

## Additional Organizations that Attended Listening Sessions but Did Not Provide Comment

| Name of Organization  | Type of Organization                    |
|---|---|
| Maryland Affordable Housing Coalition                                   | Advocacy Organization                   |
| Maryland Department of Health Developmental Disabilities Administration | Agency Serving People with Disabilities |
| Maryland Department of Disabilities                                     | Agency Serving People with Disabilities |
| Queen Anne's County Government  | County Government                       |
| Lifestyles of Maryland  | Domestic Violence                       |
| SARC Maryland   | Domestic Violence                       |
| Public Justice Center   | Fair Housing/Civil Rights Agency        |
| Homeless Persons Representation Project                                 | Fair Housing/Civil Rights Agency        |
| Disability Rights Maryland  | Fair Housing/Civil Rights Agency        |
| Maryland Consumer Rights Coalition                                      | Fair Housing/Civil Rights Agency        |
| Community Development Network of Maryland                               | Fair Housing/Civil Rights Agency        |
| Fair Housing Action Center  | Fair Housing/Civil Rights Agency        |
| Housing Options and Planning Enterprises                                | HUD Housing Counseling Agency           |
| CASH Campaign of Maryland   | Nonprofit Service Provider              |
| Cecil County Government   | Public Housing Authority                |
| Housing Authority of the City of Annapolis                              | Public Housing Authority                |
| Calvert County Housing Authority  | Public Housing Authority                |
| St. Mary's County Housing Authority                                     | Public Housing Authority                |
| Baltimore County Housing and Community Development                      | Public Housing Authority                |
| Harford County Office of Community and Economic Development             | Public Housing Authority                |
| Housing Authority of Baltimore City                                     | Public Housing Authority                |
| Garrett County Community Action Agency                                  | Public Housing Authority Subcontractor  |

Additionally, over 30 affordable housing developer companies and nonprofits attended the listening sessions.

## Full Consultation Feedback

Below is a review of the full feedback received from the agencies and organizations that provided consultation on this project

| Agency/Org Consulted | Type of Agency/Org  | Method of Consultation                     |
|----------------------|---|--|
| House of Ruth        | Intimate Partner and Sexual Violence organization<br><br>Non-Profit | Virtual Listening Session & Written Survey |

There is a lack of affordable rental housing, and of landlords willing to rent to individuals & families exiting homelessness. Rental application fees, admin or amenities fees, triple security deposits for poor credit, and separate utility costs drive up the cost of housing and place permanent housing out of reach.

Many youth do not enter into the mainstream shelter system and instead “couch surf”. This is also true of survivors of intimate partner violence, and there is no way for these populations to enter the queue for permanent supportive housing or rapid rehousing because they do not qualify as “homeless” under HUD definitions. Even the RRH exception for survivors of intimate partner violence has a stipulation that the survivor also be literally homeless.

More PSH is needed to assist individuals with moving directly to housing and support is needed to help these individuals maintain housing once placed.

### **Unmet housing and service needs of individuals or families fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking as defined by HUD.**

In Maryland, an estimated 20% of survivors were undercounted in the 2019 PIT/HIC count and 28% of survivors were undercounted in the 2020 PIT/HIC count. (Miller, J. The Magnitude of Undercounting for Persons Experiencing Intimate Partner Violence and Homelessness in Maryland. Capstone project for the Johns Hopkins Bloomberg School of Public Health, 2021.)

Too few IPV organizations provide rapid rehousing for homeless survivors even though a capacity assessment conducted in Maryland show that IPV providers are significantly more prepared to address both survivor needs and housing needs than are programs provided by homeless service agencies. (Kaur A, Grace KT, Holliday CN, Miller J, Decker M. Organizational readiness for intimate partner violence

response among supportive housing providers: A capacity assessment in Maryland. *J. of Interpersonal Violence*. Published online May 2021.)

Survivors are also often excluded from Coordinated Entry systems due to the privacy and confidentiality issues that prevent their data being entered into shared Homeless Management Information Systems. This means they are not often offered PSH or RRH slots. The assessments used to determine vulnerability in CE systems often do not consider lethality from abusive partners when determining scores. As an example of how this would work, in Baltimore City HRM uses the City’s Vulnerability Assessment plus the Danger Assessment score to determine prioritization creating a more realistic score for survivors experiencing homelessness. There is insufficient RRH housing for survivors in Baltimore County, Prince George’s County and Montgomery County. Shelters alone are not adequate to address the needs of survivors experiencing homelessness.

The biggest unmet need is behavioral and mental health services. Without addressing the health, behavioral health and mental health needs of individuals, efforts to increase income and maintain housing placements will be unsuccessful.

| <b>Agency/Org Consulted</b>                                  | <b>Type of Agency/Org</b> | <b>Method of Consultation</b>                 |
|--|---------------------------|---|
| <b>Allegany County<br/>Department of Social<br/>Services</b> | Social Service Office     | Virtual Listening Session &<br>Written Survey |

There is a lack of employment and of affordable housing in our area. Our homeless shelters are typically full and there is no place for the homeless population to go. There is also a significant issue of mental health in our homeless population that makes it difficult to house them and support them to maintain housing.

We have a large homeless population for a small rural community. The majority of our homeless are hidden and “couch surfing” because they can’t afford housing on their own. Allegany County has transitional housing shelters and a cold weather emergency shelter. Bed availability at the shelters often make it difficult to house family members together.

