



HARFORD COUNTY  
MARYLAND'S  
FY 2025 (FFY 2024)

# ANNUAL ACTION PLAN



## HARFORD COUNTY HOUSING & COMMUNITY SERVICES

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*This document is  
available in alternative  
format upon request by  
calling 410-638-3045*

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## Executive Summary

### AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

Harford County, Maryland is a federal entitlement community under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant Program (CDBG) and Home Investment Partnership Program (HOME). The County has prepared its Annual Action Plan (AAP) for the period of FFY2024, beginning July 1, 2024, through June 30, 2025. The Annual Action Plan is a strategic plan to implement federal programs for housing and community development activities within the County and how the proposed activities will principally benefit low- and moderate-income individuals.

The Consolidated Plan is a HUD requirement under the Community Planning Division (CPD) that must be completed by the entitlement community every three to five years in conjunction with an update to the County's Analysis of Impediments to Fair Housing Choice (AI). Harford County is participating in the Baltimore Metropolitan Area Regional Analysis of Impediments to Fair Housing Choice prepared by the Baltimore Metropolitan Council (BMC); a consortium of jurisdictions including Anne Arundel County, Baltimore County, Baltimore City, Howard County, and Harford County that envisions a Baltimore region where all families have the right and the means to live in high opportunity communities with excellent schools, economic prosperity, and low rates of poverty, and where public policies and private investments are aligned to overcome historic divisions by race and class.

The objectives identified in the Harford County Consolidated Plan FFY 2020-FFY2024 were developed after a comprehensive needs assessment. Harford County will address these needs by funding programs, projects, and activities in the following seven areas:

- Preservation
- Rental Housing
- Homeownership Housing
- Special Needs Populations
- Homeless Population
- Non-Housing Community Development
- Fair Housing

Harford County qualifies as an Urban County under CPD, which allocates funding to Harford County and two of its municipalities: the Town of Bel Air and the City of Aberdeen. Beginning FY2025/FFY2024, the City of Havre de Grace declined to participate in the urban county qualification.

This Harford County AAP is the fifth annual addendum to the Harford County FFY2020-FFY2024 Consolidated Plan, which establishes the County's goals and strategies and guides the investment of federal housing and community development funds, as well as complementary Maryland State and County funds. Harford County expects to receive approximately \$14 million in federal entitlement, housing choice vouchers, and additional federal, state, and local funding to help implement the County's housing and community development programs.

As the final addendum to the Consolidated Plan, this AAP aims to fulfill the goals set five years ago, while simultaneously developing new and different goals for the upcoming FFY2025-FFY2029 Consolidated Plan. Community Needs assessment demonstrates a community-led focus on neighborhood revitalization in underserved neighborhoods along the Route 40 corridor outside municipal boundaries.

## **2. Summarize the objectives and outcomes identified in the Plan**

*This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.*

Specific Objectives and Outcomes:

**Increase Homeownership** – Harford County will provide housing counseling services and offer a down payment assistance program to income eligible first-time homebuyers.

**Increase Supply of Housing (CHDO)** - Harford County will provide support for new construction and/or renovation of affordable housing that will be sold to income eligible first-time homebuyers.

**Community-Based Development** – Harford County is designating and funding its first Community-Based Development Organization (CBDO) to invest in its largest low- to moderate-income communities along the Route 40 corridor.

**Expand Rental Subsidy** - Harford County will provide rental assistance to extremely low-income households and households at-risk of homelessness.

**Homeless Services**- Harford County will provide support for public service projects that provide overnight shelter to homeless individuals.

**Increase Accessible Housing for Special Needs** – Harford County will provide support to renovate a group home for adults with disabilities.

**Rehabilitation of Community Centers** – Harford County will provide support to install a new water treatment system at one of its local centers for people with disabilities, keeping up with Maryland Environmental requirements.

**Improve Quality of Existing Housing – Homeowner** – Harford County will preserve and rehabilitate existing housing stock, targeting elderly, frail elderly, and homeowners with special needs. Harford County will also support the rehabilitation of existing transitional housing.

**Improve Quality of Existing Housing – Public Housing** – Harford County will preserve and rehabilitate existing housing stock by restoring failing outdoor structural elements in its only public housing complex.

**Improve Public Facilities** – Harford County will award funding to the Town of Bel Air and the City of Aberdeen to make improvements to their public facilities and infrastructure and will invest in underserved communities along the Route 40 corridor. Funding will also be allotted to the Southern County Taskforce, which will invest in the public facilities and infrastructure in the Edgewood/Joppa area, an underserved community along the Route 40 corridor which is not within municipal boundaries.

**Improve Rapid Re-Housing Facility** – Harford County will support restoration of public access to its only family rapid re-housing facility.

**Community Development Administration** – Harford County Department of Housing & Community Services will successfully administer the FY2025 community development program.

**Affirmatively Furthering Fair Housing** – Harford County will affirmatively further fair housing choice by conducting paired testing targeting source of income, provide outreach and education, and participate in the Baltimore Metropolitan Fair Housing Group.

### **3. Evaluation of past performance**

*This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.*

CDBG and HOME funding allowed Harford County to not only support our most vulnerable citizens, but create new and rehabilitated affordable housing for low- to moderate-income renters and homeowners. Harford County has consistently provided well above the required fifteen percent (15%) of its HOME allocation to its certified CHDOs, creating strong community partnerships. The County also funded a homeowner ramp and rehabilitation program that has allowed persons with disabilities and other low-moderate income residents to remain in their homes without sacrificing their safety or quality of life.

Harford County's partnership with its municipalities (Aberdeen, Havre de Grace, and Bel Air) enabled multiple infrastructure improvements since FFY2020, including streetscape, paving, stormwater management, and park improvements benefiting multiple low-moderate income areas. Harford County will continue to support efforts to improve community infrastructure, which is now expanded to include the Edgewood/Joppa area along the Route 40 corridor. Since this community exists outside municipal boundaries, it has not received the equivalent targeted support as its incorporated neighbors. The establishment of the Southern County Taskforce intends to correct this historical imbalance.

Detailed outcomes for each year are outlined in the annual Consolidated Annual Performance Evaluation Report (CAPER) that Harford County submits to HUD. Copies of this report are available in the Housing and Community Development office and available on our website, [www.harfordhousing.org](http://www.harfordhousing.org).

The previous year's accomplishments include:

**North Deen Skate Park** – In August 2023, the City of Aberdeen completed the newly-restored North Deen Skate Park, set within one of the City's low- to moderate-income neighborhoods. State-of-the-art skate equipment, concrete installations, and a newly improved roller rink are now available to the surrounding neighborhood, the City of Aberdeen, and Harford County as a whole. Neighbors gathered for a grand re-opening ceremony to see local skate groups demonstrate their skills in the new facility, which is now open to the public year-round.

**Expanded Domestic Violence Shelter** – Harford County's sole Domestic Violence service provider completed its safehouse expansion, increasing the County's bed count to 40. The improved facility has added security measures, a kid-friendly environment, and living space for guests to continue daily home activities.

**Southern County Taskforce** – To address the gap in non-housing community development support for Harford County's non-incorporated low- to moderate-income communities, the County created the Southern County Taskforce. Staff assigned specifically to the project, brought together community stakeholders to identify the greatest needs in Joppa, Edgewood, and parts of Abingdon, Belcamp, and Riverside. The Taskforce held its first community meeting in September 2023 to present its findings and take comments. The inter-departmental taskforce meets bi-monthly to review its community-led goals, developing plans for neighborhood-focused public facilities and infrastructure such as community open space and targeted security measures. Building relationships also prepared the County to designate its first CBDO and set the groundwork for new neighborhood revitalization goals in its upcoming FFY2025-FFY2029 Consolidated Plan.

