

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
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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): 07/2012												
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"> <tr> <th>PH</th> <th>HCV</th> </tr> <tr> <td>PHA 1:</td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </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
- 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:
- X Other: (list below)
Enhance services to Housing Choice Voucher Program families: Employment, workshops, health oriented presentations, budgeting classes.

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)

Promote deconcentration of poverty; continue partnerships with service providers for working family services such as daycare, training, education, after school care, etc.; and, enhance services for elderly and disabled households.

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)

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 protection of Housing Choice Voucher Program families who are or have been victims of domestic violence, dating violence, or sexual assault or stalking.
- Ensure eligibility for programs is determined solely on the basis of need, regardless or marital status, actual or perceived sexual orientation, or gender identity.

Other PHA Goals and Objectives: (list below)

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.

PHA Plan Update

- (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.
- (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.

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.

6.0

Baltimore County Public Libraries	
Arbutus Branch 855 Sulphur Spring Road 21227	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	Sollers Point Branch 323 Sollers Point Road 21222
Loch Raven Branch 1046 Taylor Avenue 21286	Towson Area Branch 320 York Road 21204
Parkville-Carney Branch 9506 Harford Road 21234	White Marsh Branch 8133 Sandpiper Circle 21236
Perry Hall Branch 9685 Honeygo Boulevard 21128	Woodlawn Branch 1811 Woodlawn Drive 21207

- See PHA Plan Elements attachment md033v01b.

7.0

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.*

8.0

Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.

8.1

Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report*, form HUD-50075.1, for each current and open CFP grant and CFFP financing.

8.2

Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, 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.

8.3 Capital Fund Financing Program (CFFP).
 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.

9.0 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.

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	6850	5	5	4	3	3	2
Income >30% but <=50% of AMI	6099	5	5	4	3	3	2
Income >50% but <80% of AMI	4060	5	5	4	3	3	2
Elderly	218,589	5	5	4	4	2	3
Families with Disabilities (Renters)	95,235	5	5	4	4	2	3
White	520,185	5	5	4	3	3	2
Black	209,738	5	5	4	3	3	2
Hispanic	33,811	5	5	4	3	3	2
Native American	2,625	5	5	5	3	3	2
Asian	40,077	5	5	5	3	3	2
Other Race	12,801	5	5	5	3	3	2

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
- 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
- Other: (list below)

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- X Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- 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. (Attachment md033v01a.)
- (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 2012:

- Increase employment opportunities for all program families, including veterans and persons with disabilities
- Expand community partnerships to improve educational and health outcomes for participant families
- Identify and promote supportive services for vulnerable populations
- Outreach to program participants to promote services and skills to increase economic self-sufficiency

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)

**Fiscal Year 2012 Annual PHA Plan
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

- Assisted 400 additional waiting list families by optimizing allocated funding.
- Provided \$312,676 in security deposit assistance to 368 Waiting List families to facilitate their initial leasing with vouchers.

Improving the quality of assisted housing

- Designated by HUD as a high performing housing agency for the 12th consecutive year.
- Received \$175,288 in competitive, performance based funding to support FSS staff.

Increasing assisted housing choices

- Increased active landlord program participation by 21%: 1698 landlords throughout the County and representing all types of housing (single family, multi-family, townhouses, etc.).
- Maintained an active homeownership program creating 6 new homeowners through our successful Family Self-Sufficiency Program. Since 1997, we have facilitated 313 families to achieve economic self-sufficiency and become strong community members. None have defaulted on their mortgages.
- Increased housing choices for people with disabilities
 - Created a task force of State and local service and community partners to develop and operationalize HUD's NED (Non-Elderly Disabled persons) Category II program with \$240,849 the County received through a national competition. As a result, we have improved and expanded the network of partners and resources to enable 50 disabled persons to exit institutions, reunite with families, and maintain stable housing in our communities with wrap around services.
- Used HUD-VASH funding to enable 200 homeless, disabled veterans to live independently within our communities. Our VA partners maintain case management for the veterans to ensure their success.
- Maintained full utilization of 25 Medicaid Waiver Program subsidies, enabling these disabled households to exit institutions and live within our communities with the critical supportive services from State and local service providers.

- Provided assistance to facilitate 143 new families with disabilities to lease units with Housing Choice Vouchers.
- Increased choices for elderly persons
 - Assisted 54 additional elderly households to secure rental assistance.
 - Provided home visits and on-site program briefings
- Increased choices for the homeless
 - Participated in the County's plan to end homelessness within 10 years.
 - Assisted 200 homeless veterans.
 - Maintained full utilization of Homeless Housing Choice Vouchers.
- Maintained use of Family Unification Program vouchers, facilitating 25 at-risk families to reunify with their children in stable housing, affordable housing.
- Assisted 1,741 large families in units with three (3) or more bedrooms (39% of all families served).

Improving Customer Satisfaction

- Established an independent waiting room to expedite customer service and provide greater confidentiality.

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

6.0 (b)

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
 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 PHA gives extensions on standard 60-day period search times.