We have a domestic violence shelter that meets the housing and counseling needs of our domestic violence victims. We believe human trafficking is an issue, facilitated by significant substance use and hotels located adjacent to the interstate, but do not have the statistics at this point to support our assumption.

**Unmet housing and service needs of veterans and families that include a veteran family member that meet the criteria of one of the HOME-ARP qualifying populations.**

Most of the HUD vouchers for veterans are full and it is hard to obtain any new ones.

**Unmet housing and service needs of households who need services or housing assistance to prevent homelessness.**

The biggest obstacle the homeless face is locating affordable housing in our area. Many homeless don't have the adequate monthly income to afford housing. This is often due to limited education/training, substance use, lack of transportation and/or childcare

**Does your organization have or intend to develop a plan for increasing non-congregate shelter?**

No. We are a government agency and cannot purchase and/or renovate a facility to serve as a shelter

**Project types under HOME would be most beneficial to your community/organization**

**Development of Affordable Rental Housing:**

Rental rates have been steadily increasing in our area. Since most of our population are on a fixed income, it makes it difficult to find affordable housing.

**Supportive Services:**

A housing and employment navigator could assist this difficult to serve population to mitigate barriers to housing and employment.

**Tenant Based Rental Assistance:**

Our community could benefit from more income-based housing in our area due to customers being on a fixed income.

**Development of non-congregate shelter:**

We could benefit from a larger or additional homeless shelter in our community. There have been talks about upgrading some vacant buildings in the area, but the cost has prohibited any advancements on these projects.

| Agency/Org Consulted                          | Type of Agency/Org              | Method of Consultation                     |
|---|---------------------------------|--|
| <b>Home Partnership of Cecil County, Inc.</b> | Non-Profit Housing Organization | Virtual Listening Session & Written Survey |

**Unmet needs as they relate to your homeless population and facilities.**

Finding #8 in the Pandit Group Homelessness Study (attached) indicated the lack of affordable housing is the greatest obstacle to overcoming homelessness due to lack of employment.

**Gaps and unmet needs related to people who are living in unsheltered locations**

The Pandit Group study indicates most people experiencing homelessness do not believe there are enough services in Cecil County and cite a need for shelters, affordable housing and employment opportunities. Also, the same study indicates Cecil County is not attracting people experiencing homelessness due to its services.

**Unmet housing and service needs of households who need services or housing assistance to prevent homelessness.**

It seems that many of the folks experiencing homelessness in Cecil experience substance abuse disorders and mental illnesses.

**Does your organization have or intend to develop a plan for increasing non-congregate shelter?**

HP will work with partners in Cecil County to develop non-congregate shelter facilities that will be managed by locally based service providers. HP is approved by HUD to participate in Single-Family acquisition activities including purchase of HUD-owned REO. HOME ARP funds would be used in tandem with private loans and grants to construct units as well as rehabilitation of existing homes.

**Does your organization have any current or future permanent supportive housing projects under development that would potentially be eligible for HOME-ARP?**

HP is looking to develop a site based PSH project that will include a scattered site component enabling clients eligible for more independent housing to occupy properties in appropriate locations.

**What types of projects eligible under HOME-ARP would be most beneficial to your community/organization to end homelessness and/or prevent homelessness?**

Development of Affordable Rental Housing: HP would develop affordable housing using its 26 years' experience in scattered site development. Development of non-congregate shelter: HP is open to development of non-congregate shelter with an active service provider in Cecil County.

| Agency/Org Consulted   | Type of Agency/Org  | Method of Consultation                           |
|--|---|--|
| Prince George’s County<br>Department of Housing and<br>Community Development | Large Local Government Agency<br>(direct recipient of Federal HOME<br>and CDBG funding) | Virtual Listening<br>Session & Written<br>Survey |

**Gaps and unmet needs as they relate to your homeless population and facilities.**

Lack of permanent supportive and accessible affordable rental housing with an emphasis on households earning 50% and below and 30% and below of the area median income.

**Gaps and unmet needs related to people who are living in unsheltered locations.**

Prince George’s DHCD defers to the Department of Social Services’ response on their survey.

**Unmet housing and service needs of veterans and families that include a veteran family member that meet the criteria of one of the HOME-ARP qualifying populations.**

The Housing Authority of Prince George’s County has available VASH vouchers and recently applied to HUD for additional. However, need for VASH vouchers outweighs current availability

**Unmet housing and service needs of households who need services or housing assistance to prevent homelessness.**

Developers of affordable rental housing lack the long-term assistance required to support the operating costs and supportive services costs needed to provide permanent long-term services for extremely low-income households. A permanent source for operating support will be crucial in addressing long term housing stability of ELI households.

**Does your organization have or intend to develop a plan for increasing non-congregate shelter? Please note whether the shelter would replace existing shelter facilities or would add to the number of shelter facilities.**

Prince George’s County DHCD does not.

**Does your organization have any current or future permanent supportive housing projects under development that would potentially be eligible for HOME-ARP? This includes both site-based PSH and scattered-site projects.**

The County currently has 9% LIHTC deals in the pipeline that have some units set aside for disabled/special needs which could be characterized as permanent supportive housing. These projects include Townes at Peerless: 62 units of family housing located in Upper Marlboro; project completion is targeted for June 2022. Woodyard Station Apartments: 46 units of family housing located in Clinton; project completion is targeted for February 2023.

