

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Plans

5-Year Plan for Fiscal Years 2001 - 2005

Annual Plan for Fiscal-Year 2004

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: Baltimore County Housing Office

PHA Number: MD033

PHA Fiscal Year Beginning: 07/03

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

Baltimore County's progress report on this 5-Year Plan is included in the shaded areas. A full attachment of the 5-Year Plan progress report is included with the Annual Plan

A. Mission

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- X The PHA's mission is:

Baltimore County's Housing Office is committed to administering quality rental assistance programs that effectively address the needs of County low-income, very low-income, and extremely low-income families. We will do this by providing leadership, innovative responses, and comprehensive support to our citizens. Our rental assistance programs will: provide decent, safe and affordable housing free from discrimination; promote freedom of housing choice and spatial deconcentration; provide incentives to private property owners to rent to lower income families; and, promote economic self-sufficiency.

Within this mission we are committed to our *agency values*.

Service – We exist to serve our customers. We will maintain an open, responsive, reliable organization that constantly strives to improve service and be more user-friendly. Communication, coordination and planning are essential to our success.

Integration of Housing and Welfare Reform – We seek to create opportunities to integrate the resources of housing programs with welfare initiatives to support the economic self-sufficiency of our customers.

Communication – Knowledge is power, and communication is empowerment. It is our responsibility to communicate clearly, effectively and consistently with our customers, and citizens.

Accountability – We hold ourselves accountable for meeting the standards of our customers. We will maximize available resources and integrative technologies to expedite provision of service, increase communication, and monitor our performance.

Innovation – We will use flexibility in the integration of services, and challenge rigid interpretations of regulations that do not serve the best interest of our citizens. We will seek creative approaches and collaborative relationships with community organizations, service and care providers, law enforcement, and the public to address the needs and problems of our customers.

Professional Competency – We will provide staff the information, skills, and core competencies needed to be successful in the changing housing environment, and to provide quality service to our customers. In response to the growing needs and differences of the various cultural groups in the County, we will institutionalize cultural competence as a vital component of our operations.

The Housing Office has held to our mission as stated in our 5Year Plan, and accomplished many of the bold plans for providing quality rental assistance that we set out to achieve. Following our agency values, we have made progress in delivering innovative and comprehensive responses to families' affordable housing and economic self-sufficiency needs.

B. Goals

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

X PHA Goal: Expand the supply of assisted housing

Objectives:

- X Apply for additional rental vouchers:

Annually, the County will assess the need for and availability of rental vouchers. Based on this assessment, the County will determine whether application for additional subsidies is the most effective means to meet the needs of the County's very low-income citizens.

The Housing Office received no new Section 8 Vouchers during the past year. We were able to use existing subsidies to serve families living in rental complexes where the owner opted out of Section 8 project-based contracts.

- Reduce public housing vacancies:
X Leverage private or other public funds to create additional housing opportunities:

The Housing Office will seek collaborative opportunities to expand resources for our customers.

- Acquire or build units or developments
 Other (list below)

X PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score)
X Improve voucher management: (SEMAP score)

The Housing Office continues to invest in strengthening its management performance, with particular focus on all SEMAP performance indicators. For the fiscal year ending 6/30/02, the Housing Office received a rating of 89.

X Increase customer satisfaction:

The Housing Office will seek to increase customer satisfaction in Housing Office programs and services incrementally to achieve a five-year improvement of 50%. This will be measured through the continued practice of conducting customer surveys. Additionally, the Housing Office will respond to HUD's customer survey of participants' unit satisfaction.

The Housing Office continues efforts to increase customer satisfaction. During the past year, the Housing Office: 1) developed an automated subsidy tracking system that greatly enhances our efficiency and promotes speedy delivery of available subsidies, 2) implemented a quick response system for prospective landlords, 3) focused outreach and intake services to those least likely to apply to our Waiting List, the elderly and disabled, with ongoing site visits, and 4) increased the coordination of our resources with those of Departments of Social Services, Health and Aging. The Housing Office has distributed customer service surveys to our applicants and participants. These are being compiled.

- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- X Provide replacement vouchers:

At such times as Section 8 Moderate Rehabilitation Program contracts expire, and when HUD notifies the County of the removal of project-based subsidies through the disposition of HUD assisted properties, the Housing Office will provide replacement vouchers allocated by HUD to affected eligible families. During the calendar years 2000 through 2004, the County anticipates the expiration of 5 Section 8 Moderate Rehabilitation Program contracts resulting in a maximum of 439 replacement vouchers. Disposition of HUD's assisted properties could result in an undetermined number of additional replacement vouchers.

During the past year, Baltimore County provided 195 replacement vouchers to eligible families affected by the owners' actions to opt-out of HUD assisted mortgages or financing: East Roc Apartments, Village of Carrollwood, and East Towson Housing. Additionally, the County has notified HUD and the owner of a complex with a multi-stage Section 8 Moderate Rehabilitation Program contract that the County will not seek an extension of this contract. We anticipate offering Housing Choice Vouchers to eligible families living in the apartment complex when the contract expires.

- Other: (list below)

X **PHA Goal: Increase assisted housing choices**

Objectives:

- X Provide voucher mobility counseling:

The Housing Office will increase by 25%, presentations and materials emphasizing the choices and benefits of locating housing in opportunity areas. Additionally, the County will actively participate in HUD's mobility counseling program, the Baltimore Regional Housing Opportunities Program (BRHOP), as operated by the Community Assistance Network (CAN). Already the most active County participant in BRHOP, the County will develop and increase BRHOP promotional outreach materials and presentations by 25%. Further, the County will maintain active participation in the mobility counseling program administered as a result of the Thompson v. HUD Partial Consent Decree.

The County actively participated in BRHOP until this program concluded during this past year. We stand prepared to coordinate with activities relative to the relocation of families as a result of the Thompson v. HUD Partial Consent Decree.

- X Conduct outreach efforts to potential voucher landlords

- X Increase voucher payment standards

The Housing Office will review these standards annually for needed affordability changes and for changes to promote spatial deconcentration.

The Housing Office continues to pursue a multi-faceted approach to increasing families' housing choices.

Mobility counseling: *The Housing Office continues to encourage subsidy holders to consider the widest range of housing appropriate to their needs. Counseling and briefing sessions address the benefits of locating housing in areas where there is no concentration of poverty, minority or assisted housing. True to this, the County has advised HUD of our intent not to extend project-based subsidy contracts. During the past year, 15.4% of all mover families used their subsidies to locate housing in exception rent /opportunity areas.*

Outreach to owners: *The Housing Office has used a quick response, one-on-one approach to enlist new owners for our program. Owner response has been very positive. During this past year, the Housing Office enrolled 207 new landlords, representing 793 new units.*

Payment standards: *The Housing Office reviews payment standards annually for needed affordability changes. During the past year, the Housing Office enacted standards at 110% of the fair market rents (FMRs) effective October 1, 2002. These standards reflect local market conditions and increase families' opportunities.*

Subsidy term: *The Housing Office has maximized the term of all subsidies issued, giving each subsidy holder 150 days from the date of issuance. We find this enhances the search term,*

especially for families exploring all options, while decreasing administrative actions. Accommodations for persons with disabilities are provided.

X Implement voucher homeownership program:

The County is encouraged by recent homeownership program regulatory changes, and is coordinating with the Office of Community Conservation regarding a local program. In the interim, using their escrow accounts and existing County finance tools, 207 FSS families have purchased homes since 1998, with 17 of these achieving homeownership during calendar year 2002.

- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

X PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- X Other: (list below)

The Housing Office will coordinate with the County's goals as stated in our Consolidated Plan. This document reflects our unified vision for community conservation and enhancement. Specifically, we will maintain a collaborative process of community and agency interaction to improve the quality of life and economic vitality in our communities with a focus on the following strategic issues:

- Assisting the private sector to expand employment and business opportunities;
- Achieving excellence in education;
- Making communities safe places to live, work, play and raise a family;
- Promoting a policy of Community conservation by stabilizing and revitalizing neighborhoods;
- Promoting the revitalization of the County's older commercial cores and corridors;

- Meeting the housing needs of the County’s population within the context of the community;
- Meeting the human service needs of the County’s population; and
- Promoting active community participation in the process and responsibility of governing.

The Housing Office has maintained active collaboration with our partners to improve the stability, safety and quality of life in our communities, with a focus on our conservation areas. We work closely with our Police and Health Departments, and our Office of Community Conservation to assess community needs and to work with residents to address these.

The Housing Office continues collaboration with County initiatives to improve community stability and economic vitality in our communities. We maintain focus on healthy Family Self-Sufficiency and Welfare-to-Work Programs. We also target significant resources to our special needs populations, who represent 51% of program participants.

Persons with disabilities constitute 35% of all subsidy holders, with 294 families participating in locally designed programs for the disabled: our Mainstream Program for Persons with Disabilities, our Housing Assistance for Persons with Disabilities (HOPWA), our Independent Group Residency (IGR) Program and our Medicaid Waiver Program. With the use of subsidies from this last program, we have assisted eligible persons to move from nursing homes to independent living within our communities.

The elderly constitute 16% of all subsidy holders, representing a 2% increase over their level of participation in the previous year. The Housing Office continues aggressive outreach to this underserved population.

Finally, we have assisted families to relocate from blighted communities where the County has focused its community conservation efforts. Notably, the Housing Office assisted residents of the Village of Tall Trees, a development targeted for County demolition.

In sum, these activities contribute to stabilizing and revitalizing neighborhoods, as well as meeting families’ affordable housing needs within our communities.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

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

Objectives:

X Increase the number and percentage of employed persons in assisted families:

- The Housing Office will promote participation in our Family Self-Sufficiency Program, and increase by 25% the number of families with escrow accounts.
- The Housing Office will integrate programs and services with those of our Department of Social Services to eliminate barriers to participants' employment.
- The Housing Office will fully develop our Welfare-to-Work Section 8 Program, and increase the number of participants with employment income by 25%.

