

PHA Plans

Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226
(exp 08/31/2009)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

Streamlined Annual Plan for Fiscal Year 2007

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Baltimore County Housing Office **PHA Number:** MD033

PHA Fiscal Year Beginning: (mm/yyyy) 07/2007

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**
 Number of public housing units: Number of S8 units:5727 Number of public housing units:
 Number of S8 units:

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

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 and attachments (if any) 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)

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.12]

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 is committed to administering quality rental assistance programs that effectively address the needs of our low, very low, 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: 1) provide decent, safe and affordable housing free from discrimination; 2) promote freedom of housing choice and spatial deconcentration; 3) provide incentives to private property owners to rent to lower income families; and, 4) promote economic self-sufficiency and asset development

The Housing Office has held to our mission and goals stated in our 5-Year Plan, and made significant progress in the delivery of quality rental assistance and services to address the affordable housing and economic self-sufficiency needs of families.

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 analysis and the availability of vouchers from HUD, the County will apply for additional subsidies as warranted and made available by HUD.

Reduce public housing vacancies:

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

The County will seek collaborative opportunities to expand housing opportunities. These initiatives are addressed in our Consolidated Plan.

- 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 will continue to invest in strengthening management performance. HUD measures performance in 14 key areas using the SEMAP (Section 8 Management Assessment Program), including compliance with regulations, use of sound management practices and control systems, and achievement of standards.

The Housing Office has received HUD's "high performer" status for 7 successive years.

X Increase customer satisfaction:

During the past year, the Housing Office took the following actions to increase customer satisfaction.

- *Promoted application by those least likely to apply to our program—the elderly, the disabled, and LEP individuals.*
- *Conducted orientation briefing with landlords.*
- *Established a streamlined point of contact for landlords.*
- *Updated and simplified family orientation materials.*
- *Conducted home visits to meet the needs of program families with special needs.*
- *Conducted outreach, application completion, and briefings onsite for elderly and disabled households.*

X 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:

In compliance with federal regulation, and at such times as authorized by HUD, the County will provide replacement vouchers to eligible families affected by Section 8 Moderate Rehabilitation Program contract expirations and terminations / opt-outs of owner contracts with HUD.

During the past year, the County assisted families in two apartment complexes affected by the termination of Section 8 Moderate Rehabilitation Program contracts. Eligible families received Moderate Rehabilitation Program / Housing Choice Vouchers for use in the housing of their choice.

Other: (list below)

XPHA Goal: Increase assisted housing choices

Objectives:

X Provide voucher mobility counseling:

During the past year, the Housing Office facilitated a 2% increase in the number of assisted families living in low poverty census tracts. 19% of all Housing Choice Voucher families with children reside in low poverty census tracts, and 24% of all Housing Choice Voucher mover families with children moved to low poverty census tracts.

X Conduct outreach efforts to potential voucher landlords

The Housing Office has maintained a strong landlord outreach program consisting of onsite visits, landlord briefings, and landlord-to-landlord solicitations. Our focus has been to promote the deconcentration of assisted housing, and increased housing choice. As a result of our efforts, we increased the number scattered site landlords, and we now have a record 1143 participating landlords.

X Increase voucher payment standards

See Annual Plan Section B

Payment standards are reviewed annually and within financial limitations, will be adjusted to increase families' housing options.

During the past year, the payment standards for all bedroom sizes were set at 108% of FMRs.

X Implement voucher homeownership program:

The Housing Office's homeownership efforts target families taking steps toward economic self-sufficiency: those with stable employment and adequate income to make the homeownership program feasible. To that end, the program targets families successfully participating in the Family Self-Sufficiency (FSS) Program.

Program components include 1) pre-purchase counseling, 2) home search assistance, 3) inspection / home maintenance education, 4) home purchase financing models and education, and 5) post-purchase activities.

During the calendar year January 1, 2006 through December 31, 2006, 16 Family Self-Sufficiency Program families purchased homes and are free of government rental assistance. Since 1998, 231 FSS families have become homeowners.

See Annual Plan for plans to add a voucher homeownership program model.

- 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 supports County initiatives to improve the stability and economic vitality of our communities. These initiatives are fully discussed in our Consolidated Plan.

By its nature, our Housing Choice Voucher Program promotes deconcentration of poverty and promotes income mixing within the community. FSS families are making strides in increasing earned income and participating in the local economy. Outreach to families with special needs enables families with disabilities and the elderly to enjoy an improved living environment 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 continue to:

- Promote participation in our Family Self-Sufficiency Program
- Integrate programs and services within the County to eliminate barriers to participants' employment
- Offer participants resources to increase hourly earnings

The Housing Office maintains a vibrant Family Self Sufficiency (FSS) Program. Currently, over 500 families have volunteered to participate. FSS families receive ongoing case management and resource development. As a result they are meeting their goals for employment. 58% of our FSS families have escrow accounts, are increasing their assets, and are moving toward economic self-sufficiency.

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

The Housing Office will continue its strong program of collaboration with local service providers, community organizations and businesses, as well as faith institutions to identify and develop resources to promote the employability and economic self-sufficiency of our program families. Such resources may include education, job-readiness, and employment skills training – all with the focus on helping families create a career path and independence from government subsidy.

Our Section 8 Family Self-Sufficiency Program (FSS) is the linchpin of our efforts to help families make life changes that promote stability, geographic mobility, and economic self-sufficiency. In fact, the Housing Office has made FSS participation a mandatory component of our Section 8 Welfare-to-Work Program, known as the RISE Program (Rental Incentives Supporting Employment). This approach provides innovative strategies and a comprehensive response for families caught in the welfare cycle.