#### **4. Summary of Citizen Participation Process and consultation process**

##### ***Summary from citizen participation section of plan.***

The Harford County Department of Housing & Community Services (DHCS) prepared the FY2025/FFY2024 Annual Action Plan on behalf of Harford County, Maryland in accordance with 24 CFR Part 91 and the Harford County Citizen Participation Plan. The Plan was safely developed by coordinating with local communities, conducting community outreach and consultation with local nonprofit partners.

Harford County, in compliance with its Citizen Participation Plan, solicited comments via email, mail, and telephone, allowing citizens the opportunity to safely provide input during the public comment period held from December 13, 2023, to February 9, 2024. A publicly advertised Needs Assessment Hearing took place on January 16, 2024. Community Development funding applications were made available beginning December 18, 2023, and were submitted to the DHCS by February 5, 2024. Interested applicants attended a grants workshop on January 10, 2024. Projects were selected based on a combination of community input and which projects would help fulfill unmet community development goals. DHCS posted a notice in the Aegis Newspaper on March 22, 2024 announcing the public comment period and public hearing for the DRAFT Annual Action Plan. DHCS held the public hearing on April 9, 2024. Staff also posted an online notice of the public comment period, emailed the DRAFT Plan to the members of the Local Homeless Coalition, a consortium of service providers, local non-profits, government agencies and concerned individuals that serve as Harford County's decision-making body under the Maryland Balance of State Continuum of Care, and emailed the Transitions community group hosted by the Office on Aging, soliciting public comment.

A draft version of the FY2025/FFY2024 Annual Action Plan was placed on display at the Department of Housing & Community Services office and on the department's website ([www.harfordhousing.org](http://www.harfordhousing.org)), and copies of the document were sent to each of the County's eleven public libraries and each of the County's three municipalities.

#### **5. Summary of public comments**

##### ***This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.***

Beginning in October 2023, the Department of Housing and Community Services (DHCS) held meetings with local stakeholders who participate in Harford County's Grant-in-Aid program to discuss the coming year's community needs. Two public hearings were advertised for January 9, 2024, and January 16, 2024 in the local newspaper – The Aegis – on December 13, 2023. Hearing information was also posted through the Local Homeless Coalition and through the community network of the Southern County Taskforce in Edgewood/Joppa. The January 9 hearing was postponed

and subsequently canceled due to inclement weather. The January 16 hearing did not have any attendees and received no comments.

On January 10, 2024, DHCS held a hybrid in-person and virtual workshop for potential applicants for FY2025 Community Development Projects. Six interested organizations attended and asked technical assistance questions. DHCS Staff then prepared a DRAFT version of the FY2025 Annual Action Plan which was posted on the County's website and distributed to public agencies for solicitation of public comment during the required 30-day public comment. DHCS took comments from April 1, 2024 through April 30, 2024. The draft document was presented at an advertised public hearing and comment session that took place on April 9, 2024. One citizen attended, and comments are included in the summary of comments received. No comments were received outside the public hearing.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

Several comments submitted during the April 9 public hearing were programmatic and relevant to Harford County's homeless services system, but irrelevant to the FY2025 Action Plan, so they were not accepted in the document. See the attached summary of comments.

## **7. Summary**

The overall goal of the FY2025/FFY2024 Annual Action Plan is to help Harford County create decent housing, expand economic opportunity, and ensure a suitable living environment for low-to moderate-income persons and communities. The Plan outlines the County's efforts to continue implementing the goals and strategies developed in the Harford County FY2021-2025/FFY2020-2024 Consolidated Plan. The County will also continue to be a good steward of its federal funding to build upon its successes.

## PR-05 Lead & Responsible Agencies – 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	HARFORD COUNTY	
CDBG Administrator	HARFORD COUNTY	Department of Housing & Community Services
HOPWA Administrator		
HOME Administrator	HARFORD COUNTY	Department of Housing & Community Services
HOPWA-C Administrator		

Table 1 – Responsible Agencies

### Narrative (optional)

Harford County, Maryland's new administration created the Department of Housing & Community Services (DHCS), the administering agency for the Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME). DHCS prepares the Five-Year Consolidated Plans, Annual Action Plans, Environmental Review Records (ERRs), Consolidated Annual Performance Evaluation Reports (CAPERS), and provides oversight for all projects and activities funded with community development dollars. The department is the result of merging the Department of Housing and Community Development with the Department of Community Services, creating better communication with staff who serve specific populations such as the Office on Aging, the Office of Drug Control Policy, and the Office of Disabilities.

### Consolidated Plan Public Contact Information

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

Harford County prepared its FY2025/FFY2024 Annual Action Plan in accordance with 24 CFR Part 91 and the Harford County Citizen Participation Plan. Harford County collaborated with service providers, local non-profits, government agencies, and other individuals, businesses, and organizations in and around the County. The Annual Action plan sets forth the priority funding areas that will help Harford County achieve the goals outlined in both the annual and consolidated plans. Applications were solicited from local organizations to carry out the objectives outlined in the consolidated plan, resulting in a document that provides strategic, measurable, achievable, relevant, and timely goals and strategies to help guide the County's community development needs over the next year.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))**

The Harford County Department of Housing and Community Services (DHCS) acts as the single point of contact to coordinate efforts between public and assisted housing providers, as well as private and governmental health, mental health, and other social service agencies. The merger of Housing and Community Development with Community Services also put Housing and the Office on Aging under the same department, allowing better communication and partnership between health and housing for Harford County's senior population. DHCS oversees the administration of the Housing Choice Voucher Program for Harford County requiring almost daily communication amongst local housing providers. Because DHCS is part of the local government, collaboration between departments is frequent and meaningful. The office routinely meets with counterparts in private and governmental health, mental health, and service agencies to ensure successful exchanges of information.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

FY24/FFY23 was the first year the Harford County Local Homeless Coalition (LHC) used Coordinated Entry as part of the Maryland Balance of State Continuum of Care (MDBoS CoC) managed by the Maryland Department of Housing and Community Development (DHCD). Previously, the Harford Community Action Agency was the lead CoC Agency in Harford County, but the governing body – the Harford Roundtable – voted to join the state-led CoC, making the County more competitive for federal funds, increasing collaboration and coordination across Maryland, and receiving more state resources and support for addressing homelessness. Harford County has two Board members that

serve on the Balance of State Board and report back to the Harford County LHC. Harford County DHCS participates in the LHC as a provider of Tenant-Based Rental Assistance and the referral source for Harford County's freezing weather plan.

The LHC continues to meet bi-monthly. Members of this group include Public Housing Authorities (PHAs), affordable housing providers, hospitals, mental health providers, the detention center, the school system, entitlement and benefit agencies, legal aid, the health department, substance use providers, VA providers, shelters, and the many various organizations providing housing and prevention programs. Members network and confer regarding the programs and assistance administered amongst the shared population of Harford County's homeless clients.

This year, the LHC began the Countywide "By-Name List," a single place that prioritizes homeless clients throughout the County based on their need, using the Arizona Self-Sufficiency Matrix (SSM) as a rubric. Homeless service providers, shelters, and other points of access have been trained in the SSM and have been submitting names regularly. The LHC meets bi-weekly for case conferencing to match the most vulnerable clients at the top of the list to housing vacancies first, including Rapid Re-Housing, Permanent Supportive Housing, and Tenant-Based Rental Assistance. Individuals and families experiencing homelessness are assessed for diversion, prevention, and placement. Households with the highest vulnerability and longest periods of homelessness are prioritized for housing placement. Chronically homeless individuals and families, families with children, veterans, and unaccompanied youth receive the highest prioritization.