X Provide or attract supportive services to improve assistance recipients' employability:

The Housing Office will collaborate with the County's service providers, community organizations and faith institutions to identify and develop approaches to promote the employability and economic self-sufficiency of our recipients. At minimum, the Housing Office will coordinate with the County's Job Network, the Office of Employment and Training, community colleges, our community action agency, local vendors and the faith community to offer education, job readiness, and employment skills services to improve recipients' employability. A focus of Housing Office efforts will be the administration of our Section 8 Welfare-to-Work Program to help families make life changes that promote stability, geographic mobility, and economic self-sufficiency.

Our Welfare-to-Work Section 8 Program is innovative in its collaboration of federal initiatives through the Departments of Housing and Urban Development, Health and Human Services, Labor, Transportation and Education, with a wide array of public and private service providers, businesses and centers for employment and training. Our Welfare-to-Work Program coordinates and incorporates existing welfare-to-work and welfare reform initiatives with innovative strategies to build a comprehensive response for families caught in the welfare cycle.

The County's Welfare-to-Work Section 8 Program will broaden the number of opportunities for families to overcome barriers to economic self-sufficiency, improve our targeting and management of available resources, and focus resources on families' transition from welfare rolls to payrolls.

**Family Self-Sufficiency Program Activity
January 1, 2002 – December 31, 2002**

<i>Total # FSS participants</i>	781
<i># participants obtained first time employment</i>	313
<i># participants obtained better paying jobs</i>	289
<i>Participant average hourly wage</i>	\$13.08
<i>Participant average increase in hourly wage (From entry into FSS Program)</i>	\$6.87
<i># FSS graduates</i>	66
<i># FSS graduates who purchased homes</i>	17 (26%)

Collaboration: *Partners in this comprehensive plan to move families to economic self-sufficiency have continued to include the Department of Social Services' Family Investment Program (FIP), the Community Colleges of Baltimore County, County Police and Fire Departments, Workforce Solutions, local businesses, and financial institutions. Strategies such as workplace mentors, consistent one-on-one counseling by our FSS counselors, and motivational activities such as bi-monthly newsletters, semi-annual educational forums, and annual awards contribute to the progress of our families.*

Welfare-to-Work Program: *The County's Section 8 Welfare-to-Work Program, locally known as the RISE Program (Residential Incentives Supporting Employment) offers families comprehensive resources and services so they can take steps to rise out of poverty and dependence. A voluntary program, RISE helps families make big changes in their lives toward stability and financial independence. In addition to a Section 8 subsidy, RISE families participate in our FSS Program and receive assistance in creating a plan for success. During calendar year 2002, 415 families participated in the RISE Program.*

- X Provide or attract supportive services to increase independence for the elderly or families with disabilities.

Elderly

As stated in our Consolidated Plan, addressing the housing needs of the low-income elderly is a priority. Our Department of Aging has primary responsibility for coordinating services to and for our elderly citizens. The Department provides critical services to more than 138,000 County seniors and their families and caretakers. Department programs and activities support senior citizens in their efforts to remain healthy, active, and independent

members of the community. The Department is committed to provide, coordinate and advocate for services to ensure the highest quality of life for both active and health impaired seniors, their families and caregivers.

Similarly, the Department of Social Services provides services to elderly adults. From the provision of a home aide to help with daily living tasks, to professional counseling or assistance in relocating to a safe environment, the Department strives to assist individuals while preserving each person's self-determination and independence.

Core services during this plan's five-year period are expected to include the following.

- Home care services – Provides paid in-home aides for personal-care assistance and self-care services critical to making sure an elderly citizen is safe and secure within his or her own home and community.
- CountyRide – Provides para-transit service designed to serve seniors and persons with disabilities.
- HealthScope – Provides free health education and screening services.
- Nutrition Services – Provides hot lunches to all senior centers.
- Partnerships – Provides resources and services where government funding does not exist (e.g. partnerships with private companies such as Metlife, GBMC, Merck, Patuxent Publishing Company, The Sun, Comcast, CVS/Pharmacy, GBMC Diversified Health, and Sheppard Pratt Health System).
- Community Outreach Program – Provides casework services at 18 senior centers, and to the homebound.
- Caregivers Program – Provides information and support services to residents who take care of elderly family members.
- Home Team Program – Matches eligible, case managed seniors with community volunteers to promote greater independence.
- Legal Services – Provides legal services under contract with the Legal Aid Bureau, Inc.
- Loan Closet – Provides durable medical equipment at no cost for as long as needed.
- Senior Centers – Provides meaningful social, recreational, educational, and preventive health services.
- Center Connection – Provides specialized staff assistance to enable seniors to participate in senior center activities.

Elderly: During the past year the Housing Office focused on expanding participation by our elderly citizens – a population that has been underserved. The Housing Office: 1) contacted local service providers to the elderly and reintroduced our program, 2) visited senior centers and housing for the elderly to encourage application to our Waiting List, 3) conducted home visits to interview and brief eligible households, and 4) offered referrals to existing and new elderly housing facilities. As a result of these efforts we have increased by 2% the participation of elderly households to 944.

Families with Disabilities

Ensuring supportive services that promote the independence of citizens with disabilities is also a priority for the County. The coordination and direction of these services to an estimated 100,000 residents with disabilities aged 16 and older who are not institutionalized, is the responsibility of the County's Commission on Disabilities.

The County is committed to effectively delivering programs and services to families with disabilities, and to affirmatively furthering fair housing. Core resources during the next five years are expected to include the following.

Baltimore County directs significant resources to our citizens with disabilities. The Housing Office targets 100 subsidies to our Mainstream Program, 65 to our Housing Assistance for Families with Disabilities Program, 104 to our Independent Group Residency (IGR) Program, and 25 to our citizens who are Medicaid Waiver eligible and to those living in assisted living facilities. 1589 additional citizens with disabilities participate in our standard Section 8 Program.

The Housing Office works with the Department of Social Services, the Health Department, the Commission on Disabilities, Making Choices for Independent Living (MCIL), the many providers of service to our citizens with disabilities, as well as the County's Legal Aid Bureau to provide rental assistance and resources to enhance the quality of life for our citizens with disabilities.

*

- Community Development Block Grant Program (CDBG) – The County commits approximately twenty percent (20%) of its CDBG Program funds to meeting the needs of people with disabilities.
- Rehabilitation Loan and Grant Program – This program will expand to provide funds to make multi-family housing accessible to meet the needs of persons with disabilities.
- WorkNet – This is an internet-based job bank to serve persons with disabilities.
- Accessible Housing Database – This is an internet-based database of accessible units for use in locating housing.
- Mainstream Housing Opportunities for Persons with Disabilities Program (Mainstream Program) – This is a comprehensive program providing Section 8 rental assistance and supportive services at the community level to support independent living.
- Independent Group Residency(IGR) Program – The County commits a block of Section 8 subsidies for use by members of our Commission on Disabilities to enable persons with disabilities to live in a group setting within the community while receiving supportive services from member agencies.

X Other: (list below)

The Housing Office will maintain participation in the Housing Opportunities for Persons with AIDS (HOPWA) Program. Cooperatively administered by the Housing Office and the Department of Health, this valuable program provides rental assistance and supportive services to the target population. The County will seek to 1) maximize utilization of all available HOPWA funding under the region's fair share distribution of funding, and 2) collaborate with local service providers to expand services to promote the self-sufficiency of program participants.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- X PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:
 - X Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:

Baltimore County has certified in its Consolidated Plan its commitment to affirmatively further fair housing. The County participated in an Analysis of Impediments (AI) to Fair Housing Choice conducted by the Baltimore Metropolitan Council on behalf of the Baltimore Region, and has incorporated the findings into our local fair housing initiatives.

This analysis reviewed policies, procedures and practices to assess how impediments affect the location, availability, and accessibility of housing in the County. It also reviewed conditions affecting fair housing choice and examined existing and potential barriers to fair housing in the community, and local obstacles to the provision of housing.

- The analysis identified lack of public awareness of fair housing rights and responsibilities as a significant barrier to fair housing. The Housing Office is committed to working closely with advocacy groups to reduce this obstacle. Consistent with the Housing Office's Equal Opportunity Housing Plan, the Housing Office will support the Greater Baltimore Community Housing Resource Board (CHRB) and its activities, which promote fair housing and educate the public. The Housing Office will maintain participation in the CHRB's radio and television shows, as well as conferences and outreach efforts on tenant-landlord problems and housing discrimination problems.
- The Housing Office will support Baltimore Neighborhoods, Inc.'s (BNI) communication, education, and outreach efforts on tenant-landlord problems and housing discrimination.
- The Housing Office will promote housing choice through participation in the Community Assistance Network (CAN)—Baltimore Regional Housing Opportunity Program (BRHOP). The goal for all families participating in BRHOP is to move to an area where the family can find better schools, jobs, transportation and other

services to enhance the quality of their lives. The County will continue to invite Baltimore County Section 8 participant families and those moving to Baltimore County to participate in this program.

