

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
-----------------------------------	---	--

1.0	PHA Information PHA Name: _Baltimore County Housing Office PHA Code: MD033 PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 07/2011												
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: 5849												
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <thead> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </tbody> </table>	PH	HCV	PHA 1:		PHA 2:		PHA 3:	
PH	HCV												
PHA 1:													
PHA 2:													
PHA 3:													
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.												
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: 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.												

5.2

Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

- **For a PHA progress report on the goals and objectives described in our 5-year plan, see attachment md033v01a.**

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:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - 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)
 - Increase customer satisfaction:
 - 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:
 - Other: (list below)

- X PHA Goal: Increase assisted housing choices
Objectives:
- X Provide voucher mobility counseling:
 - X Conduct outreach efforts to potential voucher landlords
 - X Increase voucher payment standards
 - X Maintain voucher homeownership program
 - 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)

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 participant 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:
 - X Provide or attract supportive services to improve assistance recipients’ employability:
 - X Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)

	<p>HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans</p> <p>X PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:</p> <p>X Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:</p> <p>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:</p> <p>X Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:</p> <p>X Other: (list below) Ensure equal opportunity and protection of Housing Choice Voucher Program families who are or have been victims of domestic violence, dating violence, or sexual assault or stalking.</p> <p>Ensure eligibility for programs is determined solely on the basis of need, regardless or marital status, actual or perceived sexual orientation, or gender identity.</p> <p>Other PHA Goals and Objectives: (list below)</p> <p>Baltimore County supports 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 protections 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 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.</p>																				
<p>6.0</p>	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: All elements of the Plan have been updated since the previous submission.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>Copies of the County’s Agency Plan have been available during normal business hours in the Housing Office and in all public libraries. Additionally, the entire plan is available on our website at www.baltimorecountymd.gov.</p> <table border="1" data-bbox="440 1016 1203 1495"> <thead> <tr> <th colspan="2">Baltimore County Public Libraries</th> </tr> </thead> <tbody> <tr> <td>Arbutus Branch 1581 Sulphur Spring Road 21227, Suite 105</td> <td>North Point Area Branch 1716 Merritt Boulevard 21222</td> </tr> <tr> <td>Catonsville Area Branch 1100 Frederick Road 21228</td> <td>Pikesville Area Branch 1301 Reisterstown Road 21208</td> </tr> <tr> <td>Cockeysville Area Branch 9833 Greenside Drive 21030</td> <td>Randallstown Area Branch 8604 Liberty Road 21133</td> </tr> <tr> <td>Essex Branch 1110 Eastern Boulevard 21221</td> <td>Reisterstown Branch 21 Cockeys Mill Road 21136</td> </tr> <tr> <td>Hereford Branch 16940 York Road 21111</td> <td>Rosedale Area Branch 6105 Kenwood Avenue 21237</td> </tr> <tr> <td>Lansdowne Branch 500 Third Avenue 21227</td> <td>Towson Area Branch 320 York Road 21204</td> </tr> <tr> <td>Loch Raven Branch 1046 Taylor Avenue 21286</td> <td>White Marsh Branch 8133 Sandpiper Circle 21236</td> </tr> <tr> <td>Parkville-Carney Branch 9506 Harford Road</td> <td>Woodlawn Branch 1811 Woodlawn Drive 21207</td> </tr> <tr> <td>Perry Hall Branch 9685 Honeygo Boulevard 21128</td> <td></td> </tr> </tbody> </table> <p>• See PHA Plan Elements attachment md033v01b.</p>	Baltimore County Public Libraries		Arbutus Branch 1581 Sulphur Spring Road 21227, Suite 105	North Point Area Branch 1716 Merritt Boulevard 21222	Catonsville Area Branch 1100 Frederick Road 21228	Pikesville Area Branch 1301 Reisterstown Road 21208	Cockeysville Area Branch 9833 Greenside Drive 21030	Randallstown Area Branch 8604 Liberty Road 21133	Essex Branch 1110 Eastern Boulevard 21221	Reisterstown Branch 21 Cockeys Mill Road 21136	Hereford Branch 16940 York Road 21111	Rosedale Area Branch 6105 Kenwood Avenue 21237	Lansdowne Branch 500 Third Avenue 21227	Towson Area Branch 320 York Road 21204	Loch Raven Branch 1046 Taylor Avenue 21286	White Marsh Branch 8133 Sandpiper Circle 21236	Parkville-Carney Branch 9506 Harford Road	Woodlawn Branch 1811 Woodlawn Drive 21207	Perry Hall Branch 9685 Honeygo Boulevard 21128	
Baltimore County Public Libraries																					
Arbutus Branch 1581 Sulphur Spring Road 21227, Suite 105	North Point Area Branch 1716 Merritt Boulevard 21222																				
Catonsville Area Branch 1100 Frederick Road 21228	Pikesville Area Branch 1301 Reisterstown Road 21208																				
Cockeysville Area Branch 9833 Greenside Drive 21030	Randallstown Area Branch 8604 Liberty Road 21133																				
Essex Branch 1110 Eastern Boulevard 21221	Reisterstown Branch 21 Cockeys Mill Road 21136																				
Hereford Branch 16940 York Road 21111	Rosedale Area Branch 6105 Kenwood Avenue 21237																				
Lansdowne Branch 500 Third Avenue 21227	Towson Area Branch 320 York Road 21204																				
Loch Raven Branch 1046 Taylor Avenue 21286	White Marsh Branch 8133 Sandpiper Circle 21236																				
Parkville-Carney Branch 9506 Harford Road	Woodlawn Branch 1811 Woodlawn Drive 21207																				
Perry Hall Branch 9685 Honeygo Boulevard 21128																					
<p>7.0</p>	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p>																				
<p>8.0</p>	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>																				
<p>8.1</p>	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>																				
<p>8.2</p>	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>																				