Diversion and prevention tools are utilized in serving households who are at at-risk of homelessness. Funds received from the state Homeless Solutions Program are available to assist in preventing eviction and assist with utilities and security deposits. These services can include budgeting, job training, education, and linkages to other resources and needs for things like healthcare and substance use support. Additional funding assists homeless families and individuals in imminent danger of a housing crisis in obtaining and maintaining permanent housing.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The Harford County Department of Housing and Community Services (DHCS) does not receive ESG funds directly. The Harford Community Action Agency, a 501(c)(3) organization, receives pass-through ESG funding from the Maryland Department of Housing and Community Development (DHCD) in the form of Homeless Solutions Program (HSP) funding. HSP is administered by the Harford Community Action Agency, the designated "Lead Agency" under Maryland DHCD. The LHC oversees the allocation of funding, develops performance standards, and evaluates outcomes as well as develops funding policies and procedures for the administration of HMIS. All recipients of HSP funding are required to enter data into HMIS. Based on federal and state benchmarks,

performance standards are developed, and outcomes are evaluated by the Balance of State. These outcomes directly affect the development of policies and procedures and aid in prioritizing funding dollars available through HSP, CoC, and state funded programs.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

1	<b>Agency/Group/Organization</b>	Harford County Department of Housing and Community Services
2	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Other government - County Grantee Department
3	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy
4	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The newly merged department of Housing and Community Services includes the Harford County Housing Agency, the Office on Aging, the Office of Drug Control Policy, Harford Transit LINK, the Office of Disability Services, Office of Human Relations and Mediation, the Office of Children, Youth and Families, and various community-led Commissions. All offices were consulted directly regarding housing and the needs of special populations.

2	<b>Agency/Group/Organization</b>	Harford Community Action Agency
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Harford Community Action Agency (HCAA) is the lead agency in the Harford County Local Homeless Coalition. HCAA was consulted directly to obtain information on the County's homeless populations and how to address the needs of individuals and families experiencing homelessness.
3	<b>Agency/Group/Organization</b>	HABITAT FOR HUMANITY SUSQUEHANNA
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Community Housing Development Corporation
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Habitat for Humanity Susquehanna was consulted directly to assess affordable housing needs. Habitat is Harford County's only CHDO who also administers the County's critical repair program. DHCS provides funding to Habitat addressing a wide array of community development needs.

4	Agency/Group/Organization	HARFORD FAMILY HOUSE, INC.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Harford Family House was consulted directly to obtain information regarding the County's affordable housing needs, particularly homeless families and unaccompanied youth. Harford Family House operates the County's adult-only shelter - Welcome One, in addition to operating rapid re-housing, transitional housing and permanent supportive housing for individuals and families.
5	Agency/Group/Organization	ASSOCIATED CATHOLIC CHARITIES
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services - Victims Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Associated Catholic Charities was consulted directly to obtain information on the County's homeless needs, particularly families with children and households fleeing domestic violence. The agency also administers Tenant Based Rental Assistance in Harford County and administers an early head start program.
6	<b>Agency/Group/Organization</b>	The Sexual Assault/Spouse Abuse Resource Center, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
7	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	SARC was consulted directly to obtain information on the County's needs for victims of domestic violence. Its new CDBG-assisted facility expanded Harford County's shelter beds for victims of domestic violence at its opening in Summer 2023.
7	<b>Agency/Group/Organization</b>	The Arc Northern Chesapeake Region
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Education Services-Employment Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The ARC Northern Chesapeake was consulted to obtain information on the County's housing needs for adults with disabilities and how community development funding can help improve living environments for individuals served by the agency.
8	<b>Agency/Group/Organization</b>	Richcroft, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities Services-Health Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Richcroft was consulted to obtain information on the County's housing needs for adults with disabilities and how community development funding can help improve living environments for individuals served by the agency.
9	<b>Agency/Group/Organization</b>	Harford County Sheriff's Office
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services - Victims Agency - Emergency Management Publicly Funded Institution/System of Care Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Harford County Sheriff's Office was consulted to discuss the County's safety needs, with a special focus on the chronically homeless population and the County's freezing weather plan to ensure individuals experiencing homelessness are safe during inclement weather.

10	<b>Agency/Group/Organization</b>	Harford County Emergency Operations Center
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims Agency - Emergency Management Other government - County Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Harford County Emergency Operations Center was consulted to discuss the County's safety needs, with a special focus on the chronically homeless population and the County's freezing weather plan to ensure individuals experiencing homelessness are safe during inclement weather.
11	<b>Agency/Group/Organization</b>	United Way of Central Maryland
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Employment Service-Fair Housing Services - Victims Services - Narrowing the Digital Divide Regional organization

12	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The United Way of Central Maryland was consulted to discuss homeless strategy, funding priorities, and rental assistance.
	<b>Agency/Group/Organization</b>	Harford County Department of Parks & Recreation
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Education Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Other government - County Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	DHCS consulted the Department of Parks and Recreation directly to establish community projects in the Southern County Taskforce area. The partnership has led to the development of at least 2 projects for FY25/FY24.

13	<b>Agency/Group/Organization</b>	The Office on Mental Health - Core Service Agency of Harford County
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities Services-homeless Services-Health Services - Victims Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Office of Mental Health - Core Services Agency was consulted directly to discuss the unmet mental health needs of the County's low- and moderate-income households.
14	<b>Agency/Group/Organization</b>	Mason-Dixon Community Services
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Mason-Dixon Community Services was consulted directly to discuss the needs of low- and moderate-income households living in the northern, rural area of the County.

15	<b>Agency/Group/Organization</b>	Havre de Grace Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Havre de Grace Housing Authority was consulted directly to discuss the County's public housing needs with a special focus on homeless and at-risk populations.
16	<b>Agency/Group/Organization</b>	The Harford Center, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Harford Center was consulted to obtain information on the County's housing needs for adults with disabilities and how community development funding can help improve living environments for individuals served by the agency.
17	<b>Agency/Group/Organization</b>	Harford Community College
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Harford Community College was consulted regarding the County's adult education, literacy, and employment training needs.
18	<b>Agency/Group/Organization</b>	The EPICENTER of Edgewood
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Persons with Disabilities Services-homeless Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Epicenter of Edgewood was consulted directly on the county's needs regarding homeless and at-risk of homeless. The Epicenter provides programs for youth, recovery, life skills, and health/wellness for at-risk households.
19	<b>Agency/Group/Organization</b>	Upper Chesapeake Health Systems
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency Agency - Emergency Management Regional organization Business and Civic Leaders Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs Economic Development

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Upper Chesapeake Health Systems, under the University of Maryland Medical System, operates the county's two hospitals and a 24-hour crisis center. Upper Chesapeake was consulted to discuss the county's health, addiction, and mental health needs with a special focus on the chronically homeless.
20	<b>Agency/Group/Organization</b>	Klein Family Crisis Center
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Employment Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Klein Family Crisis Center was consulted directly to address strategies to house chronically homeless individuals, particularly during inclement weather.
21	<b>Agency/Group/Organization</b>	New Day Wellness Center
	<b>Agency/Group/Organization Type</b>	Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	New Day was consulted directly to discuss the on-going needs of chronically homeless individuals.
22	<b>Agency/Group/Organization</b>	New Service Training Employment Program (NSTEP)
	<b>Agency/Group/Organization Type</b>	Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	NSTEP was consulted directly to discuss employment training for low-moderate income youth as well as providing opportunities for the chronically homeless.
23	<b>Agency/Group/Organization</b>	Sheppard Pratt - SSVF
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Employment Services - Victims Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Supportive Services for Veteran Families program was consulted directly on the needs of veteran individuals and families at-risk of homelessness in Harford County.