Baltimore County adheres to a 120 day maximum search time. Families receive an initial voucher search term of 60 days. The County may grant a 30 day extension if the family provides proof they 1) have applied to and been turned down by at least 3 landlords, or 2) they have experienced extenuating circumstances which kept them from searching for a unit.

One final 30-day extension may be granted as a reasonable accommodation to a family whose household includes a person with a disability.

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
- X 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
- X Other preference(s) (list below)

- The head of household has been terminated from the County’s Housing Choice Voucher Program due to insufficient program funding.
- The head of household is displaced either due to acquisition or demolition of their unit by Baltimore County Government, or in conjunction with County renaissance/redevelopment efforts.

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
- 1 Other preference(s) (list below)

- The head of household has been terminated from the County’s Housing Choice Voucher Program due to insufficient program funding.

- The head of household is displaced either due to acquisition or demolition of their unit by Baltimore County Government, or in conjunction with County renaissance/redevelopment efforts.

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

- 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.

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 2012)		
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	\$46,852,871	5749Tenants
f) Resident Opportunity and Self- Sufficiency Grants		
g) Non-Elderly / Disabled (NED)	\$1,222,461	150
h) HOME		
Other Federal Grants (list below) VASH	\$1,317,525	275Tenants
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income		
4. Other income (list below)		
HCV Administrative Fee	\$3,991,906	6124Tenants
5. Non-federal sources (list below)		
Total resources HCVs	\$52,067,238	5849
VASH	\$1,317,525	275

***Includes NED.**

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

Baltimore County has established the following payment standard schedule:

- 110% of the FMR for participant families remaining in their assisted units under existing contracts until their next annual recertification in 2013
- 100% of the FMR effective January 2012 for all new housing assistance payments contracts
- 100% of the FMR effective with participant families' recertifications in calendar year 2013

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
- X Reflects market or submarket
- X To increase housing options for families
- Other (list below)

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

- Annually
- X Other (list below)

At least annually.

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

- X Success rates of assisted families
- X Rent burdens of assisted families
- X Other (list below)

- Funding availability

(2) Minimum Rent

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

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

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

Baltimore County has implemented a \$50 minimum rent policy. This policy may affect the calculation of your portion of rent to the owner.

There are considerations for exemptions from the minimum rent. To be considered for an exemption from the minimum rent requirement a household must demonstrate that it is experiencing a financial hardship due to an unexpected or unprecedented economic burden on the family. (The voluntary loss of income, or voluntary continued loss of income, does not necessarily qualify a family for the financial hardship exemption from minimum rent.)

Only the following situations shall qualify for the exemption:

- When the family has lost eligibility for, or is awaiting an eligibility determination from a federal, state or local assistance program. This includes a family member who is a noncitizen lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996.

A hardship will be considered to exist only if the loss of eligibility has an impact on the family's ability to pay the minimum rent.

For a family waiting for a determination of eligibility, the hardship period will end as of the first of the month following: (1) implementation of assistance, if approved, or (2) the decision to deny assistance. A family whose request for assistance is denied may request a hardship exemption based upon one of the other allowable hardship circumstances.

Families who have lost eligibility as a result of fraud will not be permitted to receive a hardship exemption.

- When the family would be evicted because it is unable to pay the minimum rent. For a family to qualify under this provision, the cause of the potential eviction must be the family's failure to pay rent to the owner or tenant-paid utilities
- When the family income has decreased because of changed circumstances, including the loss of employment.
- When a death has occurred in the family. In order to qualify under this provision, a family must describe how the death has created a financial hardship (e.g., because of funeral-related expenses or the loss of the family member's income)

The PHA defines temporary hardship as a hardship expected to last 90 days or less. Long-term hardship is defined as a hardship expected to last more than 90 days.

The PHA will make the determination of hardship within 30 calendar days.

If the PHA determines that the financial hardship is long-term, the PHA must exempt the family from the minimum rent requirement for so long as the hardship continues.

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, 313families 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:

The Housing Office requires families to:

- Be a Housing Choice Voucher Program participant in good standing
- Be a first-time homebuyer
- 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 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. 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 (list name(s) and years of experience below).

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

- Neighborhood Housing Services
- HARBEL
- Diversified Housing Development, Inc.
- Southeast Community Development Corporation

Element #4: Operation and Management

PHA Management Structure

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

**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. See Administrative Plan: Chapter 16: Informal Reviews and Hearings.

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 attached

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 rights and protection of both parties under the VAWA policies.

The Department of Social Services' Family Violence Unit provides distinct services to victims of domestic violence, importantly including court advocacy and supportive services. These services address the following goals:

- Promote outreach to victims
- Help victims gain access to Judicial System
- Help victims navigate available resources

A team of three advocates comprise the Baltimore County Court Advocate Program. Specifically, the Court Advocate Project at the Baltimore County Department of Social Services (DSS), located within the Family Violence Unit, provides domestic violence victims with directions for navigating the barriers within established criminal justice as well as support services system. Court Advocates empower victims by offering guidance, support, and specific instructions and encourage the victim to reach out to our community partners at the four (4) Baltimore County treatment organizations as well as to social services within the Department of Social Services.