We will continue to engage our community partners in identifying and providing a broad array of resources and services for program participants. Our federal partners in the Department of Housing and Urban Development, Labor, Health and Human Services, Transportation and Education, our State partners (DHCD and DHR), along with a growing list of public and private service providers, businesses and centers of employment and training form the backbone of our response to families' employment needs.

Collaboration. *Collaboration is the hallmark of County efforts to assist families in their move to economic self-sufficiency. Our partners include Catonsville Community College, the Department of Social Services' Family Investment Program (FIP), the County's Office of Community Conservation and their service providers which include certified housing counseling agencies, Work Force Solutions, the Workforce Transportation Coalition, banks and mortgage companies, Winning New Jobs, Young Parents Support Center, the County's Family Violence Program, and various other local business and financial institutions. Working with our partners, the FSS Program provides mentoring and case management. Monthly reporting, quarterly newsletters, quarterly credit workshops and quarterly educational forums keep program participants focused on their goals, and annual awards recognize individuals' progress and achievement.*

Welfare-to-Work Program. *The County's Section 8 Welfare-to-Work Program, known as the RISE Program (Rental Incentives Supporting Employment) has been successful in refocusing families from dependency on government subsidies to goals for financial independence. All RISE participants participate in our FSS Program, where they receive assistance in creating a plan for success. To maintain program participation, families must work and document progress in meeting self-sufficiency goals. During calendar year 2006, 134 families participated in the RISE Program.*

***Family Self-Sufficiency Program Activity
January 1, 2006 – December 31, 2006***

<i>Total # FSS participants.....</i>	<i>502</i>
<i>Average hourly wage</i>	<i>\$15.96</i>
<i>% Participants with escrow account balances</i>	<i>58%</i>
<i># Graduates (During the year)</i>	<i>9</i>
<i># FSS graduates who purchased homes*</i>	<i>16</i>
<i>*231 homebuyers since 1998</i>	

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

Elderly

Baltimore County is home to an increasing number of elderly persons, and 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 who now exceed 140,000. 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 vulnerable 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 Program (In-Home Aide Services) – the Home Care Program provides In-Home Aide Services to promote client self-sufficiency, preserve family living situations in the community, avoid premature institutionalization, and prevent or remedy abuse, neglect and exploitation of vulnerable adults or children.
- CountyRide – CountyRide is a specialized transportation program providing service to Baltimore County residents 60 years of age and over, disabled residents ages 21 through 59, and those living in the rural area. Destinations include medical appointments, shopping and other general-purpose trips
- HealthScope – Provides free health education and screening services.
- Nutrition Services – There are two types of meal programs: Eating Together congregate meals is a federally funded program—a voluntary anonymous donations is requested at the time of the meal; Non-Congregate Meals are fee-for-service meals offered by Senior Center Councils—a minimal fee is charged for the meal, which is usually catered.
- Community Outreach Program – The Department of Aging provides free, gap-filling casework services to homebound seniors to help them remain in their own home.
- Caregivers Program – Caregivers Program Specialists offer individual consultations to caregivers who would like some support and guidance in making difficult decisions about the care of their loved one. Limited respite stipends are available to eligible families to help them pay for care so they can take a break from their caregiving responsibilities.

- Legal Services – the Legal Services for Senior Citizens Program provides free legal assistance, consultation and/or representation to Baltimore County residents age 60 or over for specific types of cases.
- 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 – Center Connection is designed for individuals who need supportive services to participate in Senior Center programs, but do not need physical assistance or close supervision.
- Project Home/Adult Foster Care - Provides Certified Adult Residential Environment (CARE) homes of persons 18 years or older enabling disabled or medically frail adults to remain in the lease restrictive community setting in safe, supportive living arrangements that maximize each individual resident's strengths.
- Medical Assistance Personal Care Program – The Medical Assistance Personal Care Program is designed for at-risk Medical Assistance recipients in need of assistance in performing their activities of daily living.
- Adult Medical Day Centers – Adult Medical Day Centers are privately run programs that provide activities, medical supervision and social support from seniors who need a protected environment during the day. This program is designed for families who need relief from daily care-giving activities.
- Senior Substance Abuse – To help seniors of Baltimore County combat what has become a dangerous problem among older adults, the Department of Aging is sponsoring a year-long series on substance misuse and abuse. Each month, a unique aspect of this growing problem is highlighted and presented by knowledgeable speakers in the field.
- V.A.A.N. – V.A.A.N. (Vulnerable Adult Assistance Network) provides emergency placement of vulnerable adults in crisis and in need of immediate supervision and care. The goal is to provide a short-term emergency response until more permanent solutions can be found. The Department of Social Services' Adult Service Division screens and determines appropriate interventions.

Elderly: *During the past year the Housing Office continued a focus 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) conducted home visits to interview and brief eligible households, 3) conducted outreach at local elderly housing complexes, 4) provided referrals to existing and new elderly housing facilities, and 5) participated in special events sponsored by the State and County Departments of Aging. As a result, in calendar year 2006, nearly 1200 elderly families received rental assistance. This is an increase of over 700 families since 2000.

Families with Disabilities

Baltimore County is committed to effectively delivering programs and services to families with disabilities, and their families and caretakers.

The most recent American Community Survey identifies a significant number of persons with disabilities living in Baltimore County. This includes:

6% of all persons ages 5-20 10% of all persons ages 21-64 35% of all persons ages 65 and older.