**What types of projects eligible under HOME-ARP would be most beneficial to your community/organization to end homelessness and/or prevent homelessness?**

**Development of Affordable Rental Housing:**

Financial resources to assist in the production of quality affordable rental housing.

**Supportive Services:**

TBD

**Tenant Based Rental Assistance:**

TBD

**Development of non-congregate shelter:**

Prince George’s DHCD is looking into the concept of non-congregate shelter, and housing for youth aging out of foster care and the HOME ARP plan being developed will explore these concepts further.

| Agency/Org Consulted                     | Type of Agency/Org   | Method of Consultation                     |
|--|--|--|
| <b>Interfaith Housing Alliance, Inc.</b> | CHDO, low income housing landlord, supportive service provider | Virtual Listening Session & Written Survey |

Your survey is heavily geared towards homeless service providers and the agencies that support the homeless. That is not IHA primary target demographic. Of course we can rehouse those people as a CHDO and low income housing landlord. One of our current great challenges is finding money to rehab a 23 unit senior housing project in Frederick MD that won’t displace the current residents that are ELI. The property is small and heavily leveraged so recapitalizing is challenging. If I do a 4% deal then I would displace all current tenants due to the rents I would have to charge. I have asked for funding at the

county level to support the preservation and they were unable to fund. I have applied for other grant funds and have been turned down. I would love to leverage home funds to keep these seniors in place.

| Agency/Org Consulted                       | Type of Agency/Org              | Method of Consultation                        |
|--|---------------------------------|---|
| Washington County Community Action Council | Private Non-Profit<br>501(c)(3) | Virtual Listening Session &<br>Written Survey |

**Gaps and unmet needs as they relate to your homeless population and facilities.**

A lack of affordable rental housing inventory in addition to the existing inventory needing substantial improvements. Due to the pandemic, many landlords are increasing their rental rates which are not in accordance with the local economy. This is resulting in many households becoming behind on rent and at the risk of becoming homeless. Once the Emergency Rental Assistance Program (ERAP) funding is exhausted, we will see the true housing problems in our community.

In addition, many of the rental units have windows that need to be replaced, baseboard heat and a lack of insulation resulting in the energy costs being too much for many tenants.

We need housing that is appropriate for the homeless population that is managed by an organization that will wrap services around the households to prevent them from returning to homelessness.

**Gaps and unmet needs related to people who are living in unsheltered locations, including both gaps in supportive services as well as housing/shelter options.**

Washington County has a population that is living in unsheltered locations due to mental health issues. The street outreach has improved, but there is still a lack of capacity to address the entire population. There is a need for a year-round shelter that does not have time limits for length of stay.

A shelter that could work with the homeless community over an extended period of time would be successful.

**Unmet housing and service needs of individuals or families fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking as defined by HUD**

CASA is very involved with this demographic in Washington County. While they work closely with clients, they are limited on housing options.

**Unmet housing and service needs of veterans and families that include a veteran family member that meet the criteria of one of the HOME-ARP qualifying populations.**

Limited housing designated for veterans and certainly not enough for families.



**Unmet housing and service needs of households who need services or housing assistance to prevent homelessness.**

CAC works closely with households that are not in stable housing every day. Our largest issue is finding affordable housing for them. This is a result of low inventory and landlords that have standards this demographic cannot meet. As a result, many households end up in hotels while they can afford it before returning to homelessness or they are paying landlords more than they should because they do not have good credit scores and/or evictions on their records. This practice is also not sustainable.

**Does your organization have or intend to develop a plan for increasing non-congregate shelter?**

Yes - see description in actual survey

**Does your organization have any current or future permanent supportive housing projects under development that would potentially be eligible for HOME-ARP**

We do not have a permanent supportive housing program plans at this time due to the lack of financial sustainability of the program.

**What types of projects eligible under HOME-ARP would be most beneficial to your community/organization to end homelessness and/or prevent homelessness?**

In addition to needing more affordable housing, there is a need for case management to work with the households to address barriers before they result in returning to homelessness.

**Development of Affordable Rental Housing:**

CAC would like to add to our 37 units due to the need in our community and our ability to provide case management for our tenants. This results in limited evictions as we can address issues our tenants have before they have a loss of income or employment.

**Supportive Services:**

CAC will continue to work with households to address their barriers. We have partnerships with other agencies in our community that provide services we do not that can assist our clients. CAC is utilizing the 2 Gen approach to accomplish this as it was identified as a best practice by the state of Maryland.

**Tenant Based Rental Assistance:**

CAC will continue to utilize the HSP funding to help with rental assistance. There is more need in our community than funding.

**Development of non-congregate shelter:**

Our agency has no plans for a non-congregate shelter at this point due to the sustainability of the funding for appropriate staff.

| Agency/Org Consulted | Type of Agency/Org | Method of Consultation                     |
|----------------------|--------------------|--|
| Carroll County       | Continuum of Care  | Virtual Listening Session & Written Survey |

**Gaps and unmet needs related to your bed inventory in your emergency shelter system as they relate to your homeless population and facilities.**

Lack of immediate night by night beds for families with minor children. The County’s emergency family shelter typically has a wait list.

LMB: Services which are oriented toward or specific to youth (shelter)

**Gaps and unmet needs related to supportive services in your emergency shelters or housing programs.**

Housing is consistently a critical need. Without COVID funding, we do not have the housing support to help those in need. Prior to the pandemic, in 2019, we served 305 unique homeless participants, and we only received enough RRH funds to house approximately 20 families/year and maintain 21 permanent housing units. In order to end homelessness, increased funding for permanent housing and case management staffing is necessary.

