr>
</thead>
<tbody>
<tr>
<td>Families with Disabilities</td>
<td>23</td>
<td>19</td>
</tr>
<tr>
<td>Race/ethnicity Black</td>
<td>87</td>
<td>72</td>
</tr>
<tr>
<td>Race/ethnicity White</td>
<td>27</td>
<td>22</td>
</tr>
<tr>
<td>Race/ethnicity Other</td>
<td>4</td>
<td>3</td>
</tr>
<tr>
<td>Hispanic</td>
<td>3</td>
<td>3</td>
</tr>
</tbody>
</table>

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

If yes:

- How long has it been closed (# of months)? 14 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

### 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.

**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)

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)

City of Cumberland

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.
### Housing Needs of Families in the Jurisdiction

#### by Family Type

<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</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</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</td>
<td>18</td>
<td>4</td>
<td>3</td>
<td>4</td>
<td>N/A</td>
<td>3</td>
<td>1</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
  
  Indicate year:

- [x] Other housing market study
  
  Indicate year:

- [ ] Other sources: (list and indicate year of information)

### 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></td>
<td>Waiting list total</td>
<td>472</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Extremely low income &lt;=30% AMI</td>
<td>340</td>
<td>72.03</td>
</tr>
<tr>
<td></td>
<td>Very low income (&gt;30% but &lt;=50% AMI)</td>
<td>1</td>
<td>0.21</td>
</tr>
<tr>
<td></td>
<td>Low income (&gt;50% but &lt;80% AMI)</td>
<td>131</td>
<td>27.76</td>
</tr>
<tr>
<td></td>
<td>Families with children</td>
<td>223</td>
<td>47.25</td>
</tr>
<tr>
<td></td>
<td>Elderly families</td>
<td>42</td>
<td>8.90</td>
</tr>
<tr>
<td></td>
<td>Families with Disabilities</td>
<td>156</td>
<td>33.05</td>
</tr>
<tr>
<td></td>
<td>Race/ethnicity w White</td>
<td>382</td>
<td>80.93</td>
</tr>
<tr>
<td></td>
<td>Race/ethnicity</td>
<td>83</td>
<td>17.58</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>Black</td>
<td></td>
<td></td>
</tr>
<tr>
<td>American Indian</td>
<td>4</td>
<td>0.85</td>
</tr>
<tr>
<td>Native Hawaiian</td>
<td>0</td>
<td>0.00</td>
</tr>
<tr>
<td>Hispanic</td>
<td>4</td>
<td>1.06</td>
</tr>
<tr>
<td>Non-Hispanic</td>
<td>466</td>
<td>99.15</td>
</tr>
</tbody>
</table>

**Is the waiting list closed (select one)?**

- [x] No
- [ ] Yes

**If yes:**

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

---

### 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.

#### 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
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

22
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)

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)

Dorchester 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.
## Housing Needs of Families in the Jurisdiction

### by Family Type

<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>895</td>
<td>3</td>
<td>3</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>810</td>
<td>2</td>
<td>2</td>
<td>3</td>
<td>2</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>Income &gt;50% but &lt;80% of AMI</td>
<td>540</td>
<td>3</td>
<td>2</td>
<td>2</td>
<td>1</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>3</td>
<td>2</td>
<td>2</td>
<td>3</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>Race/Ethnicity 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 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>
<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:
  - U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset 2010-2014
  - Indicate year:
  - American Housing Survey data
    - Indicate year:
    - Other housing market study
      - 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/sub jurisdiction:</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>
</tbody>
</table>
### Housing Needs of Families on the Waiting List

<table>
<thead>
<tr>
<th>Category</th>
<th>BL</th>
<th>WH</th>
</tr>
</thead>
<tbody>
<tr>
<td>Families with Disabilities</td>
<td>74</td>
<td>29</td>
</tr>
<tr>
<td>Race/ethnicity BL</td>
<td>230</td>
<td>89</td>
</tr>
<tr>
<td>Race/ethnicity WH</td>
<td>22</td>
<td>9</td>
</tr>
<tr>
<td>Race/ethnicity OTHER</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>Hispanic</td>
<td>2</td>
<td>1</td>
</tr>
</tbody>
</table>