- The Housing Office will encourage landlords to submit units for leasing that are not located in poverty or minority concentrated areas, and engage in an active program of outreach to encourage participation by landlords in opportunity areas.
- The Housing Office will conduct a variety of outreach activities to encourage participation of new landlords to expand housing opportunities, as well as to keep currently participating landlords apprised of new regulations. Presentations will include information concerning Fair Housing and Civil Rights requirements for assisted housing programs.
- The Housing Office will work with the County's Human Relations Commission to assist in resolving concerns raised by or about families participating in rental assistance programs and to educate landlords and the public on Fair Housing.
 - X Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, family status, and disability:
 - X Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- The Housing Office will continue to promote the resources of available mobility counseling programs.
- The Housing Office will provide information to landlords on Fair Housing and the ADA, and actively promote participation of landlords with accessible units, and units that would satisfy varied unit size needs.
- The Housing Office will maintain its strong connection with the County's Commission on Disabilities to ensure fair and equal access to suitable housing in our communities. The Housing Office will actively promote the Rehabilitation Loan and Grant Program, the Independent Group Residency Program, the Mainstream Program, and use of the accessible unit database described above.

Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2003
 [24 CFR Part 903.7]

i. Annual Plan Type:

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Table of Contents

	<u>Page #</u>
Annual Plan	
ii. Executive Summary	NA
iii. Table of Contents	1
1. Housing Needs	5
2. Financial Resources	12
3. Policies on Eligibility, Selection and Admissions	13
4. Rent Determination Policies	22
5. Operations and Management Policies	26
6. Grievance Procedures	NA
7. Capital Improvement Needs	NA
8. Demolition and Disposition	NA
9. Designation of Housing	NA
10. Conversions of Public Housing	NA
11. Homeownership	34
12. Community Service Programs	36
13. Crime and Safety	NA
14. Pets (Inactive for January 1 PHAs)	NA
15. Civil Rights Certifications (included with PHA Plan Certifications)	NA
16. Audit	NA
17. Asset Management	NA
18. Other Information	43
19. Attachments	47

Attachments

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2000 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

NA

Optional Attachments:

- X PHA Management Organizational Chart
- FY 2000 Capital Fund Program 5-Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- X Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

NA

Supporting Documents Available for Review

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies X check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures X check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

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

Key: 1 Least – 5 Greatest

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	29,659	5	1	3	3	1	3
Income >30% but <=50% of AMI	31,596	5	1	3	3	1	3
Income >50% but <80% of AMI	53,103	5	1	3	3	1	2
Elderly	18,297	5	3	3	3	3	5
Families with Disabilities	18,662	5	5	3	5	3	5
*Race 1	82,123	1	1	1	1	1	1
*Race 2	22,445	1	1	1	1	1	1
*Race 3	3,975	1	1	1	1	1	1
*Race 4	667	1	1	1	1	1	1
*Race 5	3,970	1	1	1	1	1	1
*Race 6	1,178	1	1	1	1	1	1

*1-White (non-Hispanic) 3-Hispanic (all races) 5-Asian & Pacific Islanders (non-Hispanic)
 2-Black (non-Hispanic) 4-Native American 6-Other

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

- X Consolidated Plan of the Jurisdiction/s
 Indicate year: 2002-2006
 FY2002 One-Year Action Plan
- X U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset (2000)
- X American Housing Survey data
 Indicate year: 2001
- X Other housing market study
 Indicate year: 2002 : (eg: Out-of-Reach)
- 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**

- * In addition to annual turnover, the waiting list is updated monthly, and inactive applications are purged. (See Administrative Plan, Chapter 4.)

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	6652	100%	4699 ^A
Extremely low income <=30% AMI	5785	87%	4049
Very low income (>30% but <=50% AMI)	852	13%	596
Low income (>50% but <80% AMI)	15	<1%	10
Families with children	5311	80%	3718 ^B
Elderly families	274	4%	193 ^B
Families with Disabilities	2251	34%	1576 ^B
White	1634	25%	1144
Black	4809	72%	3366
American Indian/ Alaskan Native	150	2%	11
Asian/Pacific Islander	59	1%	41
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

^A Includes dropped and moved to program assistance.

^B Families with disabilities can also be families with children thus causing totals to be greater than 100% of waiting list.

C. Strategy for Addressing Needs

Baltimore County's Consolidated Plan notes the County's commitment within its fiscal capacity to ensuring that each of its residents has the resources to enjoy a high quality of life, and that each of its communities is livable and attractive. Among these resources is the right of fair and equal access to housing that is decent, safe, sanitary, and affordable. To this end, Baltimore County is making an effort to maintain the institutional and financial capacity to ensure the availability of housing for all its citizens.

Housing Office activities in support of this commitment during the upcoming year will include:

- Promoting full utilization of all existing subsidies;
- Promoting maintenance of the current supply of decent, affordable, assisted housing within the context of stable, well-maintained and well-serviced neighborhoods;
- Promoting homeownership and, in particular, assisting first-time homebuyers to purchase existing homes;
- Creating housing opportunities for populations with special needs, including the elderly, people with disabilities and households of low or fixed income;
- Providing opportunities for economic self-sufficiency and asset development needed to empower assisted housing program participants; and
- Promoting fair housing and equal opportunity in housing.

These activities represent sound investments in the future of the County, as well as in the future of each of its citizens.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

- 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

- X Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- X Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- X Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- X 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:

- 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
- X 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

- 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

The Housing Office conducts ongoing outreach to encourage families of all types to apply for participation in the County's rental assistance programs. Review of existing data on the characteristics of families served and families on the Section 8 Waiting List documents these exceed HUD's targeting requirements, without any written policy or requirement to do so.

- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work

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

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

- X Employ admissions preferences aimed at families who are working

To further goals of economic self-sufficiency while broadening the income mix of eligible families with housing needs, the Housing Office may employ program specific preferences

aimed at families who are working (e.g. preferences to comply with our local Section 8 Welfare-to-Work Program requirements).

- 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:

- Seek designation of public housing for the elderly
 - X Apply for special-purpose vouchers targeted to the elderly, should they become available
 - X Other:
- The Housing Office will target outreach to elderly citizens least likely to apply for participation in rent subsidy programs.
 - The Housing Office will coordinate with related supportive service providers to implement program components for Section 8 subsidy use by Medicaid waiver eligible elderly families.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

- Seek designation of public housing for families with disabilities
 - Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
 - X Apply for special-purpose vouchers targeted to families with disabilities, should they become available
 - X Affirmatively market to local non-profit agencies that assist families with disabilities
 - X Other: (list below)
- Maximize utilization of existing Mainstream , HOPWA and Independent Group Residency rent subsidies.
 - Collaborate with the Department of Social Services, the Health Department, Commission on Disabilities, Making Choices for Independent Living, and County service providers in targeting of existing housing resources.
 - Promote the resources of the County's accessible housing database.
 - Promote the use of Section 8 subsidies for Medicaid waiver eligible families with disabilities.

- Promote the use of Section 8 subsidies in assisted living facilities.

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:

- X Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- X Other:

Participate in public awareness activities coordinated by the Greater Baltimore Community Housing Resource Board (CHRB), the County’s Human Relations Commission, and disability service providers (e.g. conferences, outreach sessions, radio and television presentations).

Strategy 2: Conduct activities to affirmatively further fair housing

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

- Collaborate with advocacy groups to increase public awareness of fair housing rights and responsibilities (CHRB, BNI, Baltimore Regional Housing Opportunity Program, Human Relations Commission, Commission on Disabilities, MCIL, Legal Aid Bureau).
- Include information on fair housing at all landlord meetings and conferences.

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

(2) Reasons for Selecting Strategies

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

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

- X Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- X Community priorities regarding housing assistance
- X Results of consultation with local or state government
- X Results of consultation with residents and the Resident Advisory Board
- X Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund		
b) Public Housing Capital Fund		
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$30,514,597	5321 subsidies
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
HOPWA	\$389,349	65 subsidies
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income		
4. Other income (list below)		
Section 8 Moderate Rehabilitation Program	\$2,944,904	440 subsidies
4. Non-federal sources (list below)		
State Rental Allowance Program (RAP)	\$80,070	45 subsidies
State Rental Allowance Program RAP-to-Work	-0-	-0-

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Total resources	\$33,928,920	5,871 subsidies

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification

- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- X Criminal or drug-related activity only to the extent required by law or regulation

- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- X Other (list below)

The Baltimore County Housing Office requires the head of the household to sign a Self-Declaration form that screens for the following information regarding all family members.

- Previous evictions from Public Housing
- Citizenship or eligible immigration status
- Disability Status
- Special accommodations needed due to a disability
- Previous terminations from rental assistance under the certificate or voucher program
- Unpaid rent or other amounts owed to a Housing Authority in connection with Section 8 or public housing assistance
- Monies owed to any Housing Agency for amounts paid to an owner under a HAP contract for rent, damages to the unit, or other amounts owed under the lease
- Breach of an agreement with a Housing Agency to pay amounts owed
- Drug related criminal activity or violent criminal activity history

b. X Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes X No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. Yes X No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
- X Other (describe below)

The Housing Office provides only the following information about a family to prospective owners (from Housing Office records, if known):

- The family's current address
- The name and address of the family's current landlord
- The name and address of the family's prior landlord

This information is noted in writing on the back of the Request to Authorize Tenancy form the Housing Office issues to the family, and which the family must provide to a prospective owner.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- X Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- X PHA main administrative office
- X Other (list below)

Persons interested in applying for admission to Baltimore County's Section 8 Programs may obtain an application directly from the Housing Office in person or by mail. Applications may also be obtained at the following locations:

- County Department of Social Services District Offices and Service Divisions
- County Public Libraries
- County Health Department
- Project-based rental assistance developments
- Shelters for the homeless
- County's website www.co.ba.md.us

(3) Search Time

a. X Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

The initial term of a Housing Choice Voucher is a period of 150 calendar days from the date it is issued.

If a family has declared that a family member has a disability and the family has not submitted a Request to Authorize Tenancy form by the end of the initial term of the subsidy, the family's subsidy is automatically extended for a second term of ninety days.

Additional extensions as a reasonable accommodation to make the program accessible to a family member, who is a person with disabilities, must be requested in writing prior to the expiration date of the second term. These are reviewed on a case-by-case basis.