Moreover, the County supports a strong network of agencies, supportive services providers, and businesses that provide resources and services to our citizens with disabilities.

The County embraces the federal government's **New Freedom Initiatives**, promoting the full participation of persons with disabilities in all areas of society. We strive to ensure our citizens with disabilities have the opportunity to learn and develop skills, engage in productive work, make choices about their daily lives, and participate fully in community life. The New Freedom Initiative supports the most integrated community-based settings for persons with disabilities.

A key factor in achieving this is providing opportunities for families with disabled persons to find and rent affordable housing in the community.

To this end, the County will ensure the following.

Voucher Term

The Housing Office maximizes the search time and subsequent extensions for families with a disabled person.

Referral Services

In addition to providing families with a disabled person a list of known accessible units, the Housing Office will provide a list of local supportive service and disability organizations that may provide such assistance as counseling services and funding for moving expenses or security deposits. Identified organizations will include state protection and advocacy agencies, the local Center for Independent Living (CIL), the State Medicaid agency, and disability advocacy groups that represent individuals with a variety of disabilities.

Housing Search Assistance

If requested, the Housing Office will assist families with a disabled person to coordinate with a local supportive service or disability organization that may be able to provide housing search assistance.

Cooperative Efforts With Other Governmental Agencies

The Housing Office will continue coordination with the local Departments of Social Services, Aging and Health to ensure the broadest range of services. The Memorandum of Understanding between the Housing Office and Health Department provides for rental assistance to families participating in the HOPWA Program. An agreement with the commission on Disabilities ensures targeted Independent Group Residency (IGR) subsidies are in use by member agencies.

To assist persons with disabilities transitioning out of institutional settings, the Housing Office will continue its program of working with the State Medicaid Waiver agency and our local Department of Social Services to distribute the County’s allocation of Section 8 vouchers targeting Medicaid home and community-based services waiver persons.

Special Purpose Vouchers

The Housing Office will maintain use of its vouchers under the Mainstream Housing Opportunities for Persons with Disabilities Program, the Medicaid Waiver Program, the Independent Group Residency Program, and the HOPWA Program for the targeted disabled populations.

Special Housing Types

The Housing Office will provide reasonable accommodation through the use of special housing types if requested and needed to make the Section 8 Program readily accessible to and usable by persons with disabilities.

During the past year, in addition to general outreach, the Housing Office maintained active programs targeting persons with disabilities.

Mainstream Program.....	84 households
Medicaid Waiver Program.....	7 households
Independent Group Residency Program.....	121 households
Housing Assistance for Families with Disabilities (HOPWA).....	51 households

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

Other: (list below)

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:
 - X Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - X Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - X Other: (list below)

Ensure equal opportunity and protections of Section 8 assisted families who are or have been victims of domestic violence, dating violence, sexual assault or stalking.

Other PHA Goals and Objectives: (list below)

Baltimore County will support the primary objectives of the Violence Against Women’s Act of 2005, which are to reduce violence against women and to protect, or increase the protection of the safety and confidentiality of women who are victims of abuse. With these new provisions that became effective on January 5, 2006, for families participating in HUD programs, the Housing Office has implemented changes to our Administrative Plan to allow equal access and protect the rights of applicants and participants in the Housing Choice Voucher program who are victims of domestic violence, dating violence, sexual assault or stalking.

Streamlined Annual PHA Plan

PHA Fiscal Year 2007

[24 CFR Part 903.12(b)]

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B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions;

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

Executive Summary (optional)

Baltimore County PHA Plans

Executive Summary

5-Year Plan for Fiscal Years 2005 – 2009 Annual Plan for Fiscal-Year 2007

INTRODUCTION

Section 511 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) created the Public Housing Agency Plans – a 5-year plan and an annual plan. The 5-year plan describes the mission of the agency and the long-range goals and objectives for achieving the mission. The annual plan provides details about the agency's immediate operations, program participants, programs and services, as well as the strategy for the use of federal funds to address affordable rental housing needs.

Baltimore County's PHA Plan is consistent with the County's Consolidated Plan. Coordinated planning allows Baltimore County to make more efficient use of federal assistance, to more effectively operate programs, and to better serve our residents.

The County will conduct a public hearing to discuss the PHA Plan and the Consolidated Plan on Tuesday, May 8, 2007 at 6:30 pm in the Drumcastle Government Center. Citizens have been encouraged to review the PHA Plan and provide comments. The Plan has been made available at the Housing Office, in all public libraries, and on the County's website.

BALTIMORE COUNTY'S 5-YEAR PLAN: YEARS 2005 – 2009

The 5-Year Plan provides the County's plans for serving the rental assistance needs of low-income and very low-income families during the 5-year period. The County has made significant progress in the delivery of quality rental assistance and services to address the affordable housing and economic self-sufficiency needs of families, in compliance with our stated mission.

Each year the Housing Office provides updates on progress in meeting the goals and objectives stated in the 5-Year Plan.

A. Mission

Baltimore County is committed to administering quality rental assistance programs that effectively address the needs of our low, very low, 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
- Promote economic self-sufficiency and asset development.

B. Goals: Highlights of Activities for 2006

Goal: Improve the quality of assisted housing

Objective Improve voucher management

The Housing Office continues to invest in strengthening management performance. HUD measures performance in 14 key areas using the SEMAP (Section 8 Management Assessment Program), including compliance with regulations, use of sound management practices and control systems, and achievement of standards.

The Housing Office has received HUD's "high performer" status for 7 successive years.