- Is the waiting list closed (select one)? ☒ Yes
- If yes:
  - How long has it been closed (# of months)? 14 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

### 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.

**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
- [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
- [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)

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)

Frederick 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>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</td>
<td>1,160</td>
<td>5</td>
<td>5</td>
<td>4</td>
<td>4</td>
<td>3</td>
<td>4</td>
</tr>
</tbody>
</table>
Housing Needs of Families in the Jurisdiction by Family Type

<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>Disabilities</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></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: 2016 Frederick County Housing: Housing Needs Study
- Other sources: (list and indicate year of information)

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>6743</td>
<td></td>
<td>26</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>
<tr>
<td>If used, identify which development/sub-jurisdiction:</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Extremely low income <=30% AMI

| Extremely low income <=30% AMI | 5604           | 83.11           | 26              |

30
### Housing Needs of Families on the Waiting List

<table>
<thead>
<tr>
<th>Category</th>
<th>Count</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very low income (&gt;30% but &lt;=50% AMI)</td>
<td>952</td>
<td>14.12</td>
</tr>
<tr>
<td>Low income (&gt;50% but &lt;80% AMI)</td>
<td>96</td>
<td>1.42</td>
</tr>
<tr>
<td>Families with children</td>
<td>4471</td>
<td>66.31</td>
</tr>
<tr>
<td>Elderly families</td>
<td>261</td>
<td>3.87</td>
</tr>
<tr>
<td>Families with Disabilities</td>
<td>1098</td>
<td>16.28</td>
</tr>
<tr>
<td>Amer. Ind./Alaska Native</td>
<td>38</td>
<td>0.56</td>
</tr>
<tr>
<td>Asian</td>
<td>45</td>
<td>0.67</td>
</tr>
<tr>
<td>Native Hawaiian/Pac. Island</td>
<td>11</td>
<td>0.16</td>
</tr>
<tr>
<td>Black/African American</td>
<td>5253</td>
<td>77.9</td>
</tr>
<tr>
<td>Hispanic</td>
<td>296</td>
<td>4.39</td>
</tr>
<tr>
<td>White</td>
<td>1071</td>
<td>15.88</td>
</tr>
<tr>
<td>Not specified</td>
<td>325</td>
<td>0.45</td>
</tr>
</tbody>
</table>

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

**If yes:**

- How long has it been closed (# of months)? 37

**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

*Special Program Vouchers: FUP, NEDCat2*

### 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.

**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

FC-DHCD commits to extensive screening of applicants; including judicial public records and employment verifications. Additionally, FC-DHCD maintains contact with landlords, agents, and property managers to educate and provide assurance of program action.

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

Other (list below)

- Frederick County Housing (FC-DHCD) has been aggressively pursuing the rehabilitation of existing and development of additional affordable housing units; seeking new funding sources, the reallocation of existing funding, and forging development partnerships.
- FC-DHCD has made inroads with partnerships and is sponsoring a Housing Fair this year. The Fair will bring together non-profits, developers, mortgage lenders, program managers, etc.; all parties involved in the facilitation of increasing affordable housing options.

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

Select all that apply

- Apply for additional section 8 units should they become available

  - While FC-DHCD would welcome additional vouchers, any increase in voucher allotment is dependent on an increase in funding adequate to increase staff.

- 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)

same notes as above:

- Frederick County Housing (FC-DHCD) has been aggressively pursuing the rehabilitation of existing and development of additional affordable housing units; seeking new funding sources, the reallocation of existing funding, and forging development partnerships.
- FC-DHCD has made inroads with partnerships and is sponsoring a Housing Fair this year. The Fair will bring together non-profits, developers, mortgage lenders, program managers, etc.; all parties involved in the facilitation of increasing affordable housing options.

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:
  • Again, dependent on ability to increase staffing levels.
☒ Other: (list below)
  • FCDHCD has been aggressively seeking development of additional low-income senior units.
  • Should special program vouchers designated for low-income elderly become available (and staffing would allow), FCDHCD could utilize those vouchers.