24	<b>Agency/Group/Organization</b>	755 Alliance, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-homeless Services-Employment Business and Civic Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The 755 Alliance was consulted directly regarding the needs of the Edgewood area within the Southern County Taskforce. Representatives proposed solutions for neighborhood revitalization.
25	<b>Agency/Group/Organization</b>	Fresh Start Furniture
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Fresh Start Furniture Ministry was consulted directly on how to leverage in-kind community donations to the benefit of Harford County's citizens in need, including the homeless, those at-risk of homelessness, and the ALICE (Asset Limited, Income-Constrained, Employed) population.
26	<b>Agency/Group/Organization</b>	Maryland Department of Housing & Community Development

	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Service-Fair Housing Services - Narrowing the Digital Divide Agency - Management of Public Land or Water Resources Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	As the agency who oversees the Maryland Balance of State, the Maryland Department of Housing & Community Development was consulted on the state of Harford County's current Coordinated Entry system and how participating agencies can operate within newly established systems.
27	<b>Agency/Group/Organization</b>  <b>Agency/Group/Organization Type</b>	INNER COUNTY OUTREACH, INC.  Housing Services-Children Services-Elderly Persons Services-homeless Services-Education Business and Civic Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Inner County Outreach was consulted directly regarding the needs of children in the Southern County Taskforce Area and how to leverage funding to benefit their communities at large.
28	<b>Agency/Group/Organization</b>	Hope for the Homeless Alliance
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless Regional organization Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hope for the Homeless Alliance, a collaborative of local congregations, was consulted directly regarding the state of homelessness in Harford County and the needs of those individuals and families who utilized emergency shelter beds during the winter months.
29	<b>Agency/Group/Organization</b>	The Char Hope Foundation, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Needs - Veterans Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Char Hope was consulted directly about the needs of Harford County residents in recovery from drug-related addiction and abuse.
30	<b>Agency/Group/Organization</b>	Homecoming Project, Inc.

	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with Disabilities Services-Health Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Homecoming Project was consulted directly about the needs of Harford County residents in recovery from drug-related addiction and abuse.
31	<b>Agency/Group/Organization</b>	Linking All So Others Succeed (LASOS)
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Services-Employment Services - Narrowing the Digital Divide Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	LASOS was consulted directly regarding the needs of immigrant populations residing in Harford County, including their demographics, linguistic needs, employment opportunities, and partnerships with Harford County Public Schools.
32	<b>Agency/Group/Organization</b>	Mann House, Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Mann House was consulted directly about the needs of Harford County residents in recovery from drug-related addiction and abuse.
33	<b>Agency/Group/Organization</b>	Villages at Lakeview NNC Center
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Village at Lakeview Neighborhood Center was consulted directly regarding the needs of rental housing communities in the Southern County Taskforce area.
34	<b>Agency/Group/Organization</b>	Edgewood Grocery Outlet
	<b>Agency/Group/Organization Type</b>	Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Edgewood Grocery Outlet, a new business in Edgewood, Maryland, was consulted directly regarding how the County can assist its business development as well as foster its relationship with the community.
35	<b>Agency/Group/Organization</b>	Harford Commons
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Harford Commons was consulted directly regarding the needs of rental housing communities in the Southern County Taskforce area.
36	<b>Agency/Group/Organization</b>	Edgewood Plaza
	<b>Agency/Group/Organization Type</b>	Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The owners of the Edgewood Plaza on Route 40 were consulted directly regarding how the County can assist its business development as well as foster its relationship with the community.
37	<b>Agency/Group/Organization</b>	Maryland Environmental Service
	<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Maryland Environmental Service was consulted directly regarding employment in the Southern County Taskforce area as well as efforts to involve the community in larger projects to sustain its natural environment.
38	<b>Agency/Group/Organization</b>	Frito-Lay (Pepsico)
	<b>Agency/Group/Organization Type</b>	Business Leaders Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Frito-Lay was consulted directly regarding employment in Harford County at its plants along the Route 40 corridor.
39	<b>Agency/Group/Organization</b>	Ramada by Wyndham Edgewood Hotel & Conference Center
	<b>Agency/Group/Organization Type</b>	Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The owners and staff of the Ramada Hotel were consulted directly regarding how the County can assist its business development as well as foster its relationship with the community.
40	<b>Agency/Group/Organization</b>	Coppermine CopperPlex
	<b>Agency/Group/Organization Type</b>	Services-Children Regional organization Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Coppermine Copperplex, a major sports complex in Edgewood slated for its grand opening in 2024, was consulted directly regarding how the County can assist its business development as well as foster its relationship with the community.
41	<b>Agency/Group/Organization</b>	Maryland Department of Commerce
	<b>Agency/Group/Organization Type</b>	Services-Employment Other government - State Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Maryland Department of Commerce was consulted directly regarding business development in the Southern County Taskforce Area.
42	<b>Agency/Group/Organization</b>	Joppa Development and Heritage Corporation
	<b>Agency/Group/Organization Type</b>	Regional organization Business and Civic Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Joppa Development and Heritage Corporation was consulted directly regarding Joppatowne's efforts to highlight its maritime heritage and how to use this heritage to benefit its low- to moderate-income residents.
43	<b>Agency/Group/Organization</b>	City of Aberdeen
	<b>Agency/Group/Organization Type</b>	Housing Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Aberdeen was consulted on how to best use their allotment of the County's CDBG funds to further the goals outlined in the County's Consolidated Plan.
44	<b>Agency/Group/Organization</b>	City of Havre de Grace
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Havre de Grace was consulted on its municipal CDBG strategy and how it would further the goals outlined in the County's Consolidated Plan.
45	<b>Agency/Group/Organization</b>	Town of Bel Air
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Town of Bel Air was consulted on how to best use their allotment of the County's CDBG funds to further the goals outlined in the County's Consolidated Plan.

Table 2 – Agencies, groups, organizations who participated

**Identify any Agency Types not consulted and provide rationale for not consulting**

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Maryland Balance of State	The CoC is the primary provider of housing and supportive services for the County's homeless and at-risk of homeless populations. The goals of the County and the CoC complement each other.
Harford Next	Harford County, Maryland	Harford Next is the County's Master Plan. The goals outlined in the county's strategic plan are consistent with Harford Next.
Regional Analysis of Impediments to Fair Housing	Baltimore Metropolitan Council	Harford County's goal of affirmatively furthering fair housing choice is consistent with the goals outlined in the regional Analysis of Impediments.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Maryland Sustainable Communities	Maryland Department of Housing and Community Development	Maryland DHCD provides local governments the opportunity to apply for the sustainable communities designation, which target funds within Priority Funding areas. Harford County submitted its application to renew Edgewood's designation to leverage state funding for Southern County Taskforce revitalization projects.

**Table 3 – Other local / regional / federal planning efforts**

#### **Narrative (optional)**

The Harford County Department of Housing and Community Services sought input from community stakeholders, low-moderate income persons, nonprofit and for-profit providers, government agencies, commissions, task forces, and concerned citizens. Members of these groups, recipients of their services, and Harford County citizens had the opportunity to provide input.

In September 2023, the Harford County Executive publicly launched the “Southern County Taskforce” at the Edgewood Community Center. The Taskforce is a collaboration of all Departments with the goal of revitalizing the Route 40 corridor, specifically in the long-neglected Edgewood/Joppa area. The Administration compiled data, goals, and action points to present to the community for their feedback. Following the September public hearing, the Taskforce meets monthly to evaluate its progress on the action points determined at the September meeting and at subsequent meetings. The Taskforce will present its progress to the public every six (6) months to garner feedback and adjust to the community’s changing needs.

During the Spring of 2024, DHCS developed a draft version of the FY2025/FFY2024 Annual Action Plan identifying goals and strategies. After the 30-Day public comment period, the draft was revised, and the final version prepared. The Annual Action Plan strategically outlines how federally-funded Community Development dollars will be spent in Harford County.