Objective Increase customer satisfaction

During 2006 the Housing Office:

- Promoted application by those least likely to apply for assistance – the elderly, disabled, and LEP (Limited English Proficiency) individuals
- Conducted orientation briefings with landlords
- Updated and simplified family orientation materials
- Conducted home visits to meet the needs of families with special needs
- Conducted outreach, application completion and briefings onsite for families with special needs.

Objective Provide replacement vouchers

During the past year, the County has been assisting families in two apartment complexes affected by the termination of Section 8 Moderate Rehabilitation Program contracts. Eligible families receive vouchers for use in the housing of their choice.

- Approximately 90 families will receive replacement vouchers.

Goal: Increase assisted housing choices

Objective Provide voucher mobility counseling

During the past year, the Housing Office facilitated a 2% increase in the number of assisted families living in low poverty census tracts.

- 19% of all Housing Choice Voucher families with children reside in low poverty census tracts.
- 24% of all Housing Choice Voucher mover families with children moved to low poverty census tracts.

Objective Conduct outreach to potential voucher landlords

The Housing Office has maintained a strong landlord outreach program, focusing on deconcentration of assisted housing and increased housing choice.

- The Housing Office has increased the number of scattered site landlords.
- A record 1143 landlords currently participate in the Housing Choice Voucher Program.

Objective Increase voucher payment standards

The Housing Office reviews payment standards annually, and within financial limitations, adjusts them to increase families' housing options.

- The Housing Office increased the payment standards for all bedroom sizes to 108% of the local FMRs (fair market rents).

Objective Implement voucher homeownership program

The Housing Office's homeownership efforts have targeted families taking steps toward economic self-sufficiency.

- 16 Housing Choice Voucher families purchased homes during calendar year 2006, and are free of government financial assistance.
- Since 1998, 231 Housing Choice Voucher families have become homeowners.

Goal: Promote self-sufficiency and asset development

Objective Promote self-sufficiency and asset development

The Housing Office maintains a vibrant Family Self-Sufficiency (FSS) Program. FSS integrates programs and services within the County to eliminate barriers to program participants' employment.

- Over 500 families voluntarily participate in the FSS Program.
- The average hourly wage of FSS families is \$15.96.
- 58% of our FSS families have escrow accounts, are increasing their assets, and are moving toward economic self-sufficiency.

Objective Promote independence for the elderly

During the past year, the Housing Office focused on expanding participation by our elderly citizens – a population that has been underserved.

- Nearly 1200 elderly families received rental assistance in the past year – an increase of over 700 families since 2000.

Objective Promote independence for families with disabilities

The Housing Office has implemented all key features of the federal New Freedom Initiatives to provide opportunities for persons with disabilities to find and rent affordable housing in our communities.

- Over 34% of all Housing Choice Voucher participants are families with disabilities.
- 263 families with disabilities currently participate in 4 programs specifically targeting this population.

Goal: Support the Violence Against Women’s Act of 2005

Objective Promote reduction or prevention of violence against women

The Housing Office implemented changes to allow equal access and protection of the rights of persons who are victims of domestic violence, dating violence, sexual assault or stalking, and who are applicants and participants in the County’s Housing Choice Voucher Program.

BALTIMORE COUNTY’S ANNUAL PHA PLAN: PHA FISCAL-YEAR 2007

The Annual PHA Plan includes discretionary policies, and not the statutory or regulatory requirements. The Annual Plan must be consistent with the goals and objectives of the PHA’s 5-Year Plan. This makes the Annual Plan an easily identifiable source for locating basic PHA policies, rules and requirements concerning the PHA’s operations, programs and services.

Key components of the Annual Plan include:

- housing needs of families on the County’s Housing Choice Voucher Waiting List
- financial resources to meet those needs
- policies and activities for family eligibility, selection from the waiting list, admissions, rent determinations, and homeownership programs
- Resident Advisory Board (RAB) activities
- implementation of VAWA.

1. Statement of Housing Needs

Currently, there are over 11,000 low and very low-income families on Baltimore County’s Housing Choice Voucher Waiting List. Because resources are limited, families must wait an average of 3 – 5 years for their names to reach the top of the waiting list. Placement on the waiting list is not an entitlement to program participation. Families must document eligibility at the time they are offered assistance.

The Annual Plan identifies a shortage of affordable housing for all eligible populations, and cites the strategies the County will employ to address the needs of each population.

2. Statement of Financial Resources

The U.S. Department of Housing and Urban Development (HUD) allocates a total of \$31,643,726 annually to support approximately 5500 Housing Choice Vouchers.

3. Local Policies

Eligibility

This portion of the PHA Plan defines the County’s criteria for admission and denial of admission to the Housing Choice Voucher Program. The County’s policy is to strive for

objectivity and consistency in evaluating families. PHA staff review all information provided by families carefully, and without regard to factors other than those defined in local policy. Families are provided the opportunity to explain their circumstances, to furnish additional information, and to receive an explanation of the basis for any decision made by the PHA pertaining to their eligibility. Chapter 3 of the County's Administrative Plan for the Housing Choice Voucher Program fully discusses all aspects of determining families eligibility for admission.

Waiting List Organization

Baltimore County's policy is to ensure that all families who express an interest in housing assistance are given an equal opportunity to apply to the Housing Choice Voucher Waiting List, and that they are treated in a fair and consistent manner. Chapter 4 of the County's Administrative Plan provides a full description of the County's policies and procedures for completing an initial application for assistance, placement and denial of placement on the waiting list, and limitations on who may apply. Chapter 5 describes organization of the waiting list, and the order of selection from the waiting list.