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
  • FC-DHCD administers NEDCat2 vouchers.
  • Should special program vouchers designated for low-income disabled become available (and staffing would allow), FCDHCD could utilize those vouchers.
☒ Affirmatively market to local non-profit agencies that assist families with disabilities
  • Frederick County provides funding to non-profits specializing in case management and housing assistance to disabled residents through various grants. These non-profits are also active with clients in the voucher program.
☒ Other: (list below)
  • Discussions of initiatives to increase the availability of affordable housing continues to highlight the specific need for suitable housing for the disabled population.
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)

- FC-DHCD conducts on-going public outreach to teach and advise real estate/property management/unit owner community about both the Voucher Program and local fair housing requirements through Website and on-site information, briefings, spot-checking advertised units, client briefings, program documents, staff email, and media.
- Fair Housing will be a workshop at the upcoming Housing Fair.

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

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
  - HCV Admin Fees are not adequate to supply the funding level needed to cover the operational costs of administering the program. That shortfall prohibits program growth.
☐ Limited availability of sites for assisted housing
☒ Extent to which particular housing needs are met by other organizations in the community
  - Frederick County provides funding to several social services agencies who specialize in programs specifically targeting homeless and/or emergency housing.
☒ 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)

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>80 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>
<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: 2010
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
  Indicate year:
- Other housing market study
  Indicate year:
- Other sources: (list and indicate year of information)

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></th>
</tr>
</thead>
<tbody>
<tr>
<td>Waiting list type: (select one)</td>
<td></td>
</tr>
<tr>
<td>☒ Section 8 tenant-based assistance</td>
<td></td>
</tr>
<tr>
<td>☐ Public Housing</td>
<td></td>
</tr>
<tr>
<td>☐ Combined Section 8 and Public Housing</td>
<td></td>
</tr>
<tr>
<td>☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)</td>
<td></td>
</tr>
<tr>
<td>If used, identify which development/subjurisdiction:</td>
<td></td>
</tr>
<tr>
<td># of families</td>
<td>% of total families</td>
</tr>
<tr>
<td>----------------</td>
<td>---------------------</td>
</tr>
<tr>
<td>Waiting list total</td>
<td>511</td>
</tr>
<tr>
<td>Extremely low income &lt;=30% AMI</td>
<td>185</td>
</tr>
<tr>
<td>Very low income (&gt;30% but &lt;=50%)</td>
<td>83</td>
</tr>
</tbody>
</table>
## Housing Needs of Families on the Waiting List

<table>
<thead>
<tr>
<th>AMI: Low income (&gt;50% but &lt;80% AMI)</th>
<th>96</th>
<th>18.79%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Families with children</td>
<td>233</td>
<td>45.60%</td>
</tr>
<tr>
<td>Elderly families</td>
<td>110</td>
<td>21.53%</td>
</tr>
<tr>
<td>Families with Disabilities</td>
<td>176</td>
<td>34.44%</td>
</tr>
<tr>
<td>Race/ethnicity</td>
<td></td>
<td></td>
</tr>
<tr>
<td>American Indian</td>
<td>2</td>
<td>0.39%</td>
</tr>
<tr>
<td>Black/African American</td>
<td>10</td>
<td>1.96%</td>
</tr>
<tr>
<td>Native Hawaiian/or other Pacific Islander</td>
<td>1</td>
<td>0.20%</td>
</tr>
<tr>
<td>Race/ethnicity</td>
<td></td>
<td></td>
</tr>
<tr>
<td>White</td>
<td>491</td>
<td>96.09%</td>
</tr>
<tr>
<td>Multi Race</td>
<td>7</td>
<td>1.37%</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

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.

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
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)

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)

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**Kent 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>Housing Needs of Families in the Jurisdiction</th>
<th>by Family Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Family Type</td>
<td>Overall Afford-ability Supply Quality Accessibility Size Location</td>
</tr>
<tr>
<td>Income &lt;= 30% of AMI</td>
<td>310 5 5 4 5 5 5</td>
</tr>
<tr>
<td>Income &gt;30% but &lt;=50% of AMI</td>
<td>360 5 5 4 5 4 5</td>
</tr>
<tr>
<td>Income &gt;50% but &lt;80% of AMI</td>
<td>215 5 4 4 4 4 5</td>
</tr>
<tr>
<td>Elderly</td>
<td>5 5 5 5 5 5 5</td>
</tr>
<tr>
<td>Families with Disabilities</td>
<td>5 5 5 5 5 5 5</td>
</tr>
</tbody>
</table>