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation**

#### **Summarize citizen participation process and how it impacted goal-setting**

The Harford County Department of Housing and Community Services (DHCS) solicited citizen participation throughout the planning process. Citizens were given opportunities to submit written comments via mail and email, provide telephone comments, and provide feedback during the planning process. DHCS hosted a Grants Application Workshop for organizations interested in funding projects on January 10, 2024. A Needs Assessment Hearing was held on January 16, 2024 to help direct project funding. A second needs assessment hearing was canceled due to weather, but comments from a public presentation in the target area of Edgewood/Joppa in the Southern County Taskforce on September 7, 2023, have directed decisions since the beginning of the planning process. Upon completion of the DRAFT Annual Action Plan, a second public comment hearing was held on April 2, 2024 and on April 9, 2024. DHCD provided a thirty (30) day public review and comment period from March 25, 2024, through April 26, 2024.

In addition to making the Annual Action Plan Draft available in all eleven public libraries and at the DHCS offices, the following organizations were provided a copy of this document to review and provide comment:

- City of Aberdeen
- City of Havre de Grace
- Town of Bel Air

Timely notices of all public comment hearings were placed in the local newspaper, The Aegis, and on the Harford County Government website, soliciting and welcoming both written and oral comments to the Harford County DHCS. Public Notices were also announced and shared via email with the Local Homeless Coalition and other local nonprofit listservs. Information regarding public hearings in Edgewood was shared through social media, in local newsletters, and by personal invitation through the Southern County Taskforce.

## **Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)

1	Public Meeting	Southern County Taskforce	<p>The Harford County Executive's Office hosted a community presentation of the Southern County Taskforce at the Edgewood Recreation Center on September 7, 2023. More than 60 community members attended, including local business leaders, community organizations, neighbors, and leaders in the faith community.</p> <p>The County Executive presented the research conducted about the Southern</p>	<p>At least 15 participants submitted comments. Topics ranged from funding and zoning opportunities for small business to the need for more affordable housing.</p>	<p>All comments were accepted.</p>	<p><a href="https://www.harfordcountymd.gov/3659/Southern-County-Taskforce">https://www.harfordcountymd.gov/3659/Southern-County-Taskforce</a></p>
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			County Taskforce area and reviewed data for comment.			
2	Newspaper Ad	Non-targeted/ broad community	Three (3) notices were published in the local Aegis newspaper to announce upcoming public hearings, grant workshops, and public comment periods.	One citizen inquired about the nature of the hearing and its purpose. The citizen was given further information and was invited to attend the needs assessment hearings. No comments were received during the needs assessment public comment period.	No comments were received during the needs assessment public comment period.	<a href="https://www.harfordcountymd.gov/2134/CDBGHOME-Funding">https://www.harfordcountymd.gov/2134/CDBGHOME-Funding</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Non-targeted/broad community	<p>Interested organizations attended a grants workshop on January 10, 2024. Representatives from 2 organizations attended in person, and representatives from 2 more organizations attended virtually.</p>	<p>Representatives from The Harford Center voiced their urgent need for a new water treatment system. A consultant for businesses and nonprofits in the Edgewood area sought more information on right-of-way and eligibility to build a drainage pond near an Edgewood church.</p>	<p>All comments were accepted. Participants were given tools to apply for FY25/FFY24 grant funding.</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Internet Outreach	Non-targeted/broad community Residents of Public and Assisted Housing Homeless Service Providers	All public notices were shared online through the Local Homeless Coalition listserv, which includes at least 100 community members, nonprofit professionals, government representatives, and other stakeholders.	No comments were received during the needs assessment public comment period.	No comments were received during the needs assessment public comment period.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Hearing	Non-targeted/broad community	DHCS conducted a public hearing at its offices on 15 S Main St in Bel Air to review community needs. The hearing did not have any attendees.	No comments were received.	No comments were received.	<a href="https://www.harfordcountymd.gov/2134/CDBGHOME-Funding">https://www.harfordcountymd.gov/2134/CDBGHOME-Funding</a>

6	Public Hearing	Non-targeted/broad community	DHCS conducted a public hearing at its offices on 15 S Main St in Bel Air to review the FY25/FFY24 Annual Action Plan Draft.	<p>Harford County received comments from one (1) attendee from the Aberdeen area who works in Edgewood. The following comments were accepted:</p> <p>Clients at the Harford Community Action Agency asking for rental assistance are in need of Housing Counseling. The down payment assistance project under the HOME program would be valuable to their housing needs.</p> <p>Eviction Prevention funds have been spent</p>	<p>The following comments were not accepted as they did not pertain to proposed CDBG and HOME funded activities:</p> <p>The Anna's House Emergency Shelter could be ready for expansion of non-congregate beds using HOME-ARP dollars.</p> <p>Maryland tenant laws are set to change, which may make them responsible for recertifying their assistance.</p> <p>The Point-in-Time Count under the Maryland Balance of State was successful with its new phone app.</p>	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				<p>through MD State sources.</p> <p>Additional funds from HOME TBRA would be helpful to keep residents housed.</p> <p>Additional training on credit scores would also be helpful in conjunction with rental assistance funds.</p>		

Table 4 – Citizen Participation Outreach

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

Harford County estimates approximately \$14M in federal, state and local dollars will be allocated to housing and community development activities during FY2025/FFY2024. These funds, estimated and outlined below, are a combination of entitlement grants, program income, local match and competitive federal and state funding.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,054,188	0	0	1,054,188	1,054,188	Harford County is entering the final year (FFY24) of the Consolidated Plan.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	375,267	40,430	0	415,697	415,697	Harford County is entering the final year (FFY24) of the Consolidated Plan.
Continuum of Care	public - federal	Housing	994,060	0	0	994,060	994,060	Continuum of Care FFY2023 award through the Maryland Balance of State - support for homeless shelters, rapid rehousing, shelter plus care projects, chronically homeless, permanent supportive housing and outreach.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Section 8	public - federal	Admin and Planning Housing	10,248,769	0	0	10,248,769	9,729,359	Harford County, MD administers the Housing Choice Voucher Program in our jurisdiction.
Other	public - federal	Admin and Planning	51,024	0	0	51,024	0	Harford County will use HUD Housing Counseling funds to provide comprehensive housing counseling services to residents.
Other	public - state	Admin and Planning Homebuyer assistance	102,568	0	0	102,568	0	Harford County will use state housing counseling funds to provide comprehensive housing counseling services to residents.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Acquisition Admin and Planning Multifamily rental new construction Multifamily rental rehab New construction for ownership	103,924	0	0	103,924	0	Harford County will provide local funding as HOME Match.
Other	public - local	Admin and Planning Housing Public Services	1,256,460	0	0	1,256,460	0	Harford County will provide funding to support non-profit organizations providing human services to residents.

Table 5 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Harford County prioritizes projects that have secured commitments from other funding sources. In addition, the County regularly applies for state funding when appropriate, including Community Legacy, Housing Counseling and other competitive funding. Harford County will provide local funding in the amount of \$103,924 as HOME match. HOME sub-recipients will also provide a 25% match for all HOME-funded activities.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Not applicable.