In addition, the Court Advocates send information letters to victims, interview victims on the phone, are posted at the three District Court locations (Essex, Towson and Catonsville) for criminal dockets and accompany victims to court on criminal days. A Court Advocate's Coordinator facilitates monthly team meetings, in which all three advocates are provided with additional guidance; discuss potential gaps in service delivery; explore how to reach underserved populations and brainstorm new ideas to reach victims not previously informed about our services. The Court Advocates also attend multi-disciplinary meetings at DSS to assist as experts on domestic violence cases.

The Court Advocate prepares for trial each week by compiling a list of cases and creating victim packets using lists that are supplied to the Family Violence Unit by administrative officers of the courts, judicial information systems and subpoenas that are forwarded from the Baltimore County State's Attorney office. When the Court Advocate arrives at the courthouse, she checks with the Assistant State's Attorney in each courtroom to determine if the victim is present. She then speaks to each victim and completes a mini-interview (Attachment A) which serves as a checklist indicating that the victim has been apprised of all available resources, criminal compensation and rights and options explained. The Court Advocate assists in developing a safety plan and encourages the victim to contact the non-profit counseling organization most convenient for that victim to obtain counseling and shelter services. This is significant in that we know that most victims of domestic homicide had never contacted a treatment provider.

The strategy of providing comprehensive services, advocacy, and a personal navigator to domestic violence victims has exceeded our expectations in generating support and assistance to victims in order that they recognize the seriousness of domestic violence and take appropriate action. Furthermore, DSS has also instituted a call back system where Advocates call victims one week later to review the safety plan and referrals for counseling and shelter options. The result is to protect citizens and provide necessary supports to insure safety and well-being for individuals and families.

Since our court locations have multiple courtrooms and sometimes multiple victims, we also rely upon 3-4 college interns who assist us by staying in one courtroom while the Court Advocates assists in another room.

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:)

In 2011 HUD awarded Baltimore County 50 HUD-VASH Project-Based Vouchers. In coordination with the Department of Veterans Affairs and Volunteers of America Chesapeake and its partner, the Ft. Howard Development LLC, a project is proposed to be located on the campus of the Fort Howard Veterans Administration Outpatient Clinic in Baltimore County to 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.

PUBLIC NOTICE
**Submission of Baltimore County's Public Housing Agency Plan,
FY 2013 Annual Action Plan and Amendment to its 2012 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 2012.

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 efficiently 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 Annual Action Plan for FY 2013.

As stated in the 2012-2016 Consolidated Plan, Baltimore County plans 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 2013 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 2012 Action Plan to include the use of the second allocation of Emergency Solution Grant (ESG) funds to provide case management and financial assistance to homeless individuals housed through the HOME Tenant-Based Rental Assistance (TBRA) Program.

In an effort to offer rapid re-housing to those experiencing homelessness in Baltimore County, the Department of Planning will staff a case manager who will provide housing relocation/stabilization services in order to ensure stable and sustainable housing for 100 homeless individuals. Case management will include service planning, housing search, budget and credit counseling, and assistance with accessing benefits and mainstream resources. Additionally, funds will be used to provide security deposits, first month rent and fees when needed in order to secure housing.

To obtain citizens' views regarding the proposed plans, to respond to questions regarding the content of the plans and to receive comments, the County will conduct a public hearing to discuss the PHA Plan, the Annual Action Plan, and the amendment to the FY 12 Action Plan on Wednesday, May 2, 2012 at 6:00 p.m. at the Baltimore County Department of Planning Hearing Room, Jefferson Building, 105 West Chesapeake Avenue, Towson, Maryland 21204.

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 Department of Planning
Jefferson Building, Suite 201
105 West Chesapeake Avenue
Towson, MD 21204

*PHA Plan available April 15, 2012
Public Comment ends May 29, 2012

*Action Plan available April 15, 2012
Public Comment ends May 15, 2012

Baltimore County Public Libraries

- Arbutus Branch
1581 Sulpur Spring Road, Suite 105, 21227
- Catonsville Area Branch
1100 Frederick Road 21228
- Cockeysville Area Branch
9833 Endsie Drive 21030
- Essex Branch
1110 Eastern Boulevard 21221
- Hereford Branch
16940 York Road 21111
- North Point Area Branch
1716 Merritt Boulevard 21222
- Parkville-Carney Branch
9506 Harford Road
- Perry Hall Branch
9685 Honeygo Boulevard 21128
- Pikesville Area Branch
1301 Reisterstown Road 21208
- Randallstown Area Branch
8604 Liberty Road 21133
- Reisterstown Branch
21 Cockeys Mill Road 21136
- Rosedale Area Branch
6105 Kenwood Avenue 21237
- Towson Area Branch
320 York Road 21284
- White Marsh Branch
8133 Sandpiper Circle 21236
- Woodlawn Branch
1811 Woodlawn Drive 21207