LMB: Services which are oriented toward or specific to youth (shelter, additional RRH, permanent housing, supportive services like case management (aside from case management provided by CCYSB for RRH).

Services and staff to provide all services in other languages (notably Spanish).

**Gaps and unmet needs related to people who are living in unsheltered locations, including both gaps in supportive services (ex: street outreach) as well as housing/shelter options.**

With current COVID funding, HSP added a Homeless Outreach Case Worker position to the outreach team. This position specifically conducts outreach throughout the county, ensuring we serve 100% of our homeless population. This Worker provides supplies and outreach to street homeless, encouraging participation in Coordinated Entry, Shelter, and Housing Services. This Worker also provides targeted case management support to those who have unsuccessfully left shelter, in an attempt to re-engage in service delivery. Within just 6 months this staff member has made significant progress in creating outreach partnerships and outreach infrastructure throughout the County, totaling over 30 partnerships, including all county libraries and police departments. This Worker has engaged with over 39 unique individuals for 151 service encounters. This position is an integral part of engaging with our hardest to serve, to ensure homelessness is brief and not repeated.

LMB: Services which are oriented toward or specific to youth (shelter, additional RRH, permanent housing, supportive services like case management (aside from case management provided by CCYSB for RRH). Services and staff to provide all services in other languages (notably Spanish).

**Unmet housing and service needs of households who need services or housing assistance to prevent homelessness.**

HSP has limited funds and no staff to solely administer housing prevention services. HSP leverages community resources and as well as agency funds to prevent eviction; however, there is no case manager funding to provide support services to people in need.

*Transportation:* supportive services needed to assist those with large and or unpaid MVA fines preventing individuals from receiving a driver's license and or a vehicle to drive. This is a barrier for those seeking or maintaining employment.

**The quantity, household types, and needs of people currently on your Coordinated Entry System's by-name list. Example: 30 households are families with children, 20 households are chronically homeless single adults, etc.**

41 participants (37 adults, 4 children) are on the CE by name list (Adult Shelter, Family Shelter, RRH, PSH, and S+C), 7 are chronic, 32 singles, 3 families (5 adults, 4 children). The greatest need is housing. All participants complete a county-wide needs assessment to objectively assess needs and rank participants according to the highest level of need to expedite services. Top barriers include mental health, substance abuse, and income.

**Does your community have or intend to develop a plan for increasing non-congregate shelter? Please describe your plan, including what kinds of buildings you intend to purchase and/or renovate and what populations they would serve. Please note whether the shelter would replace existing shelter facilities or would add to the number of shelter beds available in your Continuum of Care/Local Homelessness Coalition.**

Yes - Carroll County Government owns and maintains shelter facilities. The county has currently acquired a new building for our Family Shelter. This would replace our existing shelter, which is not an ideal location for a shelter. This new site would create non-congregate shelter for families and add congregate emergency beds, so that no family is ever turned away for shelter due to current capacity.

From RFQ: Project Description – The County's Congregate Shelter for Homeless Families with Children will be relocated to Stoner Ave, Westminster MD, 21157 and require the renovation of an existing building. Over the last four years, 306 adults and 243 children have been served in the current Family Shelter; the shelter typically operates near capacity with a wait list. Approximately 15,000 SF is available for the Shelter in the new location. The design should address the concerns at the current shelter including safety, accessibility, and lack of child-friendly spaces. The design shall include private bedrooms for up to 8-10 families; Design shall also include multiple ADA compliant family sized bathrooms with sink, toilet, shower and tub options. In addition to the modular semi congregated rooms, a separate great room will have modular capability for a multipurpose room for daily living use as well as emergency congregate sleeping, with an adjoined full bathroom. Additional design features will include

laundry facilities for multifamily use, interior wall modifications with windows for maximum visibility between office / shelter spaces. Outside design will include ADA compliant pathway to adjoining property and fencing system for security and privacy. The design will utilize infrastructure in the existing building including 6 bathrooms with showers, 2 locker rooms, laundry area, multiple access doors, a kitchen, fenced outdoor space and office space.

**Does your community have any current or future permanent supportive housing projects under development that would potentially be eligible for HOME-ARP? This includes both site-based PSH and scattered-site projects. If so, please describe the projects.**

No

**Describe the number and availability of vouchers, project-based rental assistance, or tenant-based rental assistance in your community, especially as it relates to dedicated/preferences for homeless populations.**

781 Vouchers (HCV, Mainstream, VASH)

Without COVID Funding - RRH funds to house approximately 20 families/year (selected based on CE Eligibility List, target those with the highest barriers) and 21 permanent housing units (selected based on CE Eligibility List, target those with the highest barriers, plus preference for chronically homeless)

**What types of projects eligible under HOME-ARP would be most beneficial to your community to end homelessness and/or prevent homelessness?**

Supportive Services, for both homeless outreach and homeless diversion/prevention, rental assistance along with supportive services and the development of the non-congregate shelter for homeless families. This could include transportation assistance, such as funds for removing barriers to license and registration.