**Discussion**

Harford County will use federal, state and local funds to leverage additional resources to provide decent, affordable housing. The County works with elected officials, the Maryland Department of Housing & Community Development (DHCD), and with private developers to leverage funding with non-federal sources.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Quality of Existing Housing - Homeowner	2021	2025	Affordable Housing	Route 40 Corridor Municipality	Increase Supply of Affordable Housing	CDBG: \$155,000	Homeowner Housing Rehabilitated: 15 Household Housing Unit
2	Increase Homeownership	2021	2025	Affordable Housing	Route 40 Corridor	Increase Supply of Affordable Housing	HOME: \$141,439	Direct Financial Assistance to Homebuyers: 10 Households Assisted
3	Improve Public Facilities	2021	2025	Non-Housing Community Development	Route 40 Corridor Municipality	Prevent and Eliminate Homelessness Improve Public Facilities and Services	CDBG: \$186,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 145 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 60 Households Assisted Rental units rehabilitated: 0 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Expand Rental Subsidy - TBRA and Section 8	2021	2025	Homeless	Route 40 Corridor Municipality	Prevent and Eliminate Homelessness	HOME: \$66,232	Tenant-based rental assistance / Rapid Rehousing: 4 Households Assisted
5	Increase Supply of Housing - CHDO	2021	2025	Affordable Housing	Route 40 Corridor	Increase Supply of Affordable Housing	HOME: \$170,500	Homeowner Housing Added: 2 Household Housing Unit
6	Improve Public Infrastructure	2021	2025	Non-Housing Community Development	Route 40 Corridor Municipality	Improve Public Facilities and Services	CDBG: \$346,851	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 14000 Persons Assisted
7	Community Development Administration	2021	2025	Non-Housing Community Development			CDBG: \$180,337 HOME: \$37,526	Other: 1 Other
8	Affirmatively Furthering Fair Housing	2021	2025	Affordable Housing			CDBG: \$30,500	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Homeless Prevention	2021	2025	Homeless			CDBG: \$155,000	Rental units rehabilitated: 0 Household Housing Unit Homeless Person Overnight Shelter: 0 Persons Assisted Homelessness Prevention: 220 Persons Assisted

Table 6 – Goals Summary

## Goal Descriptions

<b>1</b>	Goal Name	Improve Quality of Existing Housing - Homeowner
	Goal Description	Homeowner Housing Rehabilitated: 15 Single-Family Homes
<b>2</b>	Goal Name	Increase Homeownership
	Goal Description	Direct Financial Assistance to First-time Homebuyers: 10 Households Assisted
<b>3</b>	Goal Name	Improve Public Facilities
	Goal Description	Rehabilitate public facilities for target populations, including people with disabilities and the homeless population.
<b>4</b>	Goal Name	Expand Rental Subsidy - TBRA and Section 8
	Goal Description	Rental Housing Assistance - 4 families
<b>5</b>	Goal Name	Increase Supply of Housing - CHDO
	Goal Description	Develop affordable housing units - 2 houses; Operating support for local CHDO
<b>6</b>	Goal Name	Improve Public Infrastructure
	Goal Description	Support infrastructure projects in low- to moderate-income communities in the City of Aberdeen, the Town of Bel Air, and the Edgewood/Joppa area.
<b>7</b>	Goal Name	Community Development Administration
	Goal Description	
<b>8</b>	Goal Name	Affirmatively Furthering Fair Housing
	Goal Description	Support testing and education to ensure fair housing practices
<b>9</b>	Goal Name	Homeless Prevention

Goal Description	Provide shelter to at least 220 homeless individuals
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**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)**

Harford County estimates it will assist ninety-seven (97) households through affordable housing, of which forty-seven (47) will be extremely low-income households, thirty-three (33) will be low-income households, and seventeen (17) will be moderate-income households.

Fifteen (15) households will be assisted through single-family housing rehabilitation, seven (7) of which will be extremely low-income and eight (8) will be low-income. Sixty (60) households will be assisted through public housing rehabilitation, thirty (30) of whom will be extremely low-income, twenty (20) will be low-income, and ten (10) will be moderate-income. Ten (10) households will receive tenant-based rental assistance, ten (10) of whom will be extremely low-income. Two (2) low-income households will move into newly constructed affordable housing. Ten (10) first-time homebuyers will receive downpayment assistance, three (3) of whom will be low-income and seven (7) of whom will be moderate-income.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

Harford County will administer US Housing and Urban Development (HUD) CDBG and HOME dollars to meet the affordable housing and community development needs of its low- to moderate-income families and communities. For the second consecutive year, funds are allocated to the Southern County Taskforce, whose primary goal is to assist communities along the Route 40 corridor who are not part of an existing municipality. The highest population density and need is in the Edgewood/Joppa area.

FY2025 (FFY2024) allocation amounts for these programs are as follows: CDBG-\$1,054,188 and HOME-\$375,267.

#### Projects

#	Project Name
1	Habitat for Humanity Critical Repair Program
2	Southern County Taskforce
3	Edgewood/Joppa Neighborhood Revitalization - 755 Alliance
4	Harford Family House - Rapid Re-Housing Facility Improvements
5	Richcroft - Group Home Rehabilitation
6	The Harford Center - Water Treatment Update
7	Havre de Grace Housing Authority - Housing Rehabilitation
8	Fair Housing Activities
9	Community Development Administration
10	City of Aberdeen
11	Town of Bel Air
12	Future Tenant-Based Rental Assistance
13	Habitat for Humanity - CHDO Activities
14	Harford County Down Payment Assistance
15	Welcome One Shelter
16	Anna's House Shelter
17	Future Project

Table 7 - Project Information

#### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

While several CDBG projects are tied to improving public facilities, they cover a broad range of the Strategic Plan's goals. These projects include the rehabilitation of a group home for people with

disabilities (Housing for People with Special Needs), upgrading a water treatment system for one of Harford County's key facilities for people with disabilities (Special Needs Target Population), and improvements to one of Harford County's Rapid Re-Housing facilities for families (Eliminating Homelessness). All households assisted will be target populations and limited clientele presumed beneficiaries.

Low- to moderate-income families and seniors in Harford County still struggle to retain and maintain their homes. There is a great need for home rehabilitation and critical repairs for disabled and low-income homeowners. CDBG funding will allow the County to help its citizens make these much-needed repairs and improvements. This funding will also support the operation of the County's homeless shelters. Finally, CDBG funds will provide continued support for fair housing testing, education, and oversight of the implementation plan set forth in the regional and jurisdiction-specific Analysis of Impediments to Fair Housing Choice.

HOME funds will allow CHDOs in Harford County to develop additional affordable homebuyer units for low- to moderate-income families to meet the County's lack of affordable housing need and help fund construction of new affordable units. HOME funds will also be used to provide tenant-based rental assistance to individuals exiting transitional housing and to provide down payment assistance to income eligible, first-time homebuyers.

One of our current administration's priorities is to address the underserved communities along the Route 40 corridor in southern Harford County. To address these needs, the administration has created a taskforce whose mission is to inventory existing resources, identify needs, and prioritize community development projects that will have a meaningful impact on families living in those historically neglected communities. A portion of FFY2024 CDBG funding has been reserved to fund eligible activities identified by this taskforce, as well as designate and fund the Edgewood/Joppa area's first ever Community-Based Development Organization.

The Town of Bel Air and the City of Aberdeen are participating municipalities in Harford County's Urban County designation for CDBG funds. Each year, these municipalities use their CDBG allocations to fund high-need infrastructure projects in low- to moderate-income areas.

Some of the obstacles the County faces in addressing underserved needs include limited beds available in our homeless shelters, limited funding available for public service activities, and lack of resources to house individuals with mental illness, criminal history, and substance addiction issues. As rent continues to rise in Harford County, our efforts toward tenant-based rental assistance attempt to slow its effects, mainly for those whose income has not yet increased with higher housing costs.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Habitat for Humanity Critical Repair Program
	<b>Target Area</b>	Route 40 Corridor
	<b>Goals Supported</b>	Improve Quality of Existing Housing - Homeowner Homeless Prevention Improve Public Facilities
	<b>Needs Addressed</b>	Increase Supply of Affordable Housing Prevent and Eliminate Homelessness Increase Housing Opportunities - Special Needs Improve Public Facilities and Services
	<b>Funding</b>	CDBG: \$200,000
	<b>Description</b>	Habitat for Humanity Susquehanna, Inc., a 501(c)(3) non-profit, will use CDBG funding to administer a critical repair program throughout Harford County. The program was developed to address emergency repair and accessibility rehabilitation needs for low-moderate income residents. The home must be the principal residence of its owners or renters. The property must be in need of renovation evidenced by one or more of the following: the failure or danger of failure of one or more major systems; systems which do not meet current safety codes or standards; the existence of conditions which constitute health or safety hazards; the need for modifications to accommodate the needs of occupants with disabilities.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Habitat for Humanity Susquehanna will assist fifteen (15) low-moderate income Harford County residents with repairs. Habitat for Humanity will also assist three (3) formerly homeless households with rehabilitation of a partner nonprofit's transitional housing unit.
	<b>Location Description</b>	All repairs will occur in Harford County - property addresses will be supplied as projects are undertaken.