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: housingoffice@dnr.state.md.us); and on the FY 2012 Annual Action Plan to: Elizabeth S. Glenn, Deputy Director, Division of Neighborhood Improvement, Baltimore County Department of Planning, 105 West Chesapeake Avenue, Suite 201 Towson Maryland 21204. (Fax: 410-887-5696, email: eglenin@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

April 19, 2012,

**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 April 3, 2012.**

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

PATUXENT PUBLISHING COMPANY

By: Susan Wilkinson





May 15, 2012

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

Comments on County 2012 PHA Annual Plan

Dear Ms. Cramer:

Maryland Disability Law Center (MDLC) is the state designated Protection and Advocacy agency for the State of Maryland, mandated to advance the civil rights of people with disabilities. MDLC is a non-profit legal services organization whose goal is to create a more integrated and just society by ensuring equal opportunities and full participation by people with disabilities. MDLC is pleased to comment on the Baltimore County 2012 PHA Annual Plan (Plan).

The Plan helps inform citizens how the Baltimore County Housing Office proposes to use its federal resources to assist residents obtain affordable housing. The Plan builds upon the County's 5 Year Plan.¹

Significantly, the PHA Plan provides little detail or accountability for its Plan. The Plan states that the Housing Office will "Undertake affirmative measures to ensure access to assisted housing regardless of....disability" and that it will "Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required".

The above statements are legally required of the County Housing Office. Yet the Plan does not identify how it attends to accomplish those goals. Nor does the Plan quantify the need for accessible housing and the bedroom sizes of the accessible housing that is needed.

¹ MDLC is uncertain why the timetable of the PHA Plan does not align directly with that of the County Department of Planning 5 Year Plan and Annual Plan. These two plans must be coordinated to provide the strongest possible leveraging of resources to better develop fair housing opportunities for County residents.

HUD requires the Plan to provide information on the housing needs of low income families who reside in the jurisdiction served by the PHA. The Plan identifies that there are overall 95,000 families with disabilities with income at 80% or less of Area Median Income. This number is in contrast to the number of such families reported in the prior year Plan (July 2011), which stated the number of families with disabilities with income at 80% or less to be 150,000. The change in numbers is not addressed. The current Plan indicates that the number of low income families with disabilities is limited to "Renters". Limiting the need of families with disabilities to renters only is a qualification that is not applied to the needs of any other family type identified in the Plan. That is, the jurisdictional needs of families who are elderly, who are white, who are black, who are Hispanic, who are Asian or who are Native American are NOT identified solely by renter households. The change in numbers and the distinct method of considering housing needs for persons with disabilities is not explained in the Plan. MDLC is concerned about the implications of suggesting that the jurisdictional needs of low income families with disabilities have decreased, especially as compared to needs of other family types. For example, the July 2011 Plan identified 152,480 elderly low income families in the jurisdiction, but the July 2012 proposed Plan identifies 218,589 elderly low income families in the jurisdiction. Again, there is no explanation provided for these reported significant changes in jurisdictional need. While the jurisdictional housing need is to be considered in allocating Plan resources and priorities, it is not clear if or how this has occurred. MDLC would like an explanation of the Plan's determination of jurisdictional housing need by family type.

Unfortunately, the Plan no longer appears to contain information related to the composition of family type, unit size, and income level of persons in the Housing Choice Voucher Program (HCVP). This information should be identified for the public and used by the Housing Office in planning. MDLC requests that this information be added to the Plan. Similarly, the PHA Administrative Plan should be an attachment to the Plan. It is essential that the contents of the Administrative Plan, and any proposed changes, be subject to review and comment. MDLC believes that HUD requires such transparency from the PHA..

As you are aware, MDLC believes there is an acute shortage of accessible housing generally and a clearly identified need for accessible housing in the voucher program. The Baltimore County Analysis of Impediments and in the County's FY 2013 Annual Action Plan identify the need for accessible housing. This is especially problematic for voucher participants, and even more so for voucher participants who need larger size bedroom units. Approximately half of the persons on the voucher waiting list have disabilities and a third of the total number of persons who hold vouchers are persons with disabilities. Given these numbers and the number of persons in the County with disabilities, it is obvious that there is a significant need for accessible housing. MDLC is aware of families with vouchers who need accessible housing for whom the Housing Office can provide no assistance. This issue has been brought to the attention of the Housing Office, yet there are no plans identified to remedy this problem.

1500 Union Avenue, Suite 2000 • Baltimore, Maryland 21211

Phone: 410-727-6352 • TTY: 443-285-5387 • Fax: 410-727-6389 • www.mdlclaw.org

While no resources are identified to address the lack of accessibility, the Plan states that it will use resources to "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." The waiting list is estimated to be 8-9 years long. Encouraging families to join this list is a curious use of resources. MDLC would rather the Housing Office expend resources to ensure that families with disabilities who actually obtain vouchers can use them to obtain housing benefits that are equal to the benefits obtained by persons without disabilities- that is we want families with vouchers to be able to access housing and live in their unit without being forced to limit themselves to being prisoners in their own homes or forego housing altogether because the units are not accessible. The lack of accessible housing simply must be addressed.