8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>																																																																																																																								
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <table border="1" data-bbox="240 338 1385 1276"> <thead> <tr> <th colspan="8">Housing Needs of Families in the Jurisdiction by Family Type</th> </tr> <tr> <th>Family Type</th> <th>Overall</th> <th>Afford - ability</th> <th>Supply</th> <th>Quality</th> <th>Access - ibility</th> <th>Size</th> <th>Location</th> </tr> </thead> <tbody> <tr> <td>Income <= 30% of AMI</td> <td>49,968</td> <td>5</td> <td>5</td> <td>4</td> <td>3</td> <td>3</td> <td>2</td> </tr> <tr> <td>Income >30% but <=50% of AMI</td> <td>47,712</td> <td>5</td> <td>5</td> <td>4</td> <td>3</td> <td>3</td> <td>2</td> </tr> <tr> <td>Income >50% but <80% of AMI</td> <td>53,686</td> <td>5</td> <td>5</td> <td>4</td> <td>3</td> <td>3</td> <td>2</td> </tr> <tr> <td>Elderly</td> <td>152,480</td> <td>5</td> <td>5</td> <td>4</td> <td>4</td> <td>2</td> <td>3</td> </tr> <tr> <td>Families with Disabilities</td> <td>150,000</td> <td>5</td> <td>5</td> <td>4</td> <td>4</td> <td>2</td> <td>3</td> </tr> <tr> <td>White</td> <td>536,891</td> <td>5</td> <td>5</td> <td>4</td> <td>3</td> <td>3</td> <td>2</td> </tr> <tr> <td>Black</td> <td>192,775</td> <td>5</td> <td>5</td> <td>4</td> <td>3</td> <td>3</td> <td>2</td> </tr> <tr> <th>Family Type</th> <th>Overall</th> <th>Afford - ability</th> <th>Supply</th> <th>Quality</th> <th>Access - ibility</th> <th>Size</th> <th>Location</th> </tr> <tr> <td>Hispanic</td> <td>23,319</td> <td>5</td> <td>5</td> <td>4</td> <td>3</td> <td>3</td> <td>2</td> </tr> <tr> <td>Native American</td> <td>1,837</td> <td>5</td> <td>5</td> <td>5</td> <td>3</td> <td>3</td> <td>2</td> </tr> <tr> <td>Asian</td> <td>33,140</td> <td>5</td> <td>5</td> <td>5</td> <td>3</td> <td>3</td> <td>2</td> </tr> <tr> <td>Native Hawaiian</td> <td>283</td> <td>5</td> <td>5</td> <td>5</td> <td>3</td> <td>3</td> <td>2</td> </tr> <tr> <td>Other</td> <td>20,623</td> <td>5</td> <td>5</td> <td>5</td> <td>3</td> <td>3</td> <td>2</td> </tr> </tbody> </table> <p>As noted in Baltimore County's current Consolidated Plan, "...the demand for affordable housing continues to increase. Renters and even owner-occupants are paying increasingly larger shares of their income for housing costs. According to the Comprehensive Housing Affordability Strategy (CHAS) data, more than 36% of all renter households and more than 25% of all owner households experience a housing cost burden. Fair market rents have increased and incomes have decreased." Combined with flat line funding for the HCV Program, there has been a decreased number of families served from the HCV Program Waiting List. As a result, families on the Waiting List can anticipate a 7+ year wait to reach the top of the list and to be offered a voucher.</p> <p>According to the Baltimore County Homeless Management Information System, 40% of homeless persons surveyed cite lack of affordable housing as a contributor to their homelessness. The number of elderly citizens experiencing a housing cost burden has increased. The Baltimore County Commission on Disabilities cites affordable, accessible housing as a priority of significance."