---

41
## Housing Needs of Families in the Jurisdiction

### by Family Type

<table>
<thead>
<tr>
<th>Family Type</th>
<th>Overall</th>
<th>Afford-ability</th>
<th>Supply</th>
<th>Quality</th>
<th>Accessibility</th>
<th>Size</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Race/Ethnicity</td>
<td>Wh/non hisp</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Race/Ethnicity</td>
<td>Bl/non hisp</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>N/A</td>
</tr>
<tr>
<td>Race/Ethnicity</td>
<td>Hispanic</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 2010-2014
  
- [ ] 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

**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>30</td>
<td>68</td>
<td>68</td>
</tr>
<tr>
<td>Extremely low income &lt;=30% AMI</td>
<td>22</td>
<td>73</td>
<td></td>
</tr>
<tr>
<td>Very low income (&gt;30% but &lt;=50% AMI)</td>
<td>6</td>
<td>20</td>
<td></td>
</tr>
<tr>
<td>Low income &gt;50% but &lt;80% of AMI</td>
<td>2</td>
<td>7</td>
<td></td>
</tr>
<tr>
<td>Over income limit</td>
<td>0</td>
<td>80</td>
<td></td>
</tr>
<tr>
<td>Families with children</td>
<td>24</td>
<td>7</td>
<td></td>
</tr>
<tr>
<td>Elderly families</td>
<td>2</td>
<td>17</td>
<td></td>
</tr>
<tr>
<td>Families with Disabilities</td>
<td>5</td>
<td>67</td>
<td></td>
</tr>
<tr>
<td>Race/ethnicity Black</td>
<td>20</td>
<td>23</td>
<td></td>
</tr>
<tr>
<td>Race/ethnicity White</td>
<td>7</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>Race Other</td>
<td>1</td>
<td>7</td>
<td></td>
</tr>
<tr>
<td>Hispanic</td>
<td>2</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Housing Needs of Families on the Waiting List

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

If yes:

How long has it been closed (# of months)? 14 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

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.

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/minute concentration
- Other: (list below)

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

**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
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>Accessibility</th>
<th>Size</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income &lt;= 30% of AMI</td>
<td>840</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>4</td>
<td>4</td>
<td>5</td>
</tr>
<tr>
<td>Income &gt;30% but &lt;=50% of AMI</td>
<td>470</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>4</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>Income &gt;50% but &lt;80% of AMI</td>
<td>265</td>
<td>3</td>
<td>5</td>
<td>5</td>
<td>4</td>
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<tr>
<td>Elderly</td>
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<td>5</td>
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<td>5</td>
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<td>Families with Disabilities</td>
<td></td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
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<td>Race/Ethnicity</td>
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</table>
### Housing Needs of Families in the Jurisdiction

by Family Type

<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>
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<tr>
<td>Bl/non hisp</td>
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<td></td>
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</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 2010-2014

- [ ] 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**

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/sub jurisdiction:

<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></td>
<td>92</td>
<td></td>
<td>64</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Extremely low income &lt;=30% AMI</th>
<th># of families</th>
<th>% of total families</th>
<th>Annual Turnover</th>
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<tbody>
<tr>
<td></td>
<td>66</td>
<td>72</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Very low income (&gt;30% but &lt;=50% AMI)</th>
<th># of families</th>
<th>% of total families</th>
<th>Annual Turnover</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>19</td>
<td>21</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Low income (&gt;50% but &lt;80% AMI)</th>
<th># of families</th>
<th>% of total families</th>
<th>Annual Turnover</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>4</td>
<td>4</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Over income</th>
<th># of families</th>
<th>% of total families</th>
<th>Annual Turnover</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>3</td>
<td>3</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Families with children</th>
<th># of families</th>
<th>% of total families</th>
<th>Annual Turnover</th>
</tr>
</thead>
<tbody>
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<td></td>
<td>70</td>
<td>76</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Elderly families</th>
<th># of families</th>
<th>% of total families</th>
<th>Annual Turnover</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>5</td>
<td>5</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Families with Disabilities</th>
<th># of families</th>
<th>% of total families</th>
<th>Annual Turnover</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>23</td>
<td>25</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Race/ethnicity BLACK</th>
<th># of families</th>
<th>% of total families</th>
<th>Annual Turnover</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>80</td>
<td>87</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Race/ethnicity WHITE</th>
<th># of families</th>
<th>% of total families</th>
<th>Annual Turnover</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>10</td>
<td>11</td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>OTHER</th>
<th>Hispanic</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)? 14 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

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.