No other extensions are granted.

(4) Admissions Preferences

a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

*See Page 8. During the next year families served from the County's Waiting List will exceed the requirement.

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

2 Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 1 Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
**Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- X Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- X This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- X Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- X The Section 8 Administrative Plan

- X Briefing sessions and written materials
- X Other (list below)

The County administers a number of special purpose Section 8 Programs. These include the Family Unification Program (FUP), the Mainstream Program for Housing Opportunities for the Disabled (Mainstream Program), the Family Self-Sufficiency Program (FSS), and the Welfare-to-Work Program (RISE), the Section 8 Medicaid Waiver Program, and the proposed Section 8 Homeownership Program.

The County takes affirmative action to make these policies known to the general public, as well as to potential applicants and current participants. As part of our marketing efforts, the policies for our special purpose programs are made available through public notices, newspaper articles, brochures, audio and visual reference presentations, outreach informational handbooks, and our policies and procedures booklet provided to all applicants and participants during their interviews and briefings. Additionally, these policies are available for reference in related program design documents, applications for funding, and memoranda of understanding.

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- X Through published notices
- X Other (list below)

The Housing Office's general outreach strategy is designed to attract applications from all elements of these programs' eligible populations. When necessary to assure a broad mix of applicants, the Housing Office periodically reviews the family characteristics of applicants, and amends outreach efforts accordingly. The Housing Office conducts targeted outreach to make the availability of the valuable resources of our special purpose Section 8 Programs known to the public. In addition to published notices, the Housing Office regularly markets these programs through broad distribution of written materials such as brochures, flyers, poster, newsletter articles, letters, and canvas notices.

Further, the Housing Office conducts outreach presentations to local civic organizations, special interest groups, community associations, service providers, landlords, government agencies, and local businesses to provide information on these programs and to encourage their support and referrals. Participation in the GBCHBR's radio and television programming adds an important dimension to this outreach.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

(1) Income Based Rent Policies

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
 Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
 For household heads
 For other family members

- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

- g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
 Survey of rents listed in local newspaper
 Survey of similar unassisted units in the neighborhood
 Other (list/describe below)

B. Section 8 Tenant-Based Assistance

(1) Payment Standards

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
 100% of FMR
X Above 100% but at or below 110% of FMR
X Above 110% of FMR (if HUD approved; describe circumstances below)

Baltimore County received HUD approval for payment standards exceeding 110% of FMR to open areas of opportunity for assisted families.

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
 The PHA has chosen to serve additional families by lowering the payment standard
 Reflects market or submarket
 Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- X FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
 Reflects market or submarket
X To increase housing options for families
 Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

Annually

Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

Success rates of assisted families

Rent burdens of assisted families

Other (list below)

HUD Headquarters – Economic and Market Analysis Data

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- X \$0
- \$1-\$25
- \$26-\$50

b. Yes X No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

A. PHA Management Structure

(select one)

- X An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	NA	NA
Section 8 Vouchers	5321	600
Section 8 Certificates	0	0
Section 8 Mod Rehab	440	214
*Special Purpose Section 8 Certificates/Vouchers (list individually)		
Preservation	45	5
Opt Outs	1347	148
FUP	100	11
Mainstream	100	11
Welfare to Work	415	46
Public Housing Drug Elimination Program (PHDEP)	NA	NA
RAP	23	10
Other Federal Programs(list individually)		
HOPWA	65	26
TOTAL	5849	875

*Footnote: Counted in with Section 8 certificates and vouchers above.

C. Management and Maintenance Policies

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

These are contained in Baltimore County's Section 8 Program Administrative Plan.

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
 PHA development management offices
 Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:
- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:
- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

- Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity:

b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description
 Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly <input type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA’s Designation Plan <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously-approved Designation Plan?	
6. Number of units affected:	

7. Coverage of action (select one)

- Part of the development
 Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	
<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	
<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

B. Section 8 Tenant Based Assistance

1. X Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

Baltimore County continues to plan administration of the Section 8 Homeownership Program option.

As noted in the 5-Year Strategic Plan of the County’s Consolidated Plan, Baltimore County places great emphasis on increasing homeownership rates, especially in its older communities. The County identifies homeownership as the greatest stabilizing factor for any community, yet recognizes this is often difficult to achieve for low-to-moderate income households.

Existing County efforts to promote homeownership for this population include tools such as the Settlement Expense Loan Program (SELP), the Single Family Rehabilitation Program, and the Live Near Your Work Program. The Section 8 Homeownership Program would seem to offer a unique opportunity to provide homeownership resources to Section 8 eligible households.

The County’s Consolidated Plan also addresses the special needs of persons with disabilities who approach homeownership. Proposed actions such as providing funding for accessibility modifications and renovations for income eligible persons with disabilities along with the Section 8 component could help make homeownership a reality for this population.

Recognizing the opportunity afforded by a Section 8 Homeownership Program, the Housing Office and the Office of Community Conservation, the County’s lead agency in administering homeownership strategies and programs, continue to collaborate in the development of this new option. As noted in our 5-Year Plan progress notes, the County is encouraged by recent homeownership program regulatory changes. We are involved in regional forums regarding best practices and required documents for a homeownership program. Baltimore County has the administrative and service capacity to administer a Section 8 homeownership program. Moreover, using existing resources, since 1998 we have facilitated 207 FSS families’ homeownership. The County will work with public and

private partners to develop appropriate strategies to implement the Section 8 Homeownership Program.

a. Size of Program

X Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option? Undetermined at this time.

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

To be determined.

b. PHA-established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? Undetermined at this time.

If yes, list criteria below:

To be determined.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

X Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed?

- Baltimore County's Housing Office (HO) and Department of Social Services (DSS), the County's TANF Agency, have an extensive history of collaborating in the development and administration of innovative, locally designed programs, and in our associated experiences with other local programs and agencies targeting our very low-income families.

The Housing Office and DSS have effectively collaborated since 1985 in designing and administering programs that incorporate rental assistance and counseling. Notably, these have included five rounds of the Family Unification Program, the Homeless Section 8 Program, the Housing Counseling Program, the SAFAH Program, the Mainstream Program, Operation Bootstrap, and Project Self-Sufficiency. Too, we cooperatively administer two state funded rental assistance programs incorporating case management to move families to economic self-sufficiency.

- In 1994 the County integrated the Housing Office, with its responsibility for administration of the County’s federal and state rent subsidy programs, into the local Department of Social Services. Recognizing that safe, affordable housing is fundamental to resolving complex social and economic problems, this integration promotes comprehensive, coordinated approaches to meeting our citizens’ needs.
- We have a system of on-going, open communications with all segments of DSS, and this has benefited the families we serve. Recognizing that safe, affordable housing is the foundation for families needing to resolve social and economic problems, Housing staff and services staff meet regularly to assess current and emerging needs, review the status of mutual clients, and identify gaps in service. Many of our programs require monthly or quarterly written evaluation of families’ progress. We believe we stand as a model for such seamless delivery of service.

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families

- X Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- X Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Baltimore County Police & Youth Mentoring Program	82	Waiting List	PHA Main Office	Section 8
Sojourner Douglass College Workforce Transportation Program	48	As requested, transportation to work.	PHA Main Office Sojourner Douglass College/ Balto. Co. DSS	Section 8
Budgeting Classes	246	As requested/ Needed	Consumer Credit Counseling Service/ PHA Genus Credit Management	Section 8
Parenting Classes	28	As requested/ needed	Young Parent Support Center	Section 8
Homeownership Workshops	212	Specific criteria	PHA Main Office	Section 8
Community Colleges of Baltimore County	263	Specific criteria	PHA / DSS Catonsville, Essex, Dundalk	Section 8
Office of Work Opportunity University of MD, Dental School	7	Specific criteria	PHA Main Office University of MD, Baltimore	Section 8
Work Force Solution	32	Specific criteria	PHA Main Office	Section 8
Job Network Partnership	114	Specific criteria	PHA Main Office	Section 8

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8	500	706 (Current) 1355 (Comprehensive)

b. Yes No:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination

- Actively notifying residents of new policy at times in addition to admission and reexamination.
- X Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- X Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports

- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake:

(select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
 Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. X Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. X Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes X No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? ____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

- 1X Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached at Attachment (File name)

X Provided below:

Baltimore County's Resident Advisory Board (RAB) is representative of our participants and the geographic spread in the County.

RAB members appointed for one-year renewable terms include:

Patricia Andrews	Cockeysville
Jacqueline Campbell	Dundalk
Tamara Gee	Essex
Verna King	Hillendale
Joyce Latham	Lansdowne
Christina Ryan	Eastpoint
Michelle Shaneyfelt	Essex
Natasha Stewart	Dundalk
John Thomson	Towson

Baltimore County's RAB is addressing three strategies to enhance the local Section 8 Program, and to improve its perception in the community.

Landlord Outreach

The RAB seeks ways to educate landlords about the important role they play in our communities: providing safe, stable housing, and supporting assisted families in their transition to independence. The RAB is evaluating the improved use of newsletters, workshops, and reports.

Waiting List Resources

The RAB is enthusiastic about offering resources to families on our Section 8 Waiting List. This would provide resources for the present, and prepare families for successful use of subsidies. In particular, the RAB is considering offering periodic workshops where families

can learn about 1) the impact of their credit rating and how to address poor credit ratings, 2) the landlord screening and selection process, 3) how to search for suitable housing, and 4) how to market themselves.

Support Forums for Program Participants

The RAB is exploring avenues for program participants to receive ongoing education in maximizing the opportunities of the Housing Choice Voucher Program. Topics would include program obligations, the availability of the FSS and RISE Programs, and communication skills.

With guidance from our FSS Coordinator, the RAB will continue to meet, implement suggestions to improve our programs, and develop resources for families and landlords.