</p> <p>Housing opportunities for the County's low, very low and extremely low-income families of all types are in critical need.</p>	Housing Needs of Families in the Jurisdiction by Family Type								Family Type	Overall	Afford - ability	Supply	Quality	Access - ibility	Size	Location	Income <= 30% of AMI	49,968	5	5	4	3	3	2	Income >30% but <=50% of AMI	47,712	5	5	4	3	3	2	Income >50% but <80% of AMI	53,686	5	5	4	3	3	2	Elderly	152,480	5	5	4	4	2	3	Families with Disabilities	150,000	5	5	4	4	2	3	White	536,891	5	5	4	3	3	2	Black	192,775	5	5	4	3	3	2	Family Type	Overall	Afford - ability	Supply	Quality	Access - ibility	Size	Location	Hispanic	23,319	5	5	4	3	3	2	Native American	1,837	5	5	5	3	3	2	Asian	33,140	5	5	5	3	3	2	Native Hawaiian	283	5	5	5	3	3	2	Other	20,623	5	5	5	3	3	2
Housing Needs of Families in the Jurisdiction by Family Type																																																																																																																									
Family Type	Overall	Afford - ability	Supply	Quality	Access - ibility	Size	Location																																																																																																																		
Income <= 30% of AMI	49,968	5	5	4	3	3	2																																																																																																																		
Income >30% but <=50% of AMI	47,712	5	5	4	3	3	2																																																																																																																		
Income >50% but <80% of AMI	53,686	5	5	4	3	3	2																																																																																																																		
Elderly	152,480	5	5	4	4	2	3																																																																																																																		
Families with Disabilities	150,000	5	5	4	4	2	3																																																																																																																		
White	536,891	5	5	4	3	3	2																																																																																																																		
Black	192,775	5	5	4	3	3	2																																																																																																																		
Family Type	Overall	Afford - ability	Supply	Quality	Access - ibility	Size	Location																																																																																																																		
Hispanic	23,319	5	5	4	3	3	2																																																																																																																		
Native American	1,837	5	5	5	3	3	2																																																																																																																		
Asian	33,140	5	5	5	3	3	2																																																																																																																		
Native Hawaiian	283	5	5	5	3	3	2																																																																																																																		
Other	20,623	5	5	5	3	3	2																																																																																																																		