	<b>Planned Activities</b>	The program will provide critical repairs to fit the needs of the homes. These range from roofs to interior modifications, to accessible ramps, to hot water heater and heat pump replacement, new windows, doors, and weatherization to improve energy efficiency in homes. For seniors and those with disabilities, installed accessible ramps, grab bars and walk-in showers may be provided to increase safety. The program will also manage the rehabilitation of three (3) transitional housing units for residents exiting shelter.
2	<b>Project Name</b>	Southern County Taskforce
	<b>Target Area</b>	Route 40 Corridor
	<b>Goals Supported</b>	Improve Public Infrastructure Improve Public Facilities
	<b>Needs Addressed</b>	Improve Public Facilities and Services
	<b>Funding</b>	CDBG: \$165,078
	<b>Description</b>	Harford County continues its efforts through the Southern County Taskforce to revitalize low- to moderate-income communities in the Route 40 corridor. This group is made up of government officials, law enforcement, and others to provide an in-depth assessment of the current and future needs of historically underserved communities along the Route 40 corridor. The group will identify both short- and long-term projects to improve the community and create suitable living environments. CDBG funding will be used for short-term, shovel ready projects that are eligible activities in low- to moderate-income communities. Possible activities include sidewalk renovations, facade improvements, homeowner repair, parks, and other eligible activities.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	There are hundreds of families living in communities along the Route 40 corridor. Almost the entire area is defined as low-income and selected projects will benefit families living in these historically underserved communities.
	<b>Location Description</b>	This activity will take place along the Route 40 corridor, south of Route 7 and bordered on the north by Havre de Grace and the south by Baltimore County. Most of the activity will occur in the towns of Edgewood and Joppa.
	<b>Planned Activities</b>	Activities will be determined at a future date. Possible activities include sidewalk renovations, facade improvements, homeowner repair, parks, and other eligible activities.

3	<b>Project Name</b>	Edgewood/Joppa Neighborhood Revitalization - 755 Alliance
	<b>Target Area</b>	Route 40 Corridor
	<b>Goals Supported</b>	Improve Public Facilities
	<b>Needs Addressed</b>	Improve Public Facilities and Services
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	The 755 Alliance, a neighborhood 501(c)(3) organization based in Edgewood, will receive funds as a Community-Based Development Organization and subrecipient to begin neighborhood revitalization projects.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	To be determined - 755 Alliance will receive its first year of "seed money" funds as a community-based development organization. Funds may be spent on a project or a combination of small projects with organizational capacity-building.
	<b>Location Description</b>	Activities will take place in Edgewood, Maryland and the surrounding areas.
	<b>Planned Activities</b>	To be determined.
4	<b>Project Name</b>	Harford Family House - Rapid Re-Housing Facility Improvements
	<b>Target Area</b>	Route 40 Corridor
	<b>Goals Supported</b>	Improve Public Facilities
	<b>Needs Addressed</b>	Prevent and Eliminate Homelessness Improve Public Facilities and Services
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Harford Family House, a 501(c)(3) operates a facility for Rapid Re-Housing of families with children. Harford Family House will use CDBG funds to repave its parking lot and/or replace the siding on its adjacent management office.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Harford Family House has 6 Rapid Re-Housing units in Aberdeen, Maryland which can house 6 homeless families. With turnover, approximately 10 homeless families are served with housing and case management each year at this location.
	<b>Location Description</b>	The location in Aberdeen, Maryland has 6 Rapid Rehousing Units with a single parking lot and additional office building.
	<b>Planned Activities</b>	Funds will support the repaving of the Rapid Rehousing building's parking lot for residents, guests, volunteers, and staff.
5	<b>Project Name</b>	Richcroft - Group Home Rehabilitation
	<b>Target Area</b>	

6	<b>Goals Supported</b>	Improve Public Facilities
	<b>Needs Addressed</b>	Increase Housing Opportunities - Special Needs Improve Public Facilities and Services
	<b>Funding</b>	CDBG: \$36,500
	<b>Description</b>	Richcroft, a 501(c)(3) that provides housing to adults with disabilities, will use CDBG funds to improve accessibility for a group home that is occupied by three low-income adults with disabilities.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The home will be occupied by three low-income adults with disabilities.
	<b>Location Description</b>	The renovation will take place at a group home in Harford County.
	<b>Planned Activities</b>	CDBG funds will be used to install an accessible restroom in the group home.
	<b>Project Name</b>	The Harford Center - Water Treatment Update
	<b>Target Area</b>	

7	<b>Description</b>	<p>The Harford Center will replace its water filtration and pressure system in response to an EPA mandate. The Harford Center's Havre de Grace location was chosen for a well water sampling under Phase 5 of the Maryland Department of the Environment's Public Water System PFAS Study. Samples collected in August of 2023 showed concentrations of both PFOA and PFOS that exceed the Environmental Protection Agency's (EPA) proposed maximum contaminant level. The sampling taken from the Harford Center in August of 2023 showed levels of 7.79 ppt for PFOA, and 6.23 ppt for PFOS. The Harford Center serves people with profound and severe developmental disabilities, some of whom also have medical diagnoses and are considered immunocompromised. The results of the water testing completed by the state raise significant concern for the safety and long-term health of some of Harford County's most vulnerable residents. The effects of these specific contaminants in the water system pose serious health and safety concerns as outlined in the EPA's Per-and Polyfluoroalkyl Substances (PFAS) Action Plan, including effects on the immune system, multiple organs, thyroid concerns as well as cancer.</p>
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Harford Center serves 100 unduplicated persons with physical and mental disabilities.
	<b>Location Description</b>	The Harford Center in Havre de Grace is located near the Route 40 Corridor, and serves all of Harford County's people with disabilities.
	<b>Planned Activities</b>	Funds will support the replacement of the building's water filtration system, replace 119 gallon pressure tanks, and replace the building's ageing toilets to handle the new pressure and filtration requirements.
	<b>Project Name</b>	Havre de Grace Housing Authority - Housing Rehabilitation
	<b>Target Area</b>	Route 40 Corridor
	<b>Goals Supported</b>	Improve Public Facilities
	<b>Needs Addressed</b>	Prevent and Eliminate Homelessness Improve Public Facilities and Services
	<b>Funding</b>	CDBG: \$55,000

8	<b>Description</b>	The Havre de Grace Housing Authority will upgrade the water pressure relief valves of all 13 buildings located within its community, remove trip hazards in 817 square feet of sidewalk throughout its community, and repair exterior unit building mortar for 60 affordable housing units. The water pressure is higher than 80 psi. This causes overconsumption of water, damage to appliances, and increases the risk of burst pipes. Installing water pressure regulators, will reduce water bills, prolong the life of appliances and lessen the strain on pipes.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Housing Authority provides 60 units of public housing to community members whose household incomes are at or below 80% of local median income. The projects to be completed will benefit the 141 persons living within Harford County's only public housing community. Currently, there are 76 adult and 65 youth residents. 32.7% of households are headed by persons with disabilities. 18.9% of households are headed by an elderly person.
	<b>Location Description</b>	The Housing Authority has one community where the proposed program will take place. All of its 60 units are located in its Somerset manor community in Havre de Grace, MD.
	<b>Planned Activities</b>	The Housing Authority will replace failing bricks and mortar, sidewalks, and water pressure relief valves through contractors.
	<b>Project Name</b>	Fair Housing Activities
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affirmatively Furthering Fair Housing
	<b>Needs Addressed</b>	Increase Supply of Affordable Housing Increase Housing Opportunities - Special Needs
<b>Funding</b>	CDBG: \$30,500	
<b>Description</b>	Harford County will fund a portion of the salary for the Baltimore Metropolitan Area's Regional Coordinator for its Analysis of Impediments to Fair Housing Choice (AI). The AI Coordinator guides the implementation of the region's Plan to further fair housing choice. Funds will also support the creation of the region's next AI, which will be published during FY2026/FFY2025. Harford County will also contract the Equal Rights Center to conduct Fair Housing testing, conduct Fair Housing trainings, and host Fair Housing events.	
<b>Target Date</b>	6/30/2025	