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

B. Description of Election process for Residents on the PHA Board

- 1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
- 2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance

- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

1. Consolidated Plan jurisdiction: Baltimore County, Maryland
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - X The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - X The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - X The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - X Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Housing Office activities to be undertaken during the coming year are consistent with the initiatives contained in the County's Consolidated Plan. These activities include:

- Expanding the supply of decent, affordable assisted housing within the context of stable, well-maintained and well-serviced neighborhoods;
- Promoting homeownership, and assisting first-time homebuyers to purchase existing homes;
- Creating housing opportunities for populations with special needs, including the elderly, people with disabilities, and families of low or fixed income;
- Providing opportunities for economic and social self-sufficiency, and asset development;
- Promoting fair housing and equal opportunity.

Other:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

Baltimore County's Consolidated Plan and PHA Plan are mutually supportive of the activities described therein. The goals and strategies of the Five-Year Consolidated Plan are reflected in the Five-Year Agency Plan, and the Consolidated Plan's One-Year Action Plan is consistent with the activities described in the Agency Annual Plan. Similarly, these plans are consistent with the County's Master Plan.

Specifically, the Consolidated Plan's goals, strategies and focus of resources supports the activities identified in our Agency Plan. The Consolidated Plan's anti-poverty strategy reflects the County's commitment to address the needs of our low-income citizens through activities as identified in #2 above.

Moreover, the Consolidated Plan supports the PHA Plan's collaborative strategies to meet our goals of: 1) increasing the availability of decent, safe and affordable housing, 2) improving community quality of life and economic vitality, 3) promoting self-sufficiency and asset development of families and individuals, and 4) ensuring equal opportunity in housing for all citizens.

D. Other Information Required by HUD

19. Definitions: "Substantial Deviation of Annual Plan from the 5 Year Plan" and "Significant Amendment or Modification of the Annual Plan"

Throughout the term of this Agency Plan, the County may make changes to the plan or to its policies. Any significant amendment or modification to the Annual Plan requires the submission of a revised Agency Plan, and entails full public process requirements.

Within this context, Baltimore County will use the following definitions for "substantial deviation" and "significant amendment or modification". An exception to these definitions will be made for any that are adopted to reflect changes in HUD regulatory requirements.

A. Substantial Deviation

Substantial deviation of the Annual Plan from the 5 Year Plan will include the deletion of any stated annual strategy to advance the 5 Year Plan goals.

B. Significant Amendment or Modification

Significant amendment or modification of the Annual Plan will include changes to admissions policies or organization of the Section 8 Waiting List.

19. Attachments

Electronically submitted

Public Hearing Announcement Letter – Barbara Gradet, Director
Baltimore County Department of Social Services

Public Notice Poster
Public Hearing Transcript

Hard copies of the attachments listed below are located at:

Baltimore County Department of Social Services
Housing Office
Drumcastle Government Center
6401 York Road
Baltimore, Maryland 21212

Baltimore County, Maryland County Government Organization Chart
Baltimore County Department of Social Services Organization Chart
Baltimore County Department of Social Services, Housing Office Organization Chart

Certification of Publication – The Baltimore Sun

Public Notice Article

Certification of Publication – The Jeffersonian
Arbutus Times
Catonsville Times
Towson Times
Owings Mills Times
NE Booster/Reporter
North County News
Dundalk Eagle

Baltimore County Office of Community Conservation Public Hearing Announcement Letter

PHA Certifications of Compliance with the PHA Plans and Related Regulations

Certification of Payments to Influence Federal Transactions

Certification for Drug-Free Workplace

Resolution Approving Baltimore County's Public Housing Agency Plans

Baltimore County Housing Office Informal Hearing Procedures

Baltimore County Housing Office Informal Review Procedures

Home Ownership Opportunities In Baltimore County

Informal Review Procedures

Informal Hearing Procedures

PHA Plan

Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

**Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>

March 27, 2003

Dear Friend:

Baltimore County's Fiscal Year 2004 Agency Plan for administration of the Section 8 Program is now available for your review.

Section 511 of the Public Housing Reform Act of 1998 created the Agency Plan as a planning document for use of federal funds. The Plan contains the County's 5-year goals and a plan of activities and investment of funds for the next year in order to achieve these goals. Additionally, the plan provides details about the Housing Office's immediate operations, program participants, and programs and services.

Copies of the County's Agency Plan are available during normal business hours in the Housing Office and in all public libraries. Additionally, the entire plan is available on our website at www.co.ba.md.us.

We will conduct a public hearing to discuss the plan on Wednesday, May 7, 2003 at 6:00 p.m. at the Drumcastle Government Center, 6401 York Road, York 2 Conference Room, Baltimore, Maryland 21212. We encourage you to come and provide your comments. For your ease, you may also send us your comments by mail, fax (410.853.8999) or by email (lcramer@dhr.state.md.us).

We value your input, and look forward to hearing from you.

Very truly yours,

Barbara L. Gradet, LCSW
Director

PUBLIC NOTICE

Baltimore County hereby gives public notice, in accordance with 24 CFR 903 ("Public Housing Agency Plans") and the County's Citizen Participation Plan, that it proposes to submit to the U.S. Department of Housing and Urban Development (HUD) its updated Public Housing Agency (PHA) Plans – a Five Year Plan for 2001 – 2005 and an Annual Plan for 2004.

These plans provide the County's mission for serving the rental assistance needs of low-income and very low-income families, and the County's strategy for addressing those needs. The plans constitute one of several public housing reforms made by the Quality Housing and Work Responsibility Act of 1998. Through this planning mechanism, the County will more efficiently use Federal funds; more effectively operate programs; and better serve citizens.

The County will conduct a public hearing to discuss the plans on Wednesday, May 7, 2003 at 6:00 p.m. at the Baltimore County Department of Social Services, Housing Office, Drumcastle Government Center, 6401 York Road, Baltimore, Maryland 21212, in York 2 Conference Room.

Citizens are invited to review the Agency Plan prior to the hearing. The plans are available on the County's Website at www.co.ba.md.us and at the following locations during normal business hours:

**Baltimore County Housing Office
Drumcastle Government Center
6401 York Road
Baltimore, MD 21212**

Baltimore County Public Libraries

- Arbutus Branch
Sulphur Spring Road/Benson Avenue 21227
- Catonsville Area Branch
Frederick Road 21228
- Cockeysville Area Branch
9833 Greenside Drive 21030
- Essex Branch
1110 Eastern Boulevard 21221
- Hereford Branch
16940 York Road 21111
- North Point Area Branch
1716 Merritt Boulevard 21222
- Parkville-Carney Branch
9506 Harford Road
- Perry Hall Branch
9440 Belair Road 21236
- Pikesville Area Branch
1301 Reisterstown Road 21208
- Randallstown Area Branch
8604 Liberty Road 21133
- Reisterstown Branch
Cockeys Mill Road 21136
- Rosedale Area Branch
6105 Kenwood Avenue 21237
- Towson Area Branch
320 York Road 21204
- White Marsh Branch
8133 Sandpiper Circle 21236
- Woodlawn Branch
1811 Woodlawn Drive 21207

Citizens are encouraged to submit written comments on the Agency Plans to: Lois Cramer, Administrator, Baltimore County Housing Office, Drumcastle Government Center, 6401 York Road, Baltimore Maryland 21212. (Fax: 410.853.8999, email: lcramer@chr.state.md.us).

The Baltimore County Housing Office is dedicated to ensuring our rental assistance programs are readily accessible to and usable by individuals with disabilities. You may request an assistance aid, service or accommodation if you or a family member has a disability that limits one or more major life activities by calling (410) 853.8990 (voice): or Maryland Relay 711.

The Baltimore County Housing Office does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of housing services.



Equal Housing Opportunity

md033v02b

Baltimore County Department of Social Services

Baltimore County, Maryland
Public Hearing

Drumcastle Government Center
6401 York Road
Baltimore, Maryland 21212

Wednesday, May 7, 2003
6:00 P.M.

York 1 Conference Room

Barbara Gradet, Director, Department of Social Services

We want to welcome you to this public hearing.

I believe this is the first time we've combined public hearings for two plans, but that makes a great deal of sense. These plans work hand in hand and there's great communication between our agency, the Department of Social Services, which includes the Housing Office, and the Office of Communication Conservation, which is also in this building and shares all the same air and space with us. We were very pleased when we moved here from the Investment Building, that we were able to maintain being in the same building because we work so collaboratively. It made a lot of sense to have the hearing on one night since many of the issues clearly overlap and in planning how we deliver services to our County—co-plan actually. However, we're required because of our different funding sources and pots of money to actually create separate documents.

I'm going to ask two individuals to speak with you very briefly. I hope you've had an opportunity to review the plan. We've done everything we could to make them available to you, both electronically and on paper. We just want to give you a quick overview. I'm to ask two people to do that. First, I'm going to ask Lois Cramer, our Housing Office Administrator to talk very briefly about the plan she was responsible for under the DSS that relates specifically to the Housing Programs that are offered by the DSS through our Housing Office.

Lois Cramer, Administrator – Baltimore County Housing Office

First, I would like to welcome everyone.

Barbara is correct. Baltimore County is very unique in that our Housing Office is about the only one in the nation that is situated within a local DSS. We benefit greatly on both ends, in that, we are all charged with serving people who are very low income. This allows us to use each other's databases to provide families with greater seamless services. It's within that context that the federal government has asked us to hone our processes so we can be more efficient and better use the limited resources that are provided to us to provide families with rental assistance. The Housing Office focuses primarily on rental assistance. We operate the federal Section 8 Program, which is now known as the Housing Choice Voucher Program.