**What is the total annual dollar amount of ESG-CV funding your CoC/LHC budgeted for rapid re-housing?**

|                       |              |              |
|-----------------------|--------------|--------------|
| RRH Rental Assistance | \$198,291.00 | \$198,291.00 |
| RRH Case Management   | \$120,000.00 | \$120,000.00 |

**How many projected households will be served from October 1, 2021 - September 30, 2021, using ESG-CV rapid re-housing?**

23 – 27 households

**What is your CoC/LHC's plan for sustaining rapid re-housing at the current level after ESG-CV expires in September 2022? Or will you reduce your rapid re-housing capacity? If so, by how much?**

We have no funding to maintain this level of housing support, when funding expires, we will return to our pre-COVID funding amounts.

| Agency/Org Consulted               | Type of Agency/Org | Method of Consultation |
|------------------------------------|--------------------|------------------------|
| Southern Maryland Balance of State | Continuum of Care  | Written Survey         |

**Describe gaps and unmet needs related to your bed inventory in your emergency shelter system as they relate to your homeless population and facilities. Example: lack of accessible shelters, shortage of beds for families with children.**

Maryland Balance of State (BOS) level information will be provided by the BoS HMIS administrator, Jason Burns.

**Describe gaps and unmet needs related to supportive services in your emergency shelters or housing programs.**

The consensus is that there is a need for additional case managers to meet the ever-growing needs of the community. Case management services, in some cases, are impeded by the lack of affordable housing, insufficient housing stock to accommodate persons with disabilities, limited employment, education & training services, and a shortage of affordable daycare and transportation options.

**Describe gaps and unmet needs related to people who are living in unsheltered locations, including both gaps in supportive services (ex: street outreach) as well as housing/shelter options.**

Additional funding to coordinate outreach efforts across the continuum is needed. Outreach coordination would ensure consistency among outreach workers to deliver direct services by providing a client-centered approach to assist individuals in developing goals required to obtain housing and other life needs. Coordination would also ensure that client engagement is consistent, appropriate linkages are provided to needed resources, and case notes and documentation related to service delivery are accurate, timely, and tracked in HMIS. Additional funding is also necessary to increase the number of outreach workers needed to identify and serve vulnerable homeless clients across the three-county continuum. Currently, the Southern Maryland LHC has only three street outreach workers to cover the entire Southern Maryland region which has hindered adequate service delivery to unsheltered households.

**Describe the unmet housing and service needs of households who need services or housing assistance to prevent homelessness.**

Under the current circumstances, the awarded prevention assistance funding is sufficient; however, additional funding may be needed in the future. More pressing is the lack of education, training, employment, child care, and mental health services that weigh heavily on the overall success and sustainability of the households served.

**Describe the quantity, household types, and needs of people currently on your Coordinated Entry System's by-name list. Example: 30 households are families with children, 20 households are chronically homeless single adults, etc.**

As of February 24, 2022, the Southern Maryland Coordinated Entry System identified 185 households on the regional by-name-list (BNL). 138 of the households were sheltered while 59 households were unsheltered but receiving outreach services. 40 of the 185 households on the list were households with children. The needs of the households identified are as follows:

- 32 households are chronically homeless
- 49 households have at least one family member with a documented disability
  - 53 mental health
  - 7 substance abuse
  - 12 chronic health conditions
  - 28 physical disabilities
- 12 veteran households

**Does your community have or intend to develop a plan for increasing non-congregate shelter? Please describe your plan, including what kinds of buildings you intend to purchase and/or renovate and what populations they would serve. Please note whether the shelter would replace existing shelter facilities or would add to the number of shelter beds available in your Continuum of Care/Local Homelessness Coalition.**

At his time, the Southern Maryland LHC has not developed a plan for increasing non congregate shelter although we have identified a need based upon the current trends in homelessness. The non-congregate housing that has emerged as a result of the COVID-19 experience has helped to emphasize the benefits and importance of non-congregate housing in regards to providing an atmosphere more conducive to the transition to permanent independent housing. Increasing non-congregate shelter will be discussed in future planning meetings with a focus on serving families with dependent children, transitional-aged youth, veterans, and persons with disabilities.

**Does your community have any current or future permanent supportive housing projects under development that would potentially be eligible for HOME-ARP? This includes both site-based PSH and scattered-site projects. If so, please describe the projects.**

Several organizations have identified permanent supportive housing projects that would potentially be eligible for HOME-ARP. Currently, one agency has a project under development that consists of 47-units for chronically homeless individual and families. The other agency is in the early stages of exploring and identifying opportunities for properties that may be rehabbed and used for PSH. Both projects are aiming to increase the affordable housing stock in vulnerable areas of the region.

**Describe the number and availability of vouchers, project-based rental assistance, or tenant-based rental assistance in your community, especially as it relates to dedicated/preferences for homeless populations.**

The LHC works closely with the three Housing Authorities within the Charles, Calvert and St. Mary's Counties LHC. At present, the need for rental vouchers in Charles and Calvert Counties is so great that the waitlists are closed and can no longer accommodate additional applicants. In St. Mary's County the waitlist exceeds 4500 applicants; however, there is a preference for veteran, homeless and disabled individuals and families.

**What types of projects eligible under HOME-ARP would be most beneficial to your community to end homelessness and/or prevent homelessness? (HOME-ARP eligible activities include development of affordable rental housing, supportive services, tenant-based rental assistance, and development of non-congregate shelter).**

All HOME-ARP eligible activities would be beneficial to the Southern Maryland community given the diverse needs of a three-county LHC.

**What is the total annual dollar amount of ESG-CV funding your CoC/LHC budgeted for rapid re-housing?**

The total dollar amount of ESG-CV funding for Southern Maryland for rapid rehousing is \$530,662.00.