In sum, affordability problems remain the County's most pervasive housing challenge. Although middle income households feel the pinch, the heaviest burdens of our weak economy are born by our out of work households, low-wage workers, and our low income disabled, elderly and homeless households.

Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- X Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- 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:

Select all that apply

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

9.1

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

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

Select all that apply

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

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

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

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

- Employ outreach efforts aimed at encouraging families at or below 50% of AMI to apply to the Housing Choice Voucher (HCV) Program applicant waiting list.
- Provide resource and referral information for non-HCV Program affordable housing assistance.

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)

- Target outreach to elderly citizens least likely to apply for participation in rent subsidy programs.
- Promote the use of Housing Choice Vouchers by Medicaid waiver eligible elderly families.

Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

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, Family Unification Program(FUP), Independent Group Residency and Non-Elderly Disabled Vouchers..
 - * 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:

Select if applicable

- 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.

9.1

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

Additional Information. Describe the following, as well as any additional information HUD has requested.

- (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.
- (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

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.

Any substantial deviation from the Mission Statement and/or Goals and Objectives presented in the Five-Year Plan that cause changes in the services provided to residents or significant changes to the Agency's financial situation will be documented in subsequent Agency Plans.

Changes made in response to the changes in HUD regulatory requirements will not be considered significant amendments or substantial deviations.

(c) **Memorandum of Agreement**

The Baltimore County Housing Office does not have a Memorandum of Agreement (MOA) with the U.S. Department of Housing and Urban Development.

10.0

11.0 Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
- (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.

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 meets quarterly, and their goals drive our ongoing program of education and resource development. Board members have selected the following initiatives for 2011:

- Increase employment and job training opportunities for all program families, including veterans and persons with disabilities.
- Expand workshops focusing on achieving financial independence.
- Coordinate with the Program Coordinating Committee (PCC).
- Assist in marketing the FSS Program.

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 Plan.

(g) Challenged Elements

(h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)

(i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

**Baltimore County Housing Office
PHA 5-Year and Annual Plan
Fiscal Years 2010-2014**

6.0

PHA Plan Elements

Element #1: Eligibility, Selection and Admissions

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

- X Criminal or drug-related activity only to the extent required by law or regulation
 Criminal and drug-related activity, more extensively than required by law or regulation
 More general screening than criminal and drug-related activity (list factors):
X 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.

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

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

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

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

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

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

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

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

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 Housing Choice Voucher Program 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

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 voucher is one hundred and twenty (120) days from the date it is issued. As it may take voucher holders longer to locate decent housing renting for an amount that can be approved by the program in a tight housing market, the PHA extends the initial term an additional ninety (90) days if the family requests an extension.

Additionally, the Housing Office has the discretion to grant further extensions of the term of the voucher for families in the following circumstances:

- Families that include a person with disabilities
- Elderly families
- Hard-to-house families (families with three or more minor children)
- Families with documented extenuating circumstances (hospitalization or a family emergency for an extended period of time which has affected the family’s ability to find a unit by the cited voucher expiration date.)

Admissions Preferences

- a. Income targeting

Yes X 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. X 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
- 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)

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

- a. Relationship of preferences to income targeting requirements: (select one)
- The PHA applies preferences within income tiers
 - Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

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)
- The Section 8 Administrative Plan
 - Briefing sessions and written materials
 - Other (list below)
- b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?
- Through published notices
 - Other (list below)

As noted in Chapter 4 of the County’s Administrative Plan, HUD may award funding for specifically-named families living in specified types of units. In these cases, the Housing Office may admit families that are not on the waiting list, or without considering the family’s position on the waiting list. The Housing Office must maintain records showing that such families were admitted with special program funding. (24 CFR 982.203)

Additionally, HUD has awarded Baltimore County funding for the following programs, which target specified categories of families on the waiting list: the Family Unification Program (FUP), the Welfare to Work Section 8 Program, the Mainstream Program for Disabled Persons, the Veteran’s Affairs Supporting Housing (VASH) Program, the Housing Choice Voucher Program for Non-Elderly Disabled (NED) Persons (Category 2), the Homeless Section 8 Program, and the Medicaid Waiver Section 8 Program.

The County takes positive affirmative action to make these programs known to the general public as well as to program applicants and those least likely to apply. 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 Housing Choice Voucher Programs known to the public using a broad distribution of written materials such as brochures, flyers, posters, letters, and canvas notices, as well as outreach presentations to community organization and organization that target these special populations.

See Administrative Plan Chapter 4: Applications, Waiting List Procedures, Selection for Assistance

Element #2: Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2011 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	\$47,824,953	5849 Tenants
f) Resident Opportunity and Self- Sufficiency Grants	\$175,288	4 Staff
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below) VASH	\$204,076	175 Tenants
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income		
4. Other income (list below)		
HCV Administrative Fee	\$4,033,339	5849 Tenants
4. Non-federal sources (list below)		
Total resources HCVs	\$52,033,580	5849
VASH	\$204,076	175

Element #3: Rent Determinations

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)

See Administrative Plan Chapters 8 & 9: Policies regarding rents charged.

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

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

(1) 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.)