The Plan states that the Housing Office will participate in the Consolidated Plan (Con Plan) development process to ensure coordination with broader community strategies. Such coordination is ideal for layering resources to create new or substantially rehabilitated affordable housing, which would, by law, result in the creation of accessible units. Such units should also be situated outside of areas of poverty and minority concentration and, therefore, will serve to support other goals of the Plan. The Plan fails to identify the purpose or goal of the coordination with the Con Plan and, thus continues to offer no accountability for such activity.

MDLC asks that the Housing Office redraft their Plan to specifically identify the need for accessible housing in the jurisdiction and action steps to address the creation of accessible housing outside of areas of high poverty and minority concentration.

MDLC is pleased to see that the Housing Office intends to market the HCV program to owners outside of areas of poverty/minority concentration and would like the Plan to be more specific about its actions and intended outcomes in this regard.

Thank you for consideration of these comments.

Sincerely,

Lauren Young
Director of Litigation
MDLC
410-727-6352 ext 2498



LEGAL AID BUREAU, INC.

BALTIMORE COUNTY OFFICE

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ELDER LAW PROGRAM
Mary M. Aquino

Written Comments of the Legal Aid Bureau, Inc.
on the PHA Annual Plan for FY2012
Submitted at the Public Meeting on May 2, 2012

The Legal Aid Bureau, Inc. ("Maryland Legal Aid"), the largest legal services organization serving the civil legal needs of low-income Marylanders, has offices throughout the state of Maryland including an office in Baltimore County. Each year, it represents hundreds of Baltimore County residents who have legal issues involving their housing. Maryland Legal Aid thanks Baltimore County for the opportunity to comment on the County's draft FY2012 Annual Plan.

The Baltimore County Housing Office proposes to submit an Annual Plan for FY2012 to HUD that is long on bold statements but completely devoid of detail. The public is entitled to know the details.

Commendably, the Housing Office states that it will:

1. Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability;
2. 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;
3. Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required;
4. 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.

A question remains as to what are the specific affirmative measures that the Housing Office will take.

The Housing Office states that it will "Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction. Yet, the Housing Office recently reduced its payment standard from 110% to 100% at a time when rents throughout the County are increasing and are higher in high opportunity, non-racially impacted neighborhoods.



The Housing Office states that it will "Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required." How will the Housing Office do this in a county that has a dearth of rental housing for large families?

The Housing Office states that it will pursue housing resources other than public housing or Section 8 tenant-based assistance. What type of resources is it referring to?

The staff at Maryland Legal Aid is committed to aiding our clients in furthering a Human Right to Housing. We are very interested in the County's statement that it will counsel Section 8 tenants about units located outside of poverty areas and areas of minority concentration and will also assist them in locating properties in those areas. We would like to know much more about how this will be accomplished.

Maryland Legal Aid appreciates the opportunity to make these comments regarding the FY2012 Annual Plan.

Respectfully submitted,
Maryland Legal Aid Bureau
Ann Lembo, Chief Attorney
Susan Tannenbaum, Senior Attorney

May 11, 2012

Supplemental Comments by Maryland Legal Aid
Regarding the FY2012 Annual Plan

These comments supplement oral and written comments submitted by Maryland Legal Aid at a public hearing on May 2, 2012 regarding the Baltimore County Housing Office's Annual Plan for FY2012 and should be considered in conjunction with the earlier comments.

**BALTIMORE COUNTY DID NOT ADEQUATELY ADVERTISE THE
MAY 2, 2012 PUBLIC MEETING.**

The lack of public participation in the public hearings each spring for the PHA's Annual Plan has been a serious problem for many years. This year, the only members of the public to attend the public hearing on May 2, 2012 were two attorneys from the Baltimore County office of Maryland Legal Aid, an attorney from the Public Justice Center (PJC), an individual from Baltimore Neighborhoods, Inc (BNI), and a law student working at the NAACP. The represented organizations are involved in an administrative complaint against Baltimore County and therefore were able to communicate with each other about the existence of the public meeting. In fact, if the attorney from PJC had not noticed the reference to the hearing date while reading a draft of the County's FY2013 Action Plan, no one from the public would have attended the public hearing.

The lack of attendance at these hearings should alert the County that it needs a better system for notifying the public about the time, date, place and purpose of the public hearing.¹ The County has numerous mechanisms at its disposal to engage the public and seek its input at a public meeting, yet they have not been employed.

¹ Within the past five years, Maryland Legal Aid has noted the following: Last year, so few people attended the public hearing that the attorneys for Maryland Legal Aid and PJC spent the entire allotted time for the hearing asking questions to the County staff. One year, two attorneys from Maryland Legal Aid were the only members of the public to attend the public hearing for the Annual Plan and spent approximately one and one-half hours questioning the Housing Office staff present about its programs. Yet another year, the hearing was well attended with recipients of the County's allocation of federal funding; so the County clearly knew how to reach out at least to this population.