Search Time

Baltimore County's goals and objectives are designed to assure that families selected to participate in the Housing Choice Voucher Program are equipped with the tools necessary to locate an acceptable housing unit. All eligible families attend briefing sessions where they learn about the responsibilities of program participation. Then, families receive a voucher, which represents a contractual agreement between the County and the family, specifying the rights and responsibilities of each party. The voucher does not constitute admission to the program. Admission occurs when an approved lease and housing assistance payments contract are executed.

Baltimore County vouchers are valid for an initial term of 60 days. The County has discretion to grant extensions of the term in certain circumstances, such as a reasonable accommodation for a person with disabilities. The Annual Plan outlines County policies on search times, and Chapter 9 of the Administrative Plan more fully discusses this.

Admission Preferences

Baltimore County has adopted local preferences to meet local housing needs. The County uses the following local preference system:

- Date and time of receipt of a completed application
- Residency preference for families who live, work or have hired to work in Baltimore County
- Preference for families displaced because of acquisition or demolition of units by County government.

Special Purpose Section 8 Programs

HUD may award special funding for certain family types. The County admits these families under a special admission procedure. Current Special Purpose Section 8 Programs include:

- The Family Unification Program (FUP)
- The Mainstream Program for Housing Opportunities for the Disabled (Mainstream Program)
- The Welfare-to-Work Program (RISE)
- The Section 8 Medicaid Waiver Program.

In coordination with County initiatives to help returning veterans and their families, the County plans to implement a Section 8 Veterans Assistance Program during the next 12 months.

Payment Standards

The Payment Standard is used to calculate the housing assistance payment for a family. The PHA sets the payment standard amount at 90% - 110% of HUD's fair market rent for each unit size in the area. Baltimore County reviews and adjusts payment standards annually to increase housing assistance for families and, thereby, keep their rents affordable.

Current payment standards are set at 108% of the FMRs for all unit sizes. This increases affordability and encourages spatial deconcentration.

Homeownership Program

The Annual Plan describes the PHA's two homeownership models. The FSS Homeownership Program model has proven highly successful. During the past year, 16 families purchased homes and they are free of all government assistance. Since 1998, 213 FSS families have purchased homes. During the upcoming year, the County will add a Voucher Homeownership (VHO) Program. The VHO Program will apply monthly housing assistance payments to mortgage costs for homes purchased by qualified Housing Choice Voucher families.

4. Resident Advisory Board

The Resident Advisory Board (RAB) assists and makes recommendations regarding how PHA programs may be improved, and the support services needed for family success. Baltimore County's RAB meets quarterly and has focused on initiatives to increase families' economic self-sufficiency and self-reliance. In addition to initiating credit repair workshops, the RAB is currently promoting resources that support family stability. The RAB is responsible for review and comment on the PHA Plan.

5. **VAWA**

The County has amended the Housing Choice Voucher Program to include all relevant policies of the Violence Against Women Reauthorization Act of 2005. Attachments to the PHA Plan include the requisite notices and Administrative Plan amendments. The PHA Plan also addresses resources of the County to provide services to victims of domestic violence.

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

A. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

Housing Needs of Families on the PHA's Waiting Lists			
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	11584		2,752
Extremely low income <=30% AMI	9733	84%	
Very low income (>30% but <=50% AMI)	1783	15%	
Low income (>50% but <80% AMI)	65	1%	
Families with children	8955	77%	
Elderly families	384	29%	
Families with Disabilities	3027	26%	
White	3000	26%	
Black or African American	8066	70%	
American Indian/Alaska Native	197	<2%	
Asian	77	<1%	
Balance	244	2%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
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 type="checkbox"/> No <input type="checkbox"/> Yes			

*Families with disabilities may also be families with children, causing totals to be greater than 100% of waiting list.

B. Strategy for Addressing Needs

Baltimore County's Consolidated Plan details 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 dedicated to maintaining the institutional and financial capacity to ensure the availability of housing for all its citizens.

Housing Office activities in support of this commitment and to address the particular needs of waiting list during the upcoming year will include:

- Ensuring 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;
- 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
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

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

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

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

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

- 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 promote the use of Section 8 subsidies 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 use of existing Mainstream, HOPWA and Independent Group Residency vouchers.
- Collaborate with the Department of Social Services, the Health Department, the Commission on Disabilities, and County service providers, and Making Choices for Independent Living (MCIL) to target existing housing resources and supportive services.
- Promote the use of Housing Choice Vouchers for Medicaid waiver eligible families.

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: (list below)

Participate in public awareness activities coordinated by the County, local advocates and non-profits.

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: (list below)
 - Collaborate with advocacy groups to increase public awareness of fair housing rights and responsibilities (CHRB, BNI, Metropolitan Baltimore Quadel, Human Relations Commission, Commission on Disabilities, MCIL, Legal Aid Bureau).

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 903.12 (b), 903.7 (c)]

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2008 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	\$31,643,726	
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant	\$4,328,525	See Consolidated Plan
h) HOME		
Other Federal Grants (list below)		
HOPWA	\$460,000	Tenant-Base Rental Assistance
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income		
4. Other income (list below)		
4. Non-federal sources (list below)		
Total resources	\$32,103,726	Rent Subsidies

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

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. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time? ___

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? ___

4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

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
- Over-housed
- Under-housed
- 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: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

B. Section 8

(1) Eligibility

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

- 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):
 Other (list below)

Baltimore County conducts a criminal background check for all adult household members prior to admission to rental assistance programs. This includes a mandatory screening of sex offender registration in Maryland and other states where the household members are known to have resided.