**How many projected households will be served from October 1, 2021 - September 30, 2022 using ESG-CV rapid re-housing?**

From October 1, 2021 through September 30, 2022 the projected number of households served will be 30-50 households.

**What is your CoC/LHC's plan for sustaining rapid re-housing at the current level after ESG-CV expires in September 2022? Or will you reduce your rapid re-housing capacity? If so, by how much?**

Without the ESG-CV funding, the overall rapid rehousing capacity will be reduced by 30-50 households; however, funding provided through HUD RRH, HSP, and SSVF will be used to provide support to clients in need of rehousing services.

| Agency/Org Consulted           | Type of Agency/Org | Method of Consultation |
|--------------------------------|--------------------|------------------------|
| Washington County (BoS Member) | LHC                | Written Consultation   |

**Describe gaps and unmet needs related to your bed inventory in your emergency shelter system as they relate to your homeless population and facilities. Example: lack of accessible shelters, shortage of beds for families with children.**

Washington County has a gap for emergency shelter beds both during and beyond the cold weather season for men and women. Our current Coordinated entry list averages 151. At any given time there can be between 30-40 unsheltered individuals.

**Describe gaps and unmet needs related to supportive services in your emergency shelters or housing programs.**

Washington County has a gap in supportive, on site health services for sheltered clients.

**Describe gaps and unmet needs related to people who are living in unsheltered locations, including both gaps in supportive services (ex: street outreach) as well as housing/shelter options.**

The Washington County outreach services are provided through Sheppard Pratt with only two full time employees. Considering the extent of Washington County, we can only provide limited services to unsheltered locations to connect people to appropriate supportive services throughout our network.

**Describe the unmet housing and service needs of households who need services or housing assistance to prevent homelessness.**

Washington County has a severe housing shortage to serve our population. While we are continuing to work with landlords, available and affordable units continue to be problematic. Furthermore, as an example, in attempting to house a young person, we found a studio apartment, but the new rent was \$1,700 per month, in Hagerstown. Rents have skyrocketed during the pandemic and the landlords have also placed multiple barriers upon our population to be able to qualify for units.



**Describe the quantity, household types, and needs of people currently on your Coordinated Entry System's by-name list. Example: 30 households are families with children, 20 households are chronically homeless single adults, etc.**

Washington County currently has 151 people on our Coordinated Entry list. There are 83 men and 68 women. There are 18 young adults, 22 families with children and 25 chronically homeless adults.

**Does your community have or intend to develop a plan for increasing non-congregate shelter? Please describe your plan, including what kinds of buildings you intend to purchase and/or renovate and what populations they would serve. Please note whether the shelter would replace existing shelter facilities or would add to the number of shelter beds available in your Continuum of Care/Local Homelessness Coalition.**

Washington County does not have a current plan for increasing non-congregant shelter.

**Does your community have any current or future permanent supportive housing projects under development that would potentially be eligible for HOME-ARP? This includes both site-based PSH and scattered-site projects. If so, please describe the projects.**

Washington County does not have current or future PSH housing projects under development. Two years ago we did expand our individual PSH units.

**Describe the number and availability of vouchers, project-based rental assistance, or tenant-based rental assistance in your community, especially as it relates to dedicated/preferences for homeless populations.**

The Washington County LHC works very closely with our voucher type programs. We currently have 12 people on our Coordinated Entry list with vouchers and 6 others that are applying for this type of assistance.

**What types of projects eligible under HOME-ARP would be most beneficial to your community to end homelessness and/or prevent homelessness? (HOME-ARP eligible activities include development of affordable rental housing, supportive services, tenant-based rental assistance, and development of non-congregate shelter).**

Washington County has a significant need for affordable housing for families and individuals. Furthermore, we have an additional need for the affordable housing to be available without the restrictive barriers of credit scores limits, past criminal histories and other barriers that many landlords have placed upon our most vulnerable people in our county. We are currently considering the ability to utilize HOME-ARP funding, and other sources of State/Federal funding to create 50 to 80 affordable rental housing units in a building that will be on the market within the next few months. This structure will require the appropriate renovations to create the suitable living units. However, it is currently used as rental units. We also envision establishing a Whole Family center, computer center, workforce development and health services to be located in this building. The location is in the center of the hub of

homeless and homeless prevention services for our county. This location includes direct access to public city transportation.

**What is the total annual dollar amount of ESG-CV funding your CoC/LHC budgeted for rapid re-housing?**

Washington County has a total ESG-CV2 funding of \$470,479 for rapid re-housing.

**How many projected households will be served from October 1, 2021 - September 30, 2021 using ESG-CV rapid re-housing?**

Washington County is currently anticipating serving 67 households at \$7,000 per household based on current market conditions and client needs as they are currently presenting.