We operate two components of the Housing Choice Voucher Program: the FSS Program, which is available to anybody who participates in our rental assistance programs and it, allows families to get counseling so they can move economic self-sufficiency. It is an asset generating programs and we brought some photos from it. For every dollar the families increase in their income, we put the difference as to what we would be paying for them in rent, into an escrow account for them. At the conclusion of them meeting their five-year goals, they are allowed to use that money to advance themselves off all of federal assistance. We had significant number of families buy homes or advance studies or whatever it takes for them to be free of federal assistance. Our other program that we move through our federal Housing Choice Voucher Program is our RISE Program. That's the local name for our Welfare-to-Work Rental Assistance Program. Everyone who participates in that also participates in our FSS Program. Those two are the flagship of our rental assistance programs with which we link to many of the programs that are operated within the office of Community Conservation. With that, I'll turn the floor over to Liz so she can give an overview of the programs that we access daily.

Liz Glenn, Chief of Community Planning Development – Office of Community Conservation

Baltimore County is a federal entitlement jurisdiction in that we receive entitlement funds to deliver community development-housing services in Baltimore County. The Office of Community Conservation is the administrator for those funds. As Lois and Barbara both pointed out, we work very closely together on a number of our initiatives. Within the Office of Community Conservation we are basically divided into four distinct divisions. Specifically,

- Housing Opportunity Programs
- Public Service
- Commission on Disabilities
- Grants Administration

We are in the process of our third year of our five-year consolidated plan. Our priority is to establish a 5-year plan which began with fiscal year 2002 and 2004 will be our third year of the plan and this plan is thoroughly consistent with the priorities that were established under the 5-year plan. We've had a very intensive community input process. Some of you may have participated in one of the 12 meeting we that we held around the County, seeking public input and comments on where we should direct our funding resources over the five-years.

The Housing Choice Voucher Program in Lois' agency is consistent with the Consolidated Plan. We include a number of their initiatives into our plan and they do vice versa. So, we are very collaborative in nature. This particular plan, again, continues the goals of the 5-year plan and there is a great emphasis on an anti-poverty strategy and efforts we have undertaken to reduce poverty in our communities. How better to increase the awareness in our homeownership program and to reach out to services that are within their communities?

This particular public hearing is a federal requirement and one of the things we hope to do is seek your comments on this document and we'll take those comments and incorporate them within the document that we are going to send to HUD, which is due to HUD on May 19th. We look forward to hearing your comments and we thank you for your participation.

Judy Walsh

I am here to support an initiative that is funded with Office of Community Conservation (OCC) funding and to thank the OCC for the funding. The funding makes a huge difference in the lives of the primarily young women who are involved in the Young Parents Support Center (YPSC), which is a support center for young parents in the Essex area of Baltimore County. That center's been around for 10 years and it has helped thousands of people. The manner in which it has helped is essentially to enable primarily young moms, but also young men, older people, residents of the community, but the focus really on self-sufficiency and empowerment is for young moms who have children, who lack child care, day care, education and transportation to meet any of these needs. The ability, because of the stresses in their lives to really reflect on becoming the first teachers of their children so when their children get to school, their children have been taught by their parents. I'm here to thank the OCC and to say that with a diminishing budget that we all recognize is occurring and is even more imminent, programs that provide safety nets of this sort and do it in a very economical way, I guess you may be able to address that. The economics of this is such that the reward and dividend far exceeds the dollars that go in to developing a program.

Response:

Barbara Gradet, Director, Department of Social Services

The YPSC is family support center, one of many of a network of family support centers throughout the State of Maryland. It's sponsored by the DSS of we're very, very proud of what's been accomplished and we do that with money from a variety of sources, cobbled together and the OCC makes a very important contribution to that. So, that is very relevant and many of the goals are very consistent with the consolidated plan goals. That's why we continue to get resources. This year, although it's not impacted by the dollars associated with the plans we're reviewing tonight, for the coming year are/have experienced a significant reduction in funding, so we having a challenge there.

Linda Galinski, United Churches of Assistance Network

We are very pleased with the Department of the Community conservation—with their response to what we would like to do for homelessness, what we would like to establish in the Baltimore County area. There are several people from numerous churches. There are 44 churches in ACTC, this is Cathy Burgess, we have Reverend Jim Hansom from Trinity Episcopal Church and Reverend Adrien Dawson, who have been working with a group of us – a total of 50 some churches altogether.

Adrien Dawson, Trinity Episcopal Church

When I begin working with a coalition of churches that meets once a month, there seems to be a lot of energy around assisting the homeless in this area and up and down the York Road corridor. There were two projects that were being talked about: one, to offer families shelter through the Interfaith Hospitality Network Program, the other piece that was being talked about amongst these churches was to offer a day resource center for homeless persons. We were part of a grant petition that came in through the St. Vincent DePaul Society for this day resource center. So, we come here tonight to show our support for that grant and to try and articulate that we're coming to the table to try and partner with you all. When we had our first meeting in February to just be a fact finding in conversation about who's interested in supporting this day resource center over 60 people showed up

from a simple email and it was 24 different congregations and synagogues that came to this meeting, in addition to some county and city people and Carla from the school system. The response have been overwhelming and what we've trying to do is to keep all that energy going in the right direction so that whenever we are partnering with the county we can offer our share of the support through volunteers and finances and just to see this come together. So, we really are supportive of the County action plan. We read through it and look at all the ways in which the day resource center would be a piece of the whole services being offered to County. It's very exciting and we're hoping to provide that kind of assistance.

Unidentified Person

Since March of last year, amongst a lot of us we documented over thirty meetings amongst different people from different shelters and networking with the Department of Health and Mental Hygiene substance abuse and are networking with the proposal that's there from St. Vincent DePaul to work with us to help the homeless. What we did was to see if the plan for the Day Resource Center would work. We got a group of people – 8 different churches were able to keep the freezing weather shelter, the Eastern Resource Family Center, On Saturday mornings, we were able to keep it open for 5 more hours, from 7 to 12 in the morning.

We were able to put to use was in our proposal to see if it would work and the response form the homeless population was tremendous. The people wanted to learn how to read, get their GED's and somebody from Community Network Assistance, Ms. Thompson was only going to come for a half of hour but spent 2 ½ hours with them. That's how willing they are. The children were pitiful. They did respond when the groups from the churches played checkers and with them. We took that proposal from St. Vincent DePaul and try to put them in action and saw the response. It was tremendous, they did respond to us.

There are many people with medical problems. So in our proposal, we're going to address the medical issues. We networked with many of the hospitals locally and they're willing to help us by sending practitioners out to assist in the Day Resource Center. Not just to meet their fundamental needs of cleaning the homeless up and helping to do the laundry, but also to help them with the self-sufficiency issue, which is right along your plan.

Response

Liz Glenn, Office of Community Conservation

I want to thank you for your support. The reason we do this is because of you. You're the ones who have the ideas and the visions. It's very gratifying to hear you take the time out from your life. Not just for us but also for the Department of Social Services.

Michael Benelli, Making Choices for Independent Living

MCIL would like to present testimony regarding the County's Fiscal Year 2004 Action Plan. MCIL believes that Baltimore County has served its citizens well in assisting them to obtain adequate housing. MCIL is pleased to have worked collaboratively with the County's Housing Office to help it successfully apply for and obtain Housing Choice Vouchers through the Mainstream Program for persons with disabilities.

MCIL would like the County to adopt several of the Federal preferences in its application to HUD for FY 2004 and beyond. Specifically, MCIL would like the County, in its targeting available assistance to the elderly, to include elderly people with disabilities. MCIL would also like the County to employ admission preferences for a) involuntary Displacement, and b) Working families and those unable to work because of age or disability.

Finally, MCIL would like the County, under Rent Determination Policies, to include those related to a) Other family members, and b) For transportation expenses.

MCIL looks forward to continue to work with Baltimore County as it moves forward into the upcoming fiscal years.

Robert Gray

My name is Robert Gray and I'm here on behalf of my family and myself. What I would like to speak about has to do with housing and the way your program is coordinated.

I have an issue where I applied for your housing, Section 8 help a few months ago. Where I was previously living was condemned due to no fault of my own. When I heard about the help that is given, I went through your system. I was told because of me not being able to stay in the County because the time span of my place being condemned, I had to get my family and myself out right away. I have a nine year old and I take care of my mother. They said it was nothing that could be done for me because it's an emergency basis; I had to move into the City because of the situation as far as my finances. I feel that the way it was done – some of the answers that I've gotten back from people is that there's was nothing that could be done unless I move back into the County, then something could be done. If I could afford to stay there when I was there, I would not have applied for the grant for the program. What I would like... just like there are rules that you go by for admittance and how to come about, there should be some stipulations made that people who have these problems that are not of their own control should not be banned from receiving those same benefits.

I have a nine-year old little boy who used to go to City schools and he wasn't learning anything. I moved to the County and my son is now an honor roll student, an A average student and enjoys school. For me, the situation is not for City and County school right now, I won't be able to keep him there for long. It's hard as a single parent to raise a child in a non-stable neighborhood, but when you a child in a stable environment and they're doing well, take that child out of that environment and put him in an unstable environment causes mass confusion for the child.

So, I would like to see something implement so, someone else who may be going through the issues that I've gone through, which I feel are not fair because I worked in the County, and I lived in the County. I look at this as not being fair. I can't say that it's anyone fault, but I think that it's time to revise your rulings and your system.

Supporter of YPSC

I'm a supporter of the YPSC and I've been it since 2001. I'm there because I'm trying to achieve my GED so I can better myself. I had this very low esteem about myself because I had a baby at a very young age, and I raised her and I want to better my career. I was landing into dead end jobs

such as housekeeping and I knew I had the knowledge but I just didn't have the paper. Since, I've been there it has helped me a whole lot. The teachers there, they take their time and they help you. If you don't know anything, they will take their time and show you step by step. I have learned a lot since I've been there. It feels good because has raised my self-esteem higher and I can read better than I did before. I'm just ready right now and I owe it all to the teachers who their time to help me. I know it's people like me who have that low esteem and I know if they go to that school, they can make it – I know that can.