The County requires the head of household to sign a self-declaration form that screens for the following information regarding all family members.

- Previous evictions from federally assisted housing
- Citizen or eligible immigration status
- Needs of qualified individuals with disabilities
- Previous terminations from rental assistance under a Section 8 Program
- Unpaid rent or other amounts owed to a Housing Authority
- Breach of an agreement with a Housing Authority to pay amounts owed
- Arrests and convictions for criminal activity
- Registration as a sex offender

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

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

d. Yes 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 for Tenancy Approval 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)

- X None
- Federal public housing
- 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
- Shelters for the homeless
- County's web site www.baltimorecountymd.gov

(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 the Housing Choice Voucher is 60 days from the date it is issued.

The Housing Office has the discretion to grant a 60-day extension of the term of the voucher only in the following circumstances:

It is necessary as a reasonable accommodation for a person with disabilities

It is necessary because the head of household is elderly

It is necessary due to reasons beyond the family's control, as determined by the Housing Office. Such extenuating circumstances may include the following, through the presence of these circumstances does not guarantee that an extension will be granted:

- Serious illness or death in the family; or
- Other family emergencies; or
- Family size or other special requirements make finding, a unit difficult

The term provided families with a disabled person is generous to maximize the family's opportunity to find suitable housing. While there is no maximum term for such families, the term is not definite.

(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?

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), the Welfare-to-Work Program (RISE), the Section 8 Medicaid Waiver Program, and the Veterans Assistance Program.

The County takes affirmative action to make these programs and their 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 general outreach strategy is designed to attract applications from all elements of these programs' eligible populations. 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, posters, newsletter articles, letters, and canvas notices.

Further, the Housing Office conducts outreach presentations to local civic organizations, special interest groups, community associations, service providers, landlord, government agencies, and local businesses, to provide information on these programs and to encourage their support and referrals.

4. PHA Rent Determination Policies

[24 CFR Part 903.12(b), 903.7(d)]

A. Public Housing

(1) Income Based Rent Policies

a. Use of discretionary policies: (select one of the following two)

- 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))
- 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% of 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

a. 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
 Above 100% but at or below 110% of FMR
 Above 110% of FMR (if HUD approved; describe circumstances below)

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)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
 Reflects market or submarket
 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)

(2) Minimum Rent

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

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

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

5. Capital Improvement Needs

[24 CFR Part 903.12(b), 903.7 (g)]

A. Capital Fund Activities

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability of sub-component 5B: 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.

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below 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)
Development name:
Development (project) number:
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

- c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d. Yes No: 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:
- e. Yes No: 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:

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

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:

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

- (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 the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

(2) Program Description

HUD has provided flexibility to PHAs in the development of a homeownership option. Baltimore County is implementing two homeownership program models.

I. FSS Homeownership Program Model

In this model, the Housing Office has linked a homeownership initiative to our highly successful Family Self-Sufficiency (FSS) Program. FSS participants enter into performance-based contracts to improve their earned incomes, and the County contracts to match increases in earned income. The Housing Office makes monthly deposits into escrow accounts established in FSS families' names.

The FSS Program offers families the skills to set goals for economic self-sufficiency, stable families, and affordable homeownership. Annual activities include:

- Case management to increase employment skills and to engage in substantial gainful employment that will lead to economic self-sufficiency within the 5-year FSS contract of participation period, and
- Training in budgeting, credit repair, and homebuyer education, with linkage to local housing counseling agencies to prepare and advance families to homeownership, while making the home buying process less complicated and less expensive.

When families fulfill their goals, they graduate from the FSS Program, relinquish their rent subsidies, and receive the funds in their escrow accounts. Since 1998, 213 families have chosen to use their escrow account funds to purchase homes. These families are free of government subsidy, and are contributing members of their communities.

I. Voucher Homeownership Program Model

The County will implement the Voucher Homeownership (VHO) Program during the upcoming year. Under the VHO Program, a component of the broader Housing Choice Voucher Program, participants will use the monthly housing assistance payment (HAP) provided by the voucher to help pay the homeownership expenses for a housing unit they purchase.

HUD required VHO components will include:

- mandatory participation in homeownership counseling
- a time limit of 10 to 15 years of assistance for non-elderly and non-disabled families
- successful completion of housing quality standard inspections and independent inspections.

In addition, Baltimore County will require post-purchase counseling.

The County's Housing Office, the Office of Community Conservation, and 6 local, HUD certified housing counseling agencies are coordinating in the development and implementation of the VHO model. Families will receive benefit of homeownership education, and the County's enhanced Settlement Expense Loan Program, as well as State and FHA financial packages.

a. Size of Program

X Yes No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

While there is no limit to the number of families who may participate in the FSS Homeownership Program model, there will be a limit on the number who may participate in the Voucher Homeownership Program model.

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? 6

b. PHA established eligibility criteria

X Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

Eligibility criteria for the VHO Program model include the following:

- Be a Housing Choice Voucher Program participant in good standing
- Be a first-time homebuyer
- Be employed full-time for one year before purchasing – if a non-elderly or disabled household
- Meet minimum income requirements
- Complete 8 – 16 hours of approved pre-purchase homebuyer education.

c. What actions will the PHA undertake to implement the program this year (list)?

The FSS Homeownership Program model is fully operational and very successful.

In the next year, the County will complete the design and implement the VHO Program.

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- a. Establishing a minimum homeowner down payment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- b. Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c. Partnering with a qualified agency or agencies to administer the program.