**What is your CoC/LHC's plan for sustaining rapid re-housing at the current level after ESG-CV expires in September 2022? Or will you reduce your rapid re-housing capacity? If so, by how much?**

Washington County is actively case managing all rapid re-housing clients to ensure they are working to exit our RRH support at an appropriate and meaningful time. Our target date is September 2022 if it is possible for our clients. We would anticipate that sustaining our rapid re-housing program after September 2022 would require pre-pandemic assistance. This could require an average support level moving from \$7,000 per household to \$500 - \$1,500 per household depending upon the level of DHCD HSP support. We are hopeful that further funding may be available for an additional two years based on our performance in provided services to the people of Washington County. In doing so, we would be able to serve more qualified households at a meaningful level of support.

| Agency/Org Consulted | Type of Agency/Org   | Method of Consultation |
|----------------------|----------------------|------------------------|
| Harford County       | Balance of State LHC | Written Consultation   |

**Describe gaps and unmet needs related to your bed inventory in your emergency shelter system as they relate to your homeless population and facilities. Example: lack of accessible shelters, shortage of beds for families with children.**

Currently in Harford County, there is a need for increased housing inventory for the Permanent Supportive Housing programs as well as the Residential Rehabilitative Program beds through the Office of Mental Health. Also, a need for additional family emergency shelter beds for one provider in Harford County. This writer has facilitated efforts to increase the emergency shelter inventory with this provider by introducing them to Home Builders Care Foundation. Currently looking into the septic system to see if shelter expansion is feasible.

Another concern has been households who are reporting to be experiencing an incident of domestic violence (DV) and once Coordinated Access refers these households to the designated DV provider in Harford County, these same households are redirected back to Coordinated Access because services were not extended to that household. After further discussion between Coordinated Access and the DV provider, it is determined that if these circumstances occur then Coordinated Access should automatically know that the DV incident is more of a homelessness issue and hence the reason why they did not provide DV services and interventions. There is a good volume of households who in my opinion are victims of a DV situation but it is more specific to financial abuse, psychological abuse and verbal abuse which from my vantage point does not meet the lethality threshold for DV safehouse services and so those households fall into a gap in services and Coordinated Access is then responsible for subsequent interventions.

**Describe gaps and unmet needs related to supportive services in your emergency shelters or housing programs.**

Getting households with criminal justice involvement into the competitive workforce has been a challenge. Transportation in Harford County is always a barrier to employment as well due to the rural dynamics of the County and the County Transit lines have identified flaws by only addressing the needs for first shift laborers. Gaps in services here for laborers who fall into the second and third shifts.

Additional eviction prevention funding is needed as most grants are assisting COVID-19 affected households but there is a volume of households not affected by COVID-19 who have needs in this area. The local Department of Social Services (DSS) has the Eviction Assistance Program (EAP) and Emergency Assistance for Families with Children (EAFC) eviction prevention grants, however, there has always been programmatic flaws and gaps in services with these programs. For instance, unlike the Homelessness Solutions Program (HSP) grant, both of the aforementioned grants can only be accessed one time per fiscal year. If the household qualifies for services then they will only receive \$500.00 towards their eviction. Furthermore, once being assisted under these grants, if the household does not have the means to pay whatever the balance is after the DSS assistance is applied then the assistance from DSS is not provided altogether. **Example:** single female head of household of 2 children just lost her employment and gets behind on her rent. This household then applies for EAFC eviction prevention assistance for \$500.00 and she has an eviction notice for her owed \$1,100.00 monthly rent. Since she now has zero income, she cannot afford to pay the balance which in the aforementioned scenario is \$600.00 towards her eviction and so, she won't be assisted at all. Coordinated Access did not have a robust line item under eviction prevention within the HSP FY 22 funding cycle facing a lot of assistance in this area to come from faith-based providers in Harford County. These providers are fully exhausted due to the volume of needs.

In short, Extensive case management programs are needed for households of all needs too.

**Describe gaps and unmet needs related to people who are living in unsheltered locations, including both gaps in supportive services (ex: street outreach) as well as housing/shelter options.**

The chronic individuals who are unsheltered have expressed a noticeable preference of declining referrals into congregate shelter. These households want to see a more non-congregate option in Harford County and instead choose to remain where they are.

**Describe the unmet housing and service needs of households who need services or housing assistance to prevent homelessness.**

Harford County is currently facing the same barriers that most Counties are which is the availability of affordable housing options. Housing inventory under this area of need is getting more limited and if there are available vacancies, then the fair market value listed rental price is too expensive for most households. Market is getting very competitive and more expensive.

As mentioned previously, more robust eviction prevention providers needed for households not experiencing a COVID-19 related incident.

A targeted population that is severely under met is those returning from incarceration. Often times, the needs for households with no family, no social supports or no stable dwelling place to return to places additional demand onto Coordinated Access and floods the requests for emergency shelter. The only adult emergency shelter in Harford County has limited capacity (27 male beds and 6 female) which then results in an unpleasant return to another episode of homelessness for these households if there are no beds available.

**Describe the quantity, household types, and needs of people currently on your Coordinated Entry System's by-name list. Example: 30 households are families with children, 20 households are chronically homeless single adults, etc.**

There are 191 adults and 110 children identified to be in an unstable housing circumstance from 7/1/2022 to 2/17/2022. These numbers are projected to decrease slightly as Coordinated Access is currently in an effort to clean up some data quality concerns and exit households to get a more reflective number of households still in need.

**Does your community have or intend to develop a plan for increasing non-congregate shelter? Please describe your plan, including what kinds of buildings you intend to purchase and/or renovate and what populations they would serve. Please note whether the shelter would replace existing shelter facilities or would add to the number of shelter beds available in your Continuum of Care/Local Homelessness Coalition.**

There have been ongoing discussions of shelter expansion of the current adult emergency shelter provider addressing the need for non-congregate shelter options has been the main focus. This effort has been handled by the Office of Community and Economic Development of Harford County (Public Housing Authority). Currently trying to identify another administrative office location so the existing public library staff can be relocated and then the shelter expansion plans that are in place will then begin. This has been the only recent reported barrier and 2023 is the projected year for expansion.