Program Description

HUD provides flexibility to PHAs in the development of local homeownership options. Baltimore County has developed a successful homeownership program which is linked to our highly successful Family Self-Sufficiency (FSS) Program. FSS participants enter into 5-year performance-based contracts to improve their earned incomes and to become economically self-sufficient. The County matches increases in earned income, and makes monthly deposits into escrow accounts established in FSS families’ names.

Families receive case management to increase employment skills, and to engage in substantial gainful employment. At the same time they receive training in budgeting and credit repair. As families progress, they receive homebuyer education and linkage to housing counseling agencies to make the home buying process less complicated and less expensive. Our families become educated consumers.

When families fulfill their goals, they graduate from the FSS, relinquish their rent subsidies, and receive the funds in their escrow accounts – which can be sizable. Since 1997, 307 families have chosen to use their escrow account funds to purchase homes. These families are free of government subsidies, and are contributing members of our communities.

(2) Program Description

a. Size of Program

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

b. PHA-established eligibility criteria

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

To Housing Office requires families to:

- 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 12-20 hours of approved pre-purchase homebuyer education

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

This homeownership program is fully operational and very successful.

(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. X 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. X Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).

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.

Element #4: Operation and Management

PHA Management Structure

An organization chart showing Baltimore County Housing Office's management structure and organization.

**See Administrative Plan: Chapter 1: PHA organization, programs, values
Chapter 7: Housing Quality Standards (HQS), inspection process**

Element #5: Grievance Procedures

The Housing Office's grievance and informal hearing and review procedures are made available to program applicants and participants.

Element #10: Civil Rights Certifications

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

Element #11: Fiscal Audit

The results of the Baltimore County Housing Office's fiscal audit for FYE June 30, 2010 is attachment [md033v01g](#).

Element #13: Violence Against Women Act

VAWA 2005 reauthorized and substantially amended VAWA 1994 for FYs 2007 through 2011, and among other things, consolidated major law enforcement grant programs, made amendments to criminal and immigration laws, and made amendment to other statutes, including certain HUD statutes to support and strengthen efforts to combat domestic violence and other forms of violence against women. The VAWA 2005 amendments that are applicable to HUD's tenant-based programs were determined to be self-implementing. HUD issued a Federal Register notice that addressed the applicability of VAWA 2005 to all HUD programs.

The Housing Office has implemented actions to implement VAWA beginning with VAWA 2005. The Baltimore County Administrative Plan includes all relevant policies related to implementation of Violence Against Women and Department of Justice Reauthorization Act of 2005 VAWA. These policies include (1) admission, occupancy, and termination of assistance policies, (2) rights and responsibilities of the Housing Office, 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:	Owners
Chapter 16:	Informal Reviews and Hearings
	Notices to Applicants, Participants and Owners
Glossary:	Definitions of Terms

Upon publication of VAWA, the Housing Office issued the requisite notices to applicants, participants and owners advising of VAWA provisions, and the right and protections of both parties under the VAWA policies. 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 and terminating the Assistance of Domestic Violence perpetrators. 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 crisis hotline for victims of Domestic Violence and Sexual Assault.
- To assist VAWA victims in accessing available resources in Baltimore County including shelter services, counseling services and 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 enhance victim safety in assisted families.
- To 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.

Project-Based Voucher Program

- a. X 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. X 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:)

In February 2011 Baltimore County submitted an application to HUD for 50 HUD-VASH Project-Based Vouchers. The application was developed in coordination with the Department of Veterans Affairs and Volunteers of America Chesapeake and its partner, the Ft. Howard Development LLC. Our application proposes a project to be located on the campus of the Fort Howard Veterans Administration Outpatient Clinic in Baltimore County and will address the serious unmet needs of homeless veterans.

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

The proposed project is located in census tract 4519.

Progress in Meeting 5-Year Mission and Goals

Baltimore County continues to make progress in meeting our PHA 5-Year Plan mission and goals. Notable achievements during the past PHA year include the following.

Expanding the supply of assisted housing

- Applied for and received 50 HCVs for NEDs (\$412,884).
- Applied for 50 Project-Based Vouchers w/ the VA & Volunteers of America (To be used at Ft. Howard.)