The County contracts with the following HUD certified housing counseling agencies:

We Are Family Development Corporation
Harbel Community Organization, Inc.
Eastside Community Development Corporation
Diversified Housing Development, Inc.
Home Partnership, Inc.
Neighborhood Housing Services

- d. Demonstrating that it has other relevant experience (list experience below).

See Section 7 Part 2, "FSS Homeownership Program Model" discussion.

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

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

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

See specific statements of progress contained in the 5-Year Plan.

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

From time to time the County may make discretionary changes to plans or policies governing the administration of the Section 8 Housing Choice Voucher Program. Within this context, Baltimore County will use the following definitions to determine the need to employ full public hearing and HUD review before implementation of such changes.

a. Substantial Deviation from the 5-Year Plan

Substantial deviation includes the deletion of any stated annual strategy essential to achieving 5-Year Plan goals.

b. Significant Amendment or Modification to the Annual Plan

Significant amendments or modifications are discretionary changes in the County's plans or policies that fundamentally change the missions, goals, objectives or plans of the County.

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below:

Baltimore County's Resident Advisory Board consists of a diverse group of program participants who actively engage in a broad assessment of our Housing Choice Voucher and Family Self-Sufficiency Programs, and the support services needed for family success. They play a critical role in the long-term success of our programs.

Based on their experiences living in subsidized housing, RAB members bring to the table unique and important ideas about how the programs could be improved. Too, they have played a key role in the development and linkage of resources to our programs.

Our RAB continues to meet quarterly. Their goals drive our ongoing program of education and our resource development and linkage. The RAB has selected the following areas of focus to increase families' economic self-sufficiency and self-reliance:

- Maintaining our strong credit repair activities
- Identifying and linking resources to families within their geographic communities
- Providing resources to promote family stability

b. 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:

X Other: (list below)

The RAB provides commentary within the context of their regular, ongoing meetings. Their comments and proposals for activities are part of our planning process and are incorporated into strategies identified in our PHA.

(2) Resident Membership on PHA Governing Board

See (2) b.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes No: **See (2) b.**

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

Method of Selection:

Appointment

The term of appointment is (include the date term expires):

Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

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)

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)

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)

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- X Other (explain):

Baltimore County is a Section 8 only PHA. The County is the PHA, with the County Executive and County Council serving as the local governing board. The Housing Office acts as the agent for the County in the administration of HUD's rental assistance programs.

The Housing Office is designated as an agency with the County's Department of Social Services (DSS). Accordingly, the DSS Local Board also serves to provide oversight and direction for the programs and activities addressed by the PHA Plan.

County Council members are elected by the citizenry, who participate in monthly, public Council meetings. The decisions of the County that guide the HUD programs contained in the PHA Plan are made during these open meetings.

Similarly, members of the DSS Local Board are representative of the broad spectrum of community organizations and services working to address the needs of our low-income families. Monthly Local Board meetings are open to the public, and the Board seeks input from community members impacted by the Department's services, including those of the Housing Office.

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

Consolidated Plan jurisdiction: Baltimore County, Maryland

a. 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 on its waiting list 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)
- Other: (list below)

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

The Consolidated Plan and the PHA Plan both identify needs, goals and objectives, identified through the planning process, that form the basis of how the County invests funding and establishes performance and outcome measurements.

The Consolidated Plan supports the PHA Plan notably in:

- Promoting maintenance of the current supply of decent, affordable housing
- Ensuring stable, well maintained and well serviced neighborhoods
- Promoting homeownership, particularly among first-time homebuyers
- Creating housing opportunities for populations with special needs
- Providing opportunities for economic self-sufficiency
- Promoting fair housing.

The Executive Summary of the County's Five-Year Consolidated Plan for FY 2007 – 2011 discusses activities and commitments in these areas.

(4) (Reserved)

VAWA

The primary objectives of the Violence Against Women Reauthorization Act of 2005 are to reduce violence against women and to protect, or increase protection of, the safety and confidentiality of women who are victims of abuse. These new protections for families participating in HUD programs became effective upon enactment of the law in January 2006. The Housing Office has taken all action to implement VAWA.

The Housing Office has amended its Administrative Plan to include all relevant policies related to implementation of the Violence Against Women and Department of Justice Reauthorization Act of 2005. These include: (1) admission, occupancy, and termination of assistance policies, (2) rights and responsibilities of the Housing Office, owners and managers, (3) certifications of abuse and confidentiality, (4) portability, and (5) notifications to families and landlords. Amendments also include definitions and terms relating to VAWA.

Chapter 2:	Nondiscrimination
Chapter 3:	Denial of Assistance
Chapter 10:	Moving with Continued Assistance and Portability
Chapter 12:	Termination of Assistance and Tenancy
Chapter 13:	Owner Responsibilities
Chapter 16:	Informal Reviews and Hearings
	Notices to Applicants, Participants and Owners
Glossary:	Definitions of Terms

Upon publication of VAWA, the Housing Office issued requisite notices to program participants and owners advising of VAWA provisions, and the rights and protections of both parties. Copies of notices are attached to this Annual Plan.

Baltimore County offers a range of services to victims of domestic violence, as well as monitoring offenders referred for intervention. The Department of Social Services' Family Violence Unit provides distinct services that will be available for our families where there is domestic violence. The goals of the Family Violence Unit are:

- To provide 24 hour accessibility to victims of domestic violence through resources through maintaining a 24 hour crises hotline for victims of Domestic Violence and Sexual Assault.
- To assist victims of Domestic Violence in accessing available resources in Baltimore County including shelter services, counseling services court advocacy and to create a safety plan with those victims.
- To monitor court ordered offenders compliance with court ordered treatment in Baltimore County. To assist victims and their children in living free from violence in their home.
- Provide training, education, and case consultation so victims receive coordinated resource and help in Baltimore County

Services of the Family Violence Unit include the following.