Baltimore County government maintains an on-line calendar of meetings and events. The May 2, 2012 public meeting for the FY2012 Annual Plan was not included on the calendar. The County maintains a large website. There are web pages for each County agency. Some of those agencies maintain their own calendars. The Baltimore County Housing Office is not an independent agency, but is part of the Department of Social Services which is not part of the County's Department of Health and Human Services. The Department of Social Services does not maintain a calendar separate from the County's main calendar.

It is extremely hard to locate information about the Baltimore County Housing Office on the County's website. When going to the County's homepage, one must pull down a list of County agencies. The agencies are listed in alphabetical order. Since the Housing Office is not an independent agency, one must know to look under the Department of Social Services (which is not an intuitive act) and click on that agency to get to its web page in order to locate information about the Housing Office.² Once this is done, one will find that no notice was given regarding the May 2, 2012 hearing even though the draft FY2012 plan was placed on the website, and a notice of the hearing could easily have been attached.

On April 27, 2012, being aware that there was a public hearing planned for the Consolidated Plan, Susan Tannenbaum of Maryland Legal Aid e-mailed Ms. Lois Cramer, the Administrator of the Baltimore County Housing Office asking for information on the time, date and location of the public hearing for the Annual Plan and whether the County had any proposed changes to the Housing Office's Administrative Plan since none were noted with the draft Annual Plan. No response was received.

As noted in Maryland Legal Aid's supplemental comments on the FY2013 Action Plan, a search of *The Jeffersonian*, the limited distribution (as to days and number of subscribers) newspaper that Baltimore County uses for its public notice, proved futile. Since the public meeting for both plans had been consolidated in recent years, Maryland Legal Aid prepared for the May 2, 2012 public hearing with the assumption that the Housing Office Annual Plan would also be involved. It was.

BALTIMORE COUNTY DID NOT PROVIDE INFORMATION ON ITS ADMINISTRATIVE PLAN

Maryland Legal Aid does not know if changes have been proposed to the Baltimore County Housing Office's Administrative Plan although such proposed changes, if substantial, would be subject to public comment at the May 2, 2012 public

² It should be noted that the Office of Community Conservation was an independent agency that is now part of the Department of Planning. Its major function was neighborhood development. On the County's website, one can find the Department of Planning and also Neighborhood Improvement which will take you to information the new division of the Department of Planning that was absorbed from the Office of Community Conservation. If Baltimore County wanted the public to easily locate information on its Housing Office, it could just as easily list Housing Office in the alphabetical listing of agencies and just indicate, "See Department of Social Services" under the heading for Housing. However, Baltimore County has failed to do this.

hearing. Maryland Legal Aid has never found draft proposals of the Administrative Plan on the County's website. Although the County is well aware of Maryland Legal Aid's representation of low-income citizens of Baltimore County in legal issues involving the Baltimore County Housing Office, and oftentimes directly involving issues addressed in the Administrative Plan, Baltimore County has never provided draft proposals for comment. In fact this year, on April 27, 2012, Maryland Legal Aid e-mailed Lois Cramer, the administrator of the Baltimore County Housing Office asking if any changes to the current Administrative Plan were being proposed.³ No answer was forthcoming.

In summary, Baltimore County needs to be more transparent, must do a better job in outreach to the public and must employ a better method to notify the public of hearings on its Annual Plans.

Respectfully submitted by,
Maryland Legal Aid Bureau
Ann M. Lembo, Chief Attorney
Susan Tannenbaum, Senior Attorney

³ A copy of the e-mail is attached.



2530 N. Charles Street
Suite 200
Baltimore, MD 21218
410-243-4468
Fax 410-243-1342

www.bni-maryland.org

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Interim Executive
Director:
Fatima Wilson

May 14, 2012

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

Re: Comments on Housing Office FY 2012 Draft Annual PHA Plan

Dear Ms. Cramer,

Baltimore Neighborhoods, Inc. (BNI) is a Baltimore County-based organization that promotes justice in housing for all people in Maryland through fair housing and tenant-landlord programs and public information activities. The Public Justice Center (PJC) is a legal services organization which seeks to advance civil rights and expand the opportunities available to individuals living in poverty throughout Maryland. We appreciate the opportunity to provide limited comments on the fair housing aspects of the Housing Office's FY 2012 Draft Annual PHA Plan.

We have three primary concerns about the Draft Plan.

First, the Draft Plan maintains a waitlist preference for Housing Choice voucher applicants who live or work in Baltimore County. This preference makes it less likely that voucher applicants from Baltimore City will succeed in obtaining a voucher for use in the County. In doing so, the preference undermines racial integration because, given differences in the demographic composition of the two areas, applicants from the City are more likely to be racial minorities than applicants from the County. *See, e.g., Phillip Tegeler et al, Transforming Section 8: Using Federal Housing Subsidies to Promote Individual Housing Choice and Desegregation, 30 HARV. C.R.-C.L. L. Rev. 451 (1995)* (describing how local residency preferences can perpetuate segregation). Therefore, we urge the elimination of the local residency/work preference.