**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

- [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
☐  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)**

**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)

**Talbot 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>880</td>
<td>4</td>
<td>3</td>
<td>2</td>
<td>3</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>Income &gt;30% but</td>
<td>965</td>
<td>3</td>
<td>2</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td>2</td>
</tr>
</tbody>
</table>

53
### Housing Needs of Families in the Jurisdiction by Family Type

<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>&lt;=50% of AMI</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Income &gt;50% but &lt;80% of AMI</td>
<td>570</td>
<td>2</td>
<td>2</td>
<td>1</td>
<td>2</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Elderly</td>
<td></td>
<td>4</td>
<td>3</td>
<td>2</td>
<td>3</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>Families with Disabilities</td>
<td></td>
<td>4</td>
<td>3</td>
<td>2</td>
<td>3</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>Race/Ethnicity Wh/non hisp</td>
<td></td>
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<td></td>
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<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 Hispanic</td>
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<td></td>
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<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 20010-2014
  
  Indicate year:

- [ ] 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>
</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>178</td>
<td></td>
<td>56</td>
</tr>
<tr>
<td>Extremely low income &lt;=30% AMI</td>
<td>117</td>
<td>66</td>
<td></td>
</tr>
<tr>
<td>Very low income (&gt;30% but &lt;=50% AMI)</td>
<td>48</td>
<td>26</td>
<td></td>
</tr>
<tr>
<td>Low income (&gt;50% but &lt;80% AMI)</td>
<td>10</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>Over income</td>
<td>3</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Families with children</td>
<td>102</td>
<td>57</td>
<td></td>
</tr>
<tr>
<td>Elderly families</td>
<td>10</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>Families with Disabilities</td>
<td>47</td>
<td>26</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.

**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

☑ 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
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)
**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)

**Wicomico 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.

### Housing Needs of Families in the Jurisdiction

#### by Family Type

<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>2970</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>3</td>
<td>2</td>
</tr>
<tr>
<td>Income &gt;30% but &lt;=50% of AMI</td>
<td>2165</td>
<td>3</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>3</td>
</tr>
</tbody>
</table>
### Housing Needs of Families in the Jurisdiction by Family Type

<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 &gt;50% but &lt;80% of AMI</td>
<td>1720</td>
<td>3</td>
<td>3</td>
<td>3</td>
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<td>2</td>
<td>1</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Families with Disabilities</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>3</td>
<td>1</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>Race/Ethnicity Wh/non hisp</td>
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<td></td>
<td></td>
<td>n/a</td>
</tr>
<tr>
<td>Race/Ethnicity Bl/non hisp</td>
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<td></td>
<td>n/a</td>
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<tr>
<td>Race/Ethnicity Hisp</td>
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<td>n/a</td>
</tr>
<tr>
<td>Race/Ethnicity Other</td>
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<td></td>
<td></td>
<td></td>
<td></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.)

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

- [x] U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset 2010-2014
  - Indicate year:

- [ ] 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>
</tbody>
</table>

If used, identify which development/sub jurisdiction:

<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>617</td>
<td></td>
<td>44</td>
</tr>
<tr>
<td>Extremely low income &lt;=30% AMI</td>
<td>447</td>
<td>72</td>
<td></td>
</tr>
<tr>
<td>Very low income (&gt;30% but &lt;=50% AMI)</td>
<td>137</td>
<td>22</td>
<td></td>
</tr>
<tr>
<td>Low income &gt;50% but &lt;80% of AMI</td>
<td>22</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>Over income limit</td>
<td>11</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Families with children</td>
<td>387</td>
<td>63</td>
<td></td>
</tr>
<tr>
<td>Elderly families</td>
<td>39</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>Families with Disabilities</td>
<td>168</td>
<td>27</td>
<td></td>
</tr>
<tr>
<td>Race/ethnicity BL</td>
<td>517</td>
<td>84</td>
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</table>
### Housing Needs of Families on the Waiting List