Keith, Supporter of YPSC

I've been going there since February 3rd. I've withdrawn once due to family issues. I want to say it's a really good organization. It has done a lot for me personally. I messed up in high school and had other issues that I had to withdraw out of high school and go get my GED. They gave me a packet and it had the YPSC in it. It's very convenient. I think it's a very nice place. I appreciate all the sponsorship, it really helps us out and we do fun things.

Roxanne Macey

I'm in the Catonsville's area. I have applied, a month or so ago, for a grant and was told I would have to get a proposal and things like that. This is my first time hear, so I was just sitting and listening. I wanted to start an assisted living facility in the Catonsville area because I work with older adults over 50. I see how it is very hard for elderly as they get older they don't have assistance and if they go privately, what it cost them. In the field over fifteen years, I love helping people and have decided to apply for that grant. I would like to know what will you be looking for that proposal because I've never it before and would like to provide help.

Response

Barbara Gradet, Director, Department of Social Services

Lois didn't mention this; a significant number of our Housing Choice Vouchers are utilized by the elderly community. Those of you who are familiar with Baltimore County know that we have one of the highest percentages of elderly anywhere, not only the state, but rivalry other states. We're very, very please when this resource is made available to the elderly and disabled citizens as well. We're always looking to do outreach to those populations and those of you in the community can really help us to reach those individuals.

Adrien Dawson, Trinity Episcopal Church

When we were discussing the way the Day Resource Center fits into your plan; one of the questions was, No matter our resource center is located during those summer months, the availability of sheltering goes down significantly as the freezing weather shelters close. One of the concerns, wherever the location is for the Day Resource Center, when we shut our doors where do people go? So, during those summer months, we know there is limited sheltering availability in the County, is there any kind of movement or plans towards having some more sheltering, or extending the freezing

weather shelter, whatever the possibilities are. There are a few lines in here about the County continuing to seek solutions to the sheltering issues. I just didn't know if there was anything in the works. Wherever the Day Resource Center may be located, that might allay some of their fears about people having to bed down in their yards in that neighborhood, when there isn't a place for them to go.

Response:

Liz Glenn, Office of Community Conservation

We recognize there are a number of challenges around sheltering the homeless population in our County. One of the things we're focusing our efforts on is building coalitions so that we can develop more collaborative approaches.

- To have a better sense of what their needs are
- To better understanding of who may be interested in helping to provide those services and how we can do it in a more efficient and effective way.

We clearly recognize that at this point there aren't resources to address the many, many needs – the year round needs. Homelessness is not just an issue we want to address in the winter cold months. Clearly, we know that anyone who lives through a summer in Baltimore knows that shelter is also very important during those months as well.

One thing that we're very excited about is the HMIS (Homeless Management Information System). That will really go a long way, in terms of identifying where resources and connect communities and families to those resources. We hope you will continue to work with us in identifying what those needs are and working with us to identify solutions to address those needs. We're certainly committed to working with you. Sandy Monker, who's the homeless coordinator, is a woman with a soft heart and who is clearly thinking about these issues on floor. We really appreciate that input and that's the kind of thing we would like to incorporate in our comments, so that as we continue to carry out our 5-year plan, we're thinking about the next 5-year plan – what are some of the things we need to focus on. We hope that you remain a partner and that we can certainly address these issues. We really do need your help.

Barbara Gradet, Director, Department of Social Services

I want to underscore what Liz said, "Which is all of our services, I can't think on any service that my agency delivers that meets the total need in our communities, there just isn't such a thing. The only way to that is through these collaborative partnerships. No way government can do it all. No one wants to pay the taxes that it would take to do that, so it requires, government shouldn't do it alone. It's really has to be a community affair. Your example of coming forward, gathering interested people coming up with a concept, and finding a way to connect with what government does have and make the most of those resources is just a fine example of how we must work together to address these issues.

Jim Ransom, Trinity Episcopal Church

I just want to make a couple of comments.

One is, I am just so impressed about how the religious community has come together on this

homeless issue. They really seem to have the energy to want to do something more than just a non-profit once in a while, but to create some kind of program together can be lasting in the community. That's to me is an extraordinary development within the religious community itself. That they can come together almost instantaneously having an awareness about the need.

Secondly, I've become involved with that group in terms of exploring homelessness issues. I've just become so aware of how inadequate our response has been as a county/community to that whole issue, and I'm sure there's some history behind that. But often the homeless are those able to advocate for themselves simply because often at the very, very bottom of our society and also, because the recidivism rate is so high, that we're all looking for programs to move to a better place. There are such a high proportion of homeless people. I just applaud anyone who wants to join with us in serving that population. It's really a chance for this kind of successes that government investors and community investors are looking for. I'm so interested in this resource.

We're having trouble finding a place for a shelter. I don't know if there's any way that county offices be available for the kind of room needed. We were really hoping a location would come out of it but I'm not sure what's going to happen

Response:

Barbara Gradet, Director, Department of Social Services

The OCC would be the right place for that. Both agencies work hand in hand. My agency provides certain dimensions of services to homeless. We provide social work, intake, and referral services. OCC does all the grants and locating of shelters. Both agencies would be delighted to work with you. We can certainly join you. It's a challenge and certainly, daytime space is very hard to come up with.

There is a strong history of collaboration behind government and the faith-based community and to see that growing and blossoming even more is really thrilling.

Warren Stokes, Assistance Center of Towson Churches

I have two questions.

Question #1

With the 5-year plan already laid out, if a group or coalition comes up with any ideas, will there be any problems in having those addressed even though they may not be a part of the overall 5-year plan or is the plan general enough where they will be accepted.

Response:

Barbara Gradet, Director of Department of Social Services

For both plans, yes, it's a 5-year plan but it's a living, breathing document. That's why every year we have a hearing and that's specifically so that we can tweak or modify. It's all within a broad set of goals and objectives that really don't change but I think you would find them sufficiently broad to encompass what your group interest is.

Liz Glenn, Office of Community Conservation

Indeed, it's a 5-year plan but there's two mega pieces to the 5-year plan. One is a needs assessment and one is a work analysis. What we do for the consolidated planning we'll get what the needs are by looking at statistical data, consult with local county agencies, consult with communities, and we did that huge public input process. Then, what we do is come up with a broad set of goals and some of them have some very specific recommendations with strategies. One of the things we try to avoid doing was to detail exactly how each program, each should be drafted, so that we can rely on the public to come back to us with any creative approaches that would address those priorities. If there are emerging priorities that come about during the 5-year process, as Barbara pointed out, we are quite free to a) do an amendment to the consolidated plan particularly if it's not something that's addressed and we know that it's important, and b) within the framework of those general priorities, I think we're able to respond very promptly. So, if there's something you think that needs responding to, I would encourage you to go to both Barbara's plan, the DSS 2000 plan and to our plan, if you can see the priority there.

We would welcome you to come to us and raise that issue of priorities with us.

Question #2

Is it alright for us as part of this coalition who are interested in the homeless Day Center to begin with, there have been some proposals as Jim has said, for individual churches to come up with a spot on an interim basis and we're hoping that the County will be assisting this whole idea in looking for a permanent home, and think about construction costs and so forth. Is it all right, as part of the coalition, with other County agencies other than the OCC to see what the facilities the County might have which are not in use or underused on our own or should we working through one of the County agencies? It seems to us that all County agencies are involved in what they're doing and rightly so because that way they become efficient. They might feel they may need every inch of space they have, but it seems to me that some of these divisions within the County may have some facility that is underused. Would it be all right for us to check into that without going through the channels—to contact people on our own?

Response

Liz Glenn, Office of Community Conservation

We have a limited staff capacity and certainly rely on the community to direct us in the direction we should go. If you go out there and do some investigation and find a building that seems to be appropriate and seems to not be utilized, we welcome you to explore that possibility and come back to us and tell us what you've found.

Barbara Gradet, Director, Department of Social Services

We would never discourage anyone from being proactive.

Cynthia Ambery

My question is related to an action plan the County committed to the After School Program what we see, and what types of programs were funded

Response:

Liz Glenn, Office of Community Conservation

The funds that we receive at the OCC require some very specific allocations and percentages. We are hamstrung by the fact that in our public service category, we are limited in the amount of money that we can fund. This particular FY '04, we had about 90 to 11 thousand dollars to fund that kind of initiative. We made a conscientious decision to really look at the most vulnerable population, in this case homelessness, so we used half of those funds to address homeless needs. We probably had more than a half million dollars in requests for those funds. It's very difficult at this time to really make the kind of tough decisions we had to make at this time. One of the things that we struggle with is how we sustained the existing organizations that we fund while we also balance that with funding new organizations that we know fulfill a very important need.

Clearly, after school programs are probably are the great challenges of our communities. We see demographics changing, we see high school composition changing and increasingly, we see more women are in the workforce or more parents are in workforce that necessitates the need for after school programs. The Local Management Board is looking at this issue and has worked very hard to make funds available for the after school programs and have been very successful. One of things that we are facing in this tough economic time, particularly, we've been very successful in using State funds to address some of those needs, they're not going to be there. We had to really make some tough decisions this year. One of the things that you can do which is very important, is as well as being service providers, you have to continue to keep your advocacy efforts strong and you have to continue to put the pressure on our State elected officials so that we assure that those funds that are needed for those after school programs to benefit our children, our future remain in tack.