Hotline

The Family Violence Unit provides a 24-hour response to primary and secondary victims with information about services and resources and referrals for immediate help in crisis situations. Approximately 30 volunteers staff the Hotline 24 hours daily for 365 days a year.

Court Advocate Program

The three (3) Court Advocates contact all victims whose abusers are scheduled for trial, without provide legal advice. The Advocates offer Victims information on different strategies to be safe, routinely guide Victims to create a safety plan, access shelter or use civil or criminal means to protect themselves. Additionally, the Court Advocates accompany victims to court on the day of their trial, explain the court process, assist victims in navigating the complex court process, and explain the disposition of their case after the trial is finished.

Case Monitors/Domestic Violence Referral Program

The two (2) Case Monitors interview all court ordered offenders and refer them to the appropriate private non-profit agency. The Case Monitors assist these offenders in accessing services with the goal of helping the offender complete their court ordered treatment.

Education and Training

The Family Violence Unit Coordinator provides training for Baltimore County employees on the dynamics of Domestic Violence, also the connection between Domestic Violence and work place violence for new employees and supervisors.

10. Project-Based Voucher Program

- a. Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

- c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: 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	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant -based waiting lists.	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/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and OverIncome Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the method 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 (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> 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
	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types X check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Section 8 informal review and hearing procedures. X Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	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
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP 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	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name:			Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant:
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual						
Statement						
Total CFP Estimated Cost			\$			\$

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Total CFP Estimated Cost		\$			\$

**Baltimore County, Maryland
Public Housing Agency - Public Hearing Transcript**

**Drumcastle Government Center
6401 York Road
Baltimore, Maryland 21212**

**Tuesday, May 8, 2007
6:30 P.M.
Stoneleigh / Anneslie Conference Room**

**Baltimore County Department of Social Services, Housing Office
Baltimore County Office of Community Conservation**

Lois Cramer, Administrator, Baltimore County Department of Social Services, Housing Office
Liz Glenn, Chief of Community Planning Development, Office of Community Conservation

Public Comment Period

On March 26, 2007, Baltimore County published a public notice of the availability of the streamlined PHA Plan and its attachments, and sent letters to a broad array of public and private community groups and representatives encouraging their review and comments. The notice advised the public that the plan was available for review both on our website, at the Housing Office, at our County's Administrative Office, and in all Public Library branches. This notice also invited the public to a public hearing regarding the PHA Plan on Tuesday, May 8th, at 6:30 pm in the Drumcastle Government Center.

We received no comments, verbally or in writing, prior to the public hearing. On Tuesday, May 8th the Housing Office and the Office of Community Conservation conducted a joint public hearing on the County's PHA Plan and the Consolidated Plan. Ms Susan Tannenbaum, attorney with the Legal Aid Bureau, attended the public hearing. She subsequently submitted the following questions after the close of business on Wednesday, May 9th.

Questions Regarding Baltimore County Housing Office PHA Plans

- Page 5: How many assisted families comprise the 2%, 19% and 24% increases in assisted families living in low poverty census tracts?
- Page 5: What have been your retention rates for landlords in the past 5 years?

What is the geographic distribution of participating landlords? How many are in low poverty areas?

How many total units are available to voucher holders from the participating landlords, and how many of those units are available, on average, in any given month? How many of the units contain more than 2 bedrooms?

- January 2006 – December 2006, 16 FSS program families purchased homes; 231 since 1998 – avg. would be 27/year.

Why is this past year lower?

Has there been follow-up on the 231 & if so, how many are still in their homes?

What percentage of FSS families with escrow accounts eventually purchase homes?

- According to census data for 2005, it is estimated that 13.9% of the County population is comprised of elderly (65+), assuming that more elderly are low-income than non-elderly, does it rise to the 21%?
- Page 10 indicates that nearly 1200 of 5727 outstanding vouchers are used by the elderly. That is 21%. The waiting list has even higher percentage (29%). Is this because of the disproportionate outreach to the elder community?
- Page 11: Housing Search Assistance: With what groups would you coordinate?
- Is there a separate waiting list for special purpose vouchers, and if so, what are the criteria for selection and if not, how do you know who is eligible?
- Page 16: What are present lease-up rates?

How many applicants lose vouchers because they can't place them?

How many applicants receive extensions because they cannot locate housing within the time frame of the original voucher?

How many participants need extensions to locate housing?

How many participants lose vouchers for failing to lease-up because they are unable to find housing?

How many people ported their vouchers into Baltimore County in FY 2007 and how many ported out of Baltimore County?

How many landlords in the program have 3 or more bedroom units?

- Page 20: How is the \$4,328,525 in CBBG funds to be used in FY 2008?
- Pages 30 & 5 of Executive Summary: How will the Veteran's Assistance Program work, and how will it be accessed?
- Page 37: When will the Voucher Homeownership Program be operational, will there be policies and procedures written for the program and how will the 6 people be chosen for the program?
- Page 2 of the Executive Summary: Where do the 90 families receiving replacement vouchers come from – York Park?
- Your state that 231 families become homeowners in 8 ½ years; 5727 families presently have vouchers and there are more than 11,000 on the waiting list. What other tools will the County adopt for providing additional affordable housing for those on the waiting list.

Baltimore County welcomes these questions and will provide written responses. Moreover, we encourage ongoing communications throughout the year and look forward to this constructive dialogue.