<table>
<thead>
<tr>
<th>Race/ethnicity</th>
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<th>OTHER</th>
<th>Hispanic</th>
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<tr>
<td></td>
<td>80</td>
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<td>5</td>
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<tr>
<td></td>
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<td>10</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>2</td>
</tr>
</tbody>
</table>

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

If yes:
- How long has it been closed (# of months)? 14 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

### 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.

#### 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)

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
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- 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)

**Worcester 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>Housing Needs of Families in the Jurisdiction</th>
<th>by Family Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Family Type</td>
<td>Overall</td>
</tr>
<tr>
<td>Income &lt;= 30% of AMI</td>
<td>995</td>
</tr>
<tr>
<td>Income &gt;30% but &lt;=50% of AMI</td>
<td>620</td>
</tr>
<tr>
<td>Income &gt;50% but &lt;80% of AMI</td>
<td>485</td>
</tr>
</tbody>
</table>
### Housing Needs of Families in the Jurisdiction

**by Family Type**

<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>Elderly</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>4</td>
<td>5</td>
<td>4</td>
<td>4</td>
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<tr>
<td>Families with Disabilities</td>
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<td>4</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Race/Ethnicity Wh/non hisp</td>
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<td></td>
<td>n/a</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>
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<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 2010-2014
  - Indicate year:
- [ ] 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>
</tr>
</thead>
<tbody>
<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>Waiting Needs of Families on the Waiting List</th>
</tr>
</thead>
<tbody>
<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% 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 BL</td>
</tr>
<tr>
<td>Race/ethnicity WH</td>
</tr>
<tr>
<td>Race/ethnicity OTHER</td>
</tr>
</tbody>
</table>
Housing Needs of Families on the Waiting List

<table>
<thead>
<tr>
<th>Hispanic</th>
<th>1</th>
<th>1</th>
</tr>
</thead>
</table>

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

If yes:

- How long has it been closed (# of months)? 14 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

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.

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:**

<table>
<thead>
<tr>
<th>Select all that apply</th>
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</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</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>
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</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>
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<tbody>
<tr>
<td>☐ Seek designation of public housing for the elderly</td>
</tr>
</tbody>
</table>
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)**

**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)

### B.2 New Activities

(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?

<table>
<thead>
<tr>
<th>Y</th>
<th>N</th>
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<tbody>
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</table>

☑ Project Based Vouchers.

(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.

### Project Based Vouchers

The PHA will explore ways to strategically expand housing in communities of opportunity and revitalization areas in parts of the Eastern Shore and Western Maryland through the Project-Based program. The PHA will explore attaching up to 10 percent of its voucher assistance to specific housing units for sites selected for PBVs through a competitive process managed by the PHA e.g. an RFP or the Department’s competitive tax credit funding round.

### B.3 Most Recent Fiscal Year Audit.

(a) Were there any findings in the most recent FY Audit?

<table>
<thead>
<tr>
<th>Y</th>
<th>N</th>
<th>N/A</th>
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<tbody>
<tr>
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</table>

(b) If yes, please describe:

### B.4 Civil Rights Certification

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.

See Attachment A.
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. The PHA is currently in the process of refreshing 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. In addition to making the site more user-friendly, features to improve search functionality will be added, including adding vouchers and senior/disabled housing to the main search features.

Additional housing opportunities were created by financing affordable housing developments utilizing the Federal Low-Income Tax Credit Program (LIHTC) and state-appropriated loan funds. During FY 16 and 17, DHCD financed nearly 9,000 units of housing in affordable rental developments. Since FY 13, the total is in excess of 14,000 units. Despite historically high production levels, the need remains great.

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, was awarded an additional 6 voucher to assist homeless veterans (effective 8/1/18).

The PHA, in partnership with the VA Medical Center in Perry Point, Cecil County, will assist 75 homeless veterans with Project-Based Vouchers. The first thirty (30) units will be complete by May 2018.

Project-based assistance will begin during the first quarter of 2018.

2. PHA Goal: Improve the quality of assisted housing

Continued to build partnerships with participating owners.
Improved customer service through new website and by expanding referrals to include various subsidized housing programs and social service agencies.

Hosted Fair Housing-Related Civil Rights Compliance training for staff.