**Does your community have any current or future permanent supportive housing projects under development that would potentially be eligible for HOME-ARP? This includes both site-based PSH and scattered-site projects. If so, please describe the projects.**

There is definitely a need here due to the aforementioned PSH options and lack of budget to expand housing inventory. HOME Funds could assist a small project that will need to get approved by a host of providers, but this idea is aimed to address the lack of PSH options in Harford County and an alternative for chronic homeless households. This will be presented during a roundtable discussion on homelessness on 2/24/2022.

**Describe the number and availability of vouchers, project-based rental assistance, or tenant-based rental assistance in your community, especially as it relates to dedicated/preferences for homeless populations.**

Voucher data is very hard to compile and that usually is obtained from the Office of Community and Economic Development of Harford County (Public Housing Authority). Currently, there is a transition of a Maryland Balance of State that will help facilitate a better working relationship with the Coordinated Entry point of Harford County and the PHA especially pertaining to the access of housing choice vouchers for chronic homeless households. There are 5 separate project-based rental assistance or tenant-based rental assistance providers in Harford County.

**What types of projects eligible under HOME-ARP would be most beneficial to your community to end homelessness and/or prevent homelessness? (HOME-ARP eligible activities include development of affordable rental housing, supportive services, tenant-based rental assistance, and development of non-congregate shelter).**

The development of affordable rental housing and development of non-congregate shelter. HOME Funds could also assist a small project that will need to get approved by a host of providers but this idea is aimed to address the lack of PSH options in Harford County and an alternative for chronic homeless households. Will be presented during a roundtable discussion on homelessness on 2/24/2022.

**What is the total annual dollar amount of ESG-CV funding your CoC/LHC budgeted for rapid re-housing?**

\$464,972.00.

**How many projected households will be served from October 1, 2021 - September 30, 2021 using ESG-CV rapid re-housing?**

70 households.

**What is your CoC/LHC's plan for sustaining rapid re-housing at the current level after ESG-CV expires in September 2022? Or will you reduce your rapid re-housing capacity? If so, by how much?**

Continue to utilize and fully exhaust HSP FY22 funds and transition over to HSP FY23 funds once allocated. Within that transition, private donor funding will be utilized for Rapid Re-Housing Program needs as a bridge if need be.

| Agency/Org Consulted | Type of Agency/Org | Method of Consultation |
|----------------------|--------------------|------------------------|
| Mid-Shore            | Continuum of Care  | Written Consultation   |

**Describe gaps and unmet needs related to your bed inventory in your emergency shelter system as they relate to your homeless population and facilities. Example: lack of accessible shelters, shortage of beds for families with children.**

Limited shelter capacity, lack of shelter for individuals with special needs (medical, physical, etc.), lack of suitable shelter for large families.

**Describe gaps and unmet needs related to supportive services in your emergency shelters or housing programs.**

Limited funding to make for competitive rates for shelter staff and to hire more shelter staff at a reasonable cost. Staff with MH training, substance use knowledge, trauma-informed, etc.

**Describe gaps and unmet needs related to people who are living in unsheltered locations, including both gaps in supportive services (ex: street outreach) as well as housing/shelter options.**

Lack of dedicated street outreach workers. Everyone is trying to do multiple jobs and it is ineffective.

**Describe the unmet housing and service needs of households who need services or housing assistance to prevent homelessness.**

Homelessness prevention funds seem to have taken a back seat because of the focus on RRH and emergency shelter. Hypothetically, this makes sense. But when you do not have units to put individuals and families in, or the space and funds to develop more shelter, being unable to help those who are housed *stay* housed, increases the number of people displaced with still nowhere to go.

**Describe the quantity, household types, and needs of people currently on your Coordinated Entry System's by-name list. Example: 30 households are families with children, 20 households are chronically homeless single adults, etc.**

12 chronically homeless single adults

13 households with children and adults

42 households without children

(many of these individuals have been connected to resources and technically "exited")

**Does your community have or intend to develop a plan for increasing non-congregate shelter? Please describe your plan, including what kinds of buildings you intend to purchase and/or renovate and what populations they would serve. Please note whether the shelter would replace existing shelter facilities or would add to the number of shelter beds available in your Continuum of Care/Local Homelessness Coalition.**

N/A

**Does your community have any current or future permanent supportive housing projects under development that would potentially be eligible for HOME-ARP? This includes both site-based PSH and scattered-site projects. If so, please describe the projects.**

N/A

**Describe the number and availability of vouchers, project-based rental assistance, or tenant-based rental assistance in your community, especially as it relates to dedicated/preferences for homeless populations.**

Emergency housing vouchers (EHVs) are being dispersed throughout the community. DHCD was awarded 196 for the eastern shore. Our CoC houses permanent supportive housing projects, and there are a total of 54 tenant-based rental assistance units.

**What types of projects eligible under HOME-ARP would be most beneficial to your community to end homelessness and/or prevent homelessness? (HOME-ARP eligible activities include development of affordable rental housing, supportive services, tenant-based rental assistance, and development of non-congregate shelter).**

Development of affordable rental housing, development of non-congregate shelter, more tenant-based rental assistance, and supportive services if salaries could be made more competitive. I want to be clear that we would not have the manpower to implement this ourselves. But, yes it would be helpful for the community.