Second, the Draft Plan lowers the payment standard for new and recertifying Housing Choice vouchers from 110% of Fair Market Rate to 100%. Even at the current 110% rate, only 33% of tenants with vouchers from the County succeed in using those vouchers to rent an apartment,¹ and that figure is sure to drop in line with a reduction in the payment standard. Given that participation in the voucher program comes with some administrative costs – e.g. additional inspections and documentation requirements – landlords are unlikely to accept voucher holding tenants if they have no financial incentive to do so. We thus urge the Housing Office to maintain its voucher payment standard at 110%.

Finally, the Draft Plan fails to explain how it plans to provide voucher holders with mobility counseling and housing search assistance and recruit landlords to accept tenants

¹ HUD table of Maryland PHA voucher success rates for 2010.


md033v02d

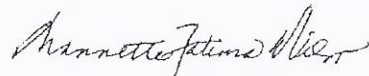
Lois Cramer
May 14, 2012
Page Five

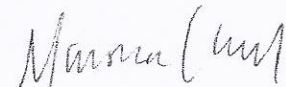
with vouchers, two objectives set forth in the 5 year plan. Is there funding set aside to support these efforts? What steps do Housing Office staff take to assist voucher holders find suitable housing? How has the Housing Office identified landlords to recruit for participation in the voucher program? What incentives will the Housing Office provide to landlords to facilitate such participation? Particularly in light of the County's 33% success rate, the lowest in the state, we urge the Housing Office to revise its Plan to address some of these questions and consider, in particular, whether CDBG funds or local funds could be contributed towards mobility counseling and landlord recruitment work.


We appreciate the Housing Office's consideration of these concerns as it finalizes its FY 2012 plan.

Respectfully,


Michael Mark
President
Baltimore Neighborhoods Inc.


Fatima Wilson
Interim Executive Director
Baltimore Neighborhoods, Inc.