3. PHA Goal: Increase assisted housing choices

Provided 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 Department of Health, 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 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. DHCD is projected to have Rental Assistance Contracts (RACs) executed and units leased for 106 units for persons with disabilities by 3/31/19 from the first award as well as executed RACs and units under lease for sixty two (62) units from the second award by 3/31/19.

Statement of Future Goals

1. The PHA will explore ways to strategically expand housing in communities of opportunity and revitalization areas in parts of the Eastern Shore and Western Maryland through the Project-Based program. The PHA will explore attaching up to 10 percent of its voucher assistance to specific housing units for sites selected for PBVs through a competitive process managed by the Department e.g. an RFP or the PHA’s competitive tax credit funding round.

2. Since 2015, the PHA has expanded the Veterans Affairs Supportive Housing Voucher program from fifteen (15) vouchers to one hundred fifty nine (159) through 2018. The PHA has VASH awards for parts of the Eastern Shore and Western Maryland including VA MD Health Care System, serving Veterans on the Eastern Shore, the VA Martinsburg VA Medical Center/Cumberland CBOC, serving Veterans identified in
The PHA plans to continue to apply for opportunities to expand the VASH program.

3. The PHA will continue piloting biennial inspections for units that have passed two consecutive inspections. And will use the Perry Point Veterans Village Project Based site to expand this population into newly constructed and substantially rehabilitated units that have passed the initial inspection. Random quality control inspections will continue to be performed. Other units will be inspected annually.

4. Increase community engagement and involvement through stakeholder meetings focused on developing partnerships and increasing housing opportunities. Meetings will be held with employees, participants, owners/agents, and other stakeholders and representatives.

5. Maintain full lease up of Family Unification Program and Mainstream Vouchers programs and increase Category NED 2 vouchers utilization to 100%. In calendar year 2017, the PHA received a limited number of referrals resulting in the NED Category 2 voucher utilization declining. The PHA will be utilizing the NED Category 2 vouchers in accordance with PIH 2013-19. If there are no Category 2 families on the waiting list, the PHA will contact its partnering agency as well as conduct outreach through appropriate social service agencies and qualifying institutions to identify potentially eligible individuals. If after all means of outreach have been taken to reach Category 2 families, the PHA will re-issue the HCV to a NED family on the waiting list. Any subsequent turnover of that voucher will again be used for a Category 2 family on the waiting list, and the PHA will be under the same obligation to conduct outreach to Category 2 families if no such families are on the waiting list.

6. Increase Family Self Sufficiency (FSS) program participation and leverage partnerships with the philanthropic and business sectors to connect participants to resources that improve their access to economic opportunities, such as jobs, transportation and affordable mortgages.

7. Continue to work with supportive service agencies on a Housing First Initiative to provide assistance to chronically homeless households.

<table>
<thead>
<tr>
<th>B.7</th>
<th>Resident Advisory Board (RAB) Comments.</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) Did the RAB(s) provide comments to the PHA Plan?</td>
<td></td>
</tr>
<tr>
<td>Y</td>
<td>N</td>
</tr>
<tr>
<td></td>
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<td>☒</td>
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<tr>
<td>(a) 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.</td>
<td></td>
</tr>
</tbody>
</table>
RESIDENT ADVISORY BOARD – FY 2019

**Allegany County**

Representative from: Frostburg, MD

**Cumberland (City of)**

Representative from: Cumberland, MD

**Eastern Shore Regional**

Representative from: Pocomoke City MD

Representative from: Princess Anne, MD

Representative from: Salisbury, MD

Representative from: Easton, MD

Representative from: Cambridge, MD

Representative from: Chestertown, MD

**Frederick County**

Representative from: Frederick, MD

Representative from: Frederick, MD

**Garrett County**

Representative from: Oakland, MD

Representative from: Mt. Lake Park, MD
C. Fair Housing

C.1 Analysis of Impediments to Fair Housing Choice for Maryland Non-Entitlement Communities

See Attachment C.

Report can also be viewed at the following website:
http://dhcd.maryland.gov/Documents/Consolidated%20Plan/Analysis%20of%20Impediments%20Final%202015.pdf

D. Additional Information

D.1 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.

E. Challenged Elements

E.1 Challenged Elements

There were no challenged Elements

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.