Improving the quality of assisted housing

- Designated by HUD as a high performing housing authority for the 11th year.
- Received \$175,288 in competitive, performance based funding to support our FSS staff salaries. (See FSS accomplishments attached.)

Increasing assisted housing choices

- Maintained a diverse roster of participating landlords (1500+)
- Maintained an active homeownership program...10 homebuyers ...4 in progress...307 since 1997...no defaults
- Increased housing choices for people with disabilities
 - Deinstitutionalization of non-elderly disabled persons (NEDs)
 - Collaboration with State and service agencies to provide supportive housing services
 - Utilization of HUD VASH vouchers
 - Utilization of Mainstream Program Vouchers
- Increased choices for elderly persons
 - Outreach to least likely to apply
 - Onsite briefings
- Increased choices for the homeless
 - Collaboration with County Homeless Services

Improving Customer Satisfaction

- New Program Guide for families
- One-on-one liaisons for new landlords
- Expanded landlord briefings

Baltimore County
Fiscal Year 2010 PHA Plan Public Hearing

On Wednesday, June 8, 2011 at 6:00 pm, the Housing Office conducted a public hearing to discuss the FY 2011 Agency Plan for administration of the Housing Choice Voucher Program. The Housing Office combined this public hearing with that of the County Office of Planning's presentation of the County's Consolidated Plan.

Discussion topics included:


- The composition of the Housing Choice Voucher Applicant Waiting List
- Ongoing collaborations among the attendees
- Satisfying the need for housing search assistance
- Success rates of voucher holders
- Utilization rates for the allocated vouchers
- Homeless service initiatives
- The availability of housing for low-income families
- Landlord participation
- Advocacy for stable or increased program funding

Resolution Approving Baltimore County's Public Housing Agency Plans

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. In Baltimore County, the Department of Social Services' Housing Office administers the rental assistance programs addressed by the Agency Plans.

The County has developed its 5-Year Plan for Fiscal-Years 2010-2014, and its Annual Plan for Fiscal-Year 2011 in compliance with HUD's regulations in 24 CFR part 903 and all related requirements. The Plan is consistent with the County's Consolidated Plan, and serves as a planning tool and a community guide to policies, programs and activities associated with County rent subsidy programs.

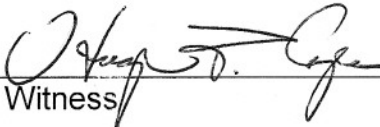
Therefore, by this resolution the Local Board of the Department of Social Services approves Baltimore County's Agency Plan, including the updated 5 Year Plan for Fiscal Years 2010-2014 and the Annual Plan for 2011, for submission to the U.S. Department of Housing and Urban Development (HUD).



Todd Chason, Chairman
Local Board
Baltimore County Department of Social Services

5/19/11

Date



Witness

5/19/11

Date

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Kevin Kamenetz the County Executive certify that the Five Year and
Annual PHA Plan of the Baltimore County Housing Office is consistent with the Consolidated Plan of
Baltimore County, Maryland prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

form **HUD-50077-SL** (1/2009)
OMB Approval No. 2577-0226

md033v01e

PUBLIC NOTICE
**Submission of Baltimore County's Public Housing Agency Plan,
 FY 2012-16 Consolidated Plan, and FY 2012 Annual Action Plan
 as well as Amendment to its 2010 Annual Action Plan**

Baltimore County hereby gives public notice, in accordance with 24 CFR 903 ("Public Housing Agency Plans"), that it proposes to submit to the U.S. Department of Housing and Urban Development (HUD) its updated Public Housing Agency (PHA) Plans - a Five Year Plan for 2010 - 2014 and an Annual Plan for 2011.

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

Baltimore County also gives public notice, in accordance with 24 CFR 91 ("Consolidated Submissions for Community Planning and Development Programs"), that it proposes to submit to the U.S. Department of Housing and Urban Development (HUD) its Consolidated Plan for FY 2012-2016 as well as its Annual Action Plan for FY 2012.

The Consolidated Plan describes Baltimore County's plans over the next five years to develop and maintain viable communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low- and moderate- income persons. The Annual Action Plan proposes how the County's FY 2012 allocation of Community Development Block Grant, Home Investment Partnerships Act, and Emergency Shelter Grant funds will be used to further the priorities identified within the FY 2012-2016 Consolidated Plan.