Monisha Cherayil
Public Justice Center


C. Matthew Hill
Public Justice Center

C: Charles Halm, U.S. Department of Housing and Urban Development

BALTIMORE COUNTY, MARYLAND COUNTY GOVERNMENT ORGANIZATION

VOTERS

LEGISLATIVE BRANCH

COUNTY COUNCIL

BOARD OF APPEALS

COUNTY AUDITOR

EXECUTIVE BRANCH

COUNTY EXECUTIVE

COUNTY ADMINISTRATIVE OFFICER

OPERATING AGENCIES

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY

POLICE DEPARTMENT

HEALTH DEPARTMENT

DEPARTMENT OF RECREATION AND PARKS

DEPARTMENT OF PERMITS, APPROVALS, AND INSPECTIONS

DEPARTMENT OF ECONOMIC DEVELOPMENT

FIRE DEPARTMENT

DEPARTMENT OF AGING

DEPARTMENT OF CORRECTIONS

DEPARTMENT OF PUBLIC WORKS

OFFICE OF BUDGET AND FINANCE

OFFICE OF HUMAN RESOURCES

DEPARTMENT OF PLANNING

STAFF AGENCIES

OFFICE OF INFORMATION TECHNOLOGY

OFFICE OF LAW

DEPARTMENT OF EDUCATION

DEPARTMENT OF LIBRARIES

DEPARTMENT OF SOCIAL SERVICES

COMMUNITY COLLEGE

SUPERVISOR OF ELECTIONS

CIRCUIT COURT

STATE'S ATTORNEY

COUNTY SHERIFF

ORPHAN'S COURT

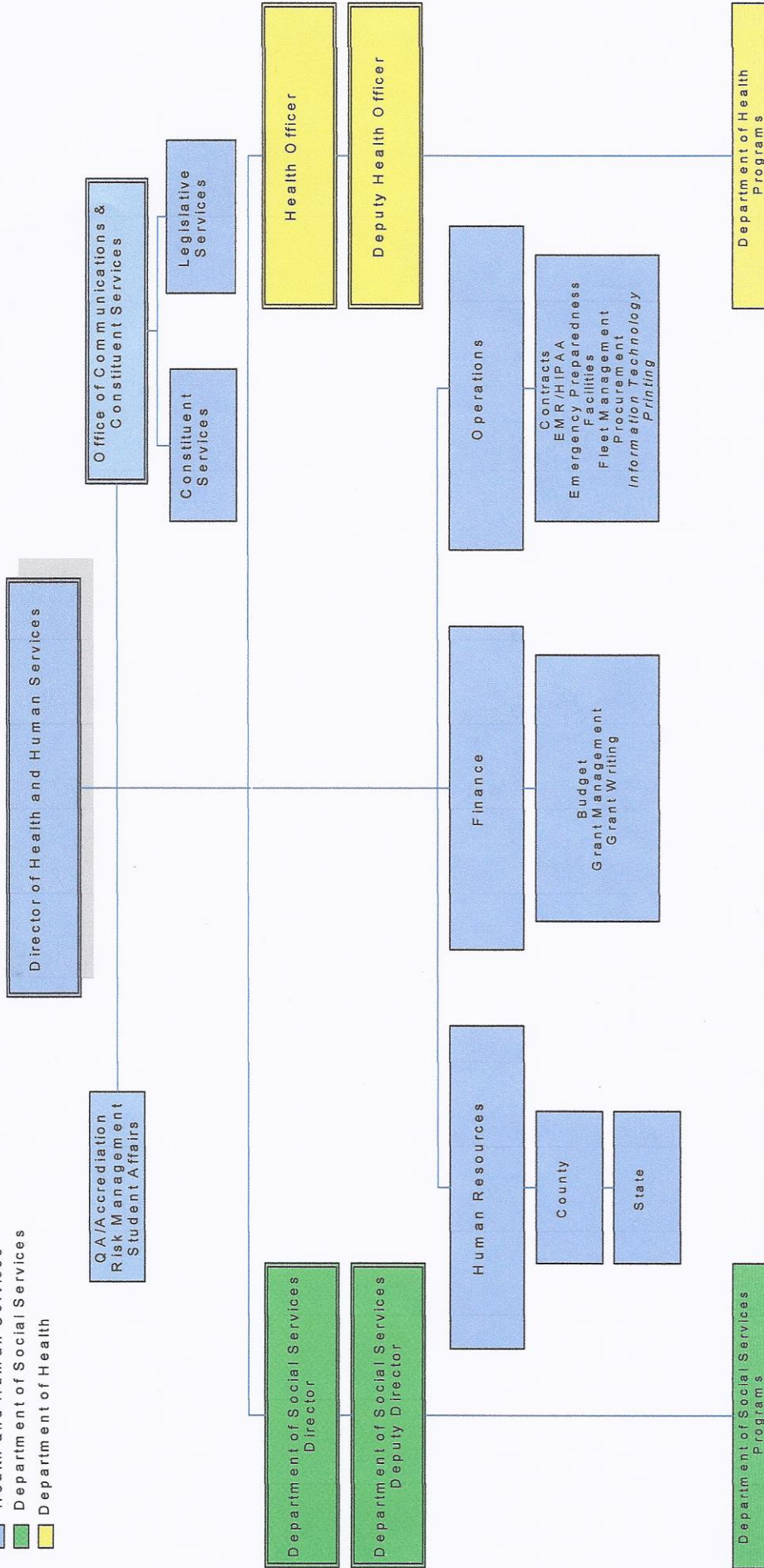
LIQUOR LICENSE COMMISSIONERS

AGENCIES SUBJECT TO CONTROL BY CHARTER &/OR COUNTY FUNDING

UNIVERSITY OF MARYLAND EXTENSION

Health and Human Services Table of Organization (Proposed)

- Health and Human Services
- Department of Social Services
- Department of Health



**PHA Certifications of Compliance
with PHA Plans and Related
R e g u l a t i o n s**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/30/2011

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or ___ Annual PHA Plan for the PHA fiscal year beginning, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Baltimore County Housing Office
 PHA Name

MD033
 PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2010-2014

Annual PHA Plan for Fiscal Years 2012-2012

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

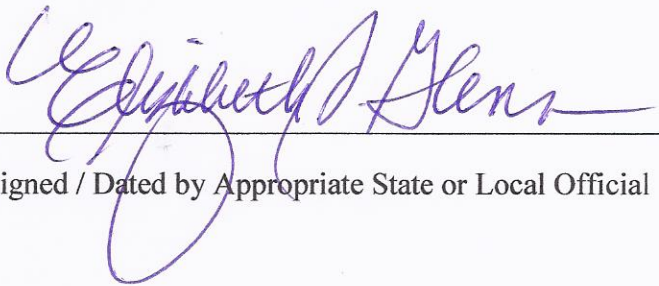
Name of Authorized Official Elizabeth Glenn	Title Chief of Community Planning and Development <i>Deputy Director</i> <i>Department of Planning</i>
Signature <i>Elizabeth A. Glenn</i>	Date <i>5/31/12</i>

**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, Elizabeth Glenn the Chief of Community Planning and Development 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

Civil Rights Certification

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

Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:


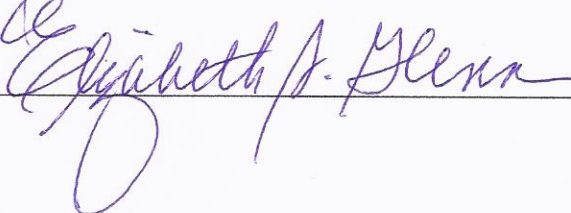
The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Baltimore County Housing Office

MD033

PHA Name

PHA Number/HA Code


I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)			
Name of Authorized Official 	Elizabeth Glenn	Title <i>Deputy Director Department of Planning</i>	Chief of Community Planning and Development
Signature 		Date <i>5/31/12</i>	

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 2012 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~~ ^{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 2012, for submission to the U.S. Department of Housing and Urban Development (HUD).



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

5/30/12
Date



Witness

5/30/12
Date