What's in the budget does not even touch the need. We are dealing with monumental needs with very minimal resources. This County certainly understands and is very supportive of the need to fund these kinds of programs. We need to look out beyond our doors to continue to figure out how to leverage more additional resources to help address this need. Again, we need your help in advocating for us, as we will continue to advocate for you.

I don't know if that adequately answers your question. Yes, we are committed.

Barbara Gradet, Director, Department of Social Services

You really covered it, especially with the State After School Program initiative. That money did flow to us through our Local Management Board, and we were thrilled. It was the first time that we had earmarked money to do something that we agree with you is needed and has been needed for a very long time. Those dollars is threatened, more than threatened—they've already sustained a large cut and that before the latest rounds of cuts you're reading about in the paper.

We're really living day to day with our State funding.

There were some combined dollars. A lot of that money comes from the Department of Human Resources, which the Department of Social Services is a part of. Those dollars were earmarked specifically for that program and they've been reduced dramatically.

Richard Doran, Executive Director, Community Assistance Network

We appreciate the funding.

I want to make a pitch for future years—weatherization funding. We’ve now received our third grant for that. The importance of it is, it helps keep homes marketable, especially in older neighborhoods and with the CDBG money being used for weatherization, were able help people on a higher income level than the standard weatherization. People who are up to 30 and 40 thousand dollars whose homes are probably a little more marketable than homes that are going to the regular state funding weatherization. I think it would be a smart move to increase that grant just to increase the marketability of homes, where a secondary benefit, people saving more than 200 dollars a year on their utility bills. That’s one thing I hope that could be considered in the future.

A concern I have in the plan in the anti-poverty strategy. Dundalk is no longer listed and hasn’t been for several years as a priority area. Their indicators may not be as low as the other four communities that are in there, however, particularly in light of what’s happening at Beth Steel, I think that might be reconsidered. Our headquarters being in Dundalk our numbers for food, evictions and utilities there at that office have gone just through the roof, and more than doubled.

In the past, in previous versions of the plan, there have been brief explanations of what was being funded, not just in the name and the amount; I’m wondering if that could be included. You can’t get a sense of an organization, if you not familiar with it and you don’t know what they’re doing. It would be helpful for a lot of people to be able see how and organization is doing.

I’m assuming there’s a typo in there – the freezing weather shelter Westside 1.2 million dollars?

Response

Liz Glenn, Office of Community Conservation

It’s not quite a typo. Some of you probably know that we really struggled to find a location for the Westside Freezing Weather Shelter. We went out on a limb this year and put aside a pot of money in the hopes that we might be able to construct a building on site. It’s not really for the management of the freezing weather shelter; it’s actually in the event that we may be able to construct a building.

Richard Doran, Executive Director, Community Assistance Network

Finally, this is the actual update of a 5-year document and I don’t know if HUD doesn’t require it or what, it seems to me there should be some tracking of results over time. In other words, the strategies laid out in the original 5-year plan that are addressed each year, it seems to me that should be a component that says, we had a goal of increasing affordable housing by 15% and we’ve done 10% of that by now. You’re also asking that of all the grantees.

Response

Liz Glenn, Office of Community Conservation

When we looked forward to this new fiscal year, we’ve had quite a few discussions on evaluation the successes of our own programs, much less, the grantees programs. We all pressured to indicate

performance results. We're all measured now and so we have the burden of monitoring our sub recipients, but we realized that we need to take a look at the success of our own programs and whether or not we're meeting the goals, we've established for ourselves.

We are required to report back to HUD every on the success or lack there of, of our action plan. So, do a consolidated annual performance and evaluation report, which is due to HUD on September 30th. We go through another process where we invite people back to a public hearing. This is what we said we would do, this is in fact what we've done. As we start to prepare for our consolidated annual performance and evaluation report FY '03, we'll look at how we can report information in a more quantifiable way so that going back to the original 5-year plan and really take a look to see if we are meeting those goals. One of the things you'll see happen next year, we're going to bring in an evaluator to come in and evaluate our own people.

We want to take a closer look at how we grant money, who we're giving money to and what the overall results of those type funding, so we know that we're protecting the public investment. They're your dollars and we want to make sure those dollars are doing the things we say they would do.

About the weatherization aspect, more than 70% of the County housing stock is age 30 years or more. The challenge is not only going to keep that housing stock up to date, maintained and in good order, but we can build affordable housing but if it's not affordable to maintain, then we lost part of that battle. Your point is very well taken, that we need to look at how do we keep the cost of operating a house affordable for people who are economically depressed.

Barbara Gradet, Director, Department of Social Services

The strong working relationship our organizations have in terms of our energy assistance and fact that we are now able to operate a year round energy assistance, which use to be very limited to the heating season and now there is some funding. We'll what happens in the year to come, but there has been funding for the cooling season too. There are so many people with asthma and breathing problems and it's critical and we've worked very close with you on that.

Richard Doran, Executive Director, Community Assistance Network

On page 8 there's a population chart showing two thousand seven hundred fifty four thousand people and in 2010 seven hundred fifty five thousand people. The County's only going to gain less than one thousand people.

Response:

Liz Glenn, Office of Community Conservation

This was an estimate that was prepared by the Baltimore Metropolitan Council. We already that we're there with it. These numbers are off. At this point we are already close to seven hundred seventy thousand people.

Sandy Romme, Prologue

I'm that you said everything that you said in regard to the plan. I thought I read it well, but I missed the 1.2 million for freezing weather shelter. The two don't go together. We're going to spend on a shelter year round, if we're really collaborating, as a homeless provider in Baltimore County, I never heard about this.

Response:

Liz Glenn, Office of Community Conservation

This would be a phenomenal thing if this could happen.

Sandy Romme, Prologue

If we're truly taking about the same thing, speaking the same language, having the same concern, I'm so glad I'm here tonight so I could hear that. I think that we do need to work harder to can have regular time that the parts of County Government that have jurisdiction over all of the services come together with private providers. It's so hard not to communicate. We all think we're communicating but in every conversation we have, some important part is being left out. We're all investing in shelters running a lot better than they did this winter.

Response:

Liz Glenn, Office of Community Conservation

That's why we set that pot of money aside. It may not be spent but what we're saying as a county, we've got to put our money where our mouth is. So, we put aside 1.2 million dollars, in the event we're able to construct a homeless facility. Yes, there's a good possibility, that if we can construct a homeless facility, it's not just for freezing weather.

Cathy Burgess, Assistance Center for Towson Churches

I'm so glad you spoke because we work very closely with Prologue and we appreciate the work that they do. They address some of the most major problems we're having with the homeless and try to do that one on one case management which is so important to get people from the state of homelessness and back into a secure situation. This is a going to be an important link and since Dick mentioned that money and you are looking at that site, we will work in any way you want us to, to advocate that this becomes a permanent, all year round shelter. We will work our little heart out. We have 44 churches, we have the support of our churches right now and any advocacy we can do to push this issue because this will be the essential ingredient in making that day center a success to have a link into a permanent shelter and then, have resources for transitional housing to prevent situations like Mr. Gray has. I see that a lot at the center. About people who want to stay in this County and take advantage and keep their children where they are. There's nothing worse than disrupting your child's education and sending them to different places. These are the things we really want to address in this day shelter—this is an important link.

We also wonder if there was talk about putting this money aside, of course, there had to be a discussion about where it might be located.

Response:

Barbara Gradet, Director, Department of Social Services

This is the seed. This is the beginning. This is the first opportunity to identify some bucks so that the shelter itself is not homeless once again, as it has been year after year. Carving these dollars is a beginning, a seed to do exactly what you're saying which is to move us towards the situation where we're not dependent on the kindness of who will give us a little space, but have something permanent and year round. That money is not going to pay for services. It's going to take all of our combined advocacy. Those of you who can fund raise, we can't but you can.

Liz Glenn, Office of Community Conservation

What we really need you to do in ways that we can't do, you're a very powerful people, you have a vote and you have elected officials that you can talk to and you have neighbors you can talk to. What we need are people of good will to educate the community, why this is an important issue and why we need to find a permanent location for that west side shelter. We go around and around year after year to try to find a location because we have not been welcomed in some places. We need you to help us build that support and build a local will that we can those dollars we have set aside for capital expenditure, so we can make something happen. We really rely on, to do even more and make phone calls.

Question: Do you actually have that money? That money is not State funding that could be cut?

We're actually taking this out of our block grant capital dollars. We could program that money in other ways. What we saying is, that enough is enough. We have this kind of money and we do the great service by putting a pot of dollars aside and come up with a permanent location. What we need is a place to put the building.

Question: Is it a priority? Is it a major priority?

Barbara Gradet, Director, Department of Social Services

When we originally went to Spring Grove, that when the program was under my agency, we had hoped that the building there would become our permanent home. After a couple of years we were evicted just like a lot of our customers. We think it's a great location, but there's other competing needs.

Richard Doran, Executive Director, Community Assistance Network

On page 38, goes back to communication, the Interagency Council on Homelessness, I think is should be opened up to more than government agencies on a regular basis so people can communicate both from the faith community, the non-profits and the government agencies. I know it's hard to organize a meeting like that. We could have a much more effective impact on the

community. You're going to have to sell whatever homeless project you going to want to do; you have to sell it wherever you're going to go. We're a united front, bringing a bigger mass of organizations together. It's going to be easier than if you try it once and we try it once, and they try it once. So, the Interagency Council on Homelessness or mechanism could be useful, that would be a big help.

Response:

Barbara Gradet, Director, Department of Social Services

Raising the consciousness and having many more people to understand the need is going to be the key. It is a problem. The reason the Eastern site has been consistent is it is a County facility and we get feed back from neighbors in that area as well but we haven't moved it. We have not have that authority of our own location on the west end. You can see the results from that.

Conclusion.