In accordance with federal 24 CFR 91.105, as amended, Baltimore County, MD hereby provides notice that it is making an amendment to, and has opened a public comment period on, its 2010 Action Plan to include the use of HOME Investment Partnership Program (HOME) funds for the transitioning of Homeless Prevention and Rapid Re-housing (HPRP) clients to the HOME Tenant-Based Rental Assistance (TBRA) Housing First Program.

Through intensive case management, Baltimore County has learned that a number of clients receiving HPRP tenant-based rental assistance are still in need of housing support at the end of their one-year term. In an effort to assist clients with maintaining housing and meeting their goals of reaching self-sufficiency, we are requesting to transfer clients who have obtained work and are moving closer to housing sustainability, to our Housing First Program. This program, funded through HOME, would provide an additional year of tenant-based rental assistance. Baltimore County feels confident that with this continued rental support, individuals will reach the necessary level of self sufficiency.

To obtain citizens' views regarding the proposed plans, to respond to questions regarding the content of the Consolidated Plan and to receive comments, the County will conduct a public hearing to discuss the PHA Plans, the Consolidated Plan, and the Annual Action Plan on Wednesday, June 8, 2011 at 6:00 p.m. at the Baltimore County Department of Health, Drumcastle Government Center, 6401 York Road, Baltimore, Maryland 21212, 3rd Floor Health Department Conference Room.

Citizens are invited to review both plans prior to the hearing. The plans are available on the County's Website at www.baltimorecountymd.gov and at the following locations during normal business hours:

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

Baltimore County Office of Planning
 Drumcastle Government Center, 2nd Floor
 6401 York Road
 Baltimore, MD 21212

*PHA Plan available May 16, 2011
 Public Comment ends June 29, 2011

*Consolidated Plan/ Action Plan available May 31st
 Public Comment ends June 30, 2011

Baltimore County Public Libraries

* Arbutus Branch
 15815 Sulphur Spring Road, Suite 105, 21227

* Pikesville Area Branch
 1301 Reisterstown Road 21208

* Catonsville Area Branch
 1100 Frederick Road 21228

* Randallstown Area Branch
 8604 Liberty Road 21133

* Cockeysville Area Branch
 9833 Greenside Drive 21030

* Reisterstown Branch
 21 Cockeys Mill Road 21136

* Essex Branch
 1110 Eastern Boulevard 21221

* Rosedale Area Branch
 6105 Kenwood Avenue 21237

* Hereford Branch
 16940 York Road 21111

* Towson Area Branch
 320 York Road 21204

* North Point Area Branch
 1716 Merritt Boulevard 21222

* White Marsh Branch
 8133 Sandpiper Circle 21236

* Parkville-Carney Branch
 9506 Harford Road

* Woodlawn Branch
 1811 Woodlawn Drive 21207

* Perry Hall Branch
 9685 Honeygo Boulevard 21128

Citizens are encouraged to submit written comments on the PHA Plan to: Lois Cramer, Administrator, Baltimore County Housing Office, Drumcastle Government Center, 6401 York Road, Baltimore Maryland 21212. (Fax: 410-853-8999, email: lcramer@chr.state.md.us), and on the FY 2012-2016 Consolidated Plan and FY 2012 Annual Action Plan to: Elizabeth S. Glenn, Chief, Community Planning and Development, Baltimore County Office of Planning, 6401 York Road, 2nd Floor, Baltimore Maryland 21212. (Fax: 410-887-5696, email: eglenn@baltimorecountymd.gov).

Baltimore County is committed to ensuring that all services provided are accessible to individuals with disabilities. Any individual requiring assistance aid, service or accommodation to participate in the public hearing or to otherwise participate in this public comment process may do so by contacting Shayna Blankenship at (410) 887-3317, fax (410) 887-5696, email at sblankenship@baltimorecountymd.gov, or Maryland Relay 711.

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



501 N. Calvert Street, Baltimore, MD 21278

June 2, 2011

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Maryland, once in each of three successive weeks, the first publication appearing on May 17, 2011.

- The Jeffersonian
- Arbutus Times
- Catonsville Times
- Towson Times

PATUXENT PUBLISHING COMPANY

By:

S. Wilkins

LEGAL ADVERTISING