9	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	All residents of Harford County will benefit from the implementation of the Analysis of Impediments to Fair Housing Choice, as well as testing to ensure fair housing practices are carried out within the County's jurisdiction.
	<b>Location Description</b>	The Regional Coordinator will work out of the Baltimore Office of the Baltimore Metropolitan Council. The Equal Rights Center operates out of Washington, D.C., but conducts testing by phone at various Harford County rental properties.
	<b>Planned Activities</b>	The AI Coordinator works closely with the Harford County Department of Housing and Community Services to ensure the recommendations set forth in the Regional AI are successfully implemented. DHCS will assist in the creation of the next Regional AI through public comment sessions and data gathering. The Equal Rights Center will conduct consultation to DHCS staff as well as paired testing throughout Harford County.
	<b>Project Name</b>	Community Development Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Community Development Administration
	<b>Needs Addressed</b>	Increase Supply of Affordable Housing Prevent and Eliminate Homelessness Increase Housing Opportunities - Special Needs Improve Public Facilities and Services
	<b>Funding</b>	CDBG: \$180,337 HOME: \$37,526
	<b>Description</b>	Harford County will use CDBG and HOME funds for the administration of the community development program.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	All residents of Harford County will benefit from the successful administration of the community development program.
	<b>Location Description</b>	This activity will take place at the Department of Housing & Community Services, 15 South Main Street, Bel Air, MD.
	<b>Planned Activities</b>	Activities include working with project partners, developing a project work plan, documenting project activities, overseeing grant procurement activities, supervising progress of the projects, managing the projected budget, and preparing and submitting performance reports.

10	<b>Project Name</b>	City of Aberdeen
	<b>Target Area</b>	Route 40 Corridor Municipality
	<b>Goals Supported</b>	Improve Public Infrastructure Improve Public Facilities
	<b>Needs Addressed</b>	Improve Public Facilities and Services
	<b>Funding</b>	CDBG: \$105,419
	<b>Description</b>	The City of Aberdeen receives a percentage of Harford County's CDBG allocation each year. No projects have been identified for FY2025, but the municipality has traditionally used CDBG funding primarily for infrastructure development (such as paving) or public facilities and improvements (such as parks) within one of their low-income neighborhoods.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	To be determined by chosen activities' location.
	<b>Location Description</b>	To be determined by chosen activities' location.
	<b>Planned Activities</b>	To be determined by chosen activities' location.
11	<b>Project Name</b>	Town of Bel Air
	<b>Target Area</b>	Municipality
	<b>Goals Supported</b>	Improve Public Infrastructure Improve Public Facilities
	<b>Needs Addressed</b>	Improve Public Facilities and Services
	<b>Funding</b>	CDBG: \$26,354
	<b>Description</b>	The Town of Bel Air receives a percentage of Harford County's CDBG allocation each year. No projects have been identified for FY2025, but the municipality has traditionally used CDBG funding for primarily infrastructure development (such as paving) or public facilities and improvements (such as parks) within one of their low-income neighborhoods.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	To be determined by chosen activities' location.
	<b>Location Description</b>	To be determined by chosen activities' location.

	<b>Planned Activities</b>	To be determined by chosen activities' location.
<b>12</b>	<b>Project Name</b>	Future Tenant-Based Rental Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Expand Rental Subsidy - TBRA and Section 8 Homeless Prevention
	<b>Needs Addressed</b>	Prevent and Eliminate Homelessness
	<b>Funding</b>	HOME: \$66,232
	<b>Description</b>	Harford County will provide additional funding to existing Tenant-Based Rental Assistance (TBRA) programs administered by its partners within the Local Homeless Coalition.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	FY2025 TBRA funding is expected to support affordable one-year leases for at least ten (10) homeless and low-income households.
	<b>Location Description</b>	To be determined - all properties will be located in Harford County.
	<b>Planned Activities</b>	TBRA programs throughout Harford County will assist households ready to exit shelter or transitional housing enter rental units of their choosing. Homeless service and other targeted population providers will provide case management along with rental assistance.
<b>13</b>	<b>Project Name</b>	Habitat for Humanity - CHDO Activities
	<b>Target Area</b>	Route 40 Corridor
	<b>Goals Supported</b>	Increase Homeownership Increase Supply of Housing - CHDO
	<b>Needs Addressed</b>	Increase Supply of Affordable Housing
	<b>Funding</b>	HOME: \$170,500
	<b>Description</b>	Habitat for Humanity Susquehanna, a 501(c)(3) non-profit, will use HOME funds to acquire up to two (2) properties to create housing for low-income, first-time homebuyers in Harford County in the Southern County Taskforce area. Habitat homes are simple, decent, and affordable. A typical Habitat home is a three-bedroom, one bath, single story home of 1152 square feet or a duplex with each side having three bedrooms and one bathroom. HOME funds would cover costs including acquisition of land or existing homes to rehab, predevelopment fees, and/or construction costs, such as building materials and operating costs.

	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Homes will be sold to two (2) low- to moderate-income first-time homebuyer households.
	<b>Location Description</b>	To be determined - Within Edgewood/Joppa in the Southern County Taskforce area.
	<b>Planned Activities</b>	Habitat will purchase and rehabilitate (or newly construct) up to two (2) modest homes that will be sold to income-eligible first-time homebuyers.
14	<b>Project Name</b>	Harford County Down Payment Assistance
	<b>Target Area</b>	Route 40 Corridor
	<b>Goals Supported</b>	Increase Homeownership
	<b>Needs Addressed</b>	Increase Supply of Affordable Housing
	<b>Funding</b>	HOME: \$141,439
	<b>Description</b>	Harford County will use HOME funds to provide up to \$10,000 in down payment assistance to income-eligible, first-time homebuyers throughout the County and up to \$20,000 for homes within the Southern County Taskforce area (along the Route 40 corridor).
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Up to ten (10) first-time homebuyer households will receive downpayment assistance.
	<b>Location Description</b>	To be determined - homes must be within Harford County with a priority on the Southern County Taskforce area.
	<b>Planned Activities</b>	Harford County will use HOME funds to provide down payment assistance to income eligible, first time homebuyers who complete a homebuyer education course and 1:1 counseling with the Harford County Housing Agency, a HUD-certified housing counseling agency.
15	<b>Project Name</b>	Welcome One Shelter
	<b>Target Area</b>	Route 40 Corridor
	<b>Goals Supported</b>	Homeless Prevention
	<b>Needs Addressed</b>	Prevent and Eliminate Homelessness
	<b>Funding</b>	CDBG: \$90,000

	<b>Description</b>	Harford Family House, a 501(c)(3) non-profit, will use CDBG funding to administer the Welcome One Emergency Shelter. The shelter is operated out of a county-owned building located in Belcamp. This public service activity will pay a portion of the salaries for the Shelter Manager and Case Managers. Harford Family House is working to solve the problem of homelessness in Harford County by providing services and support at the Welcome One Emergency Shelter 365 day a year, with a 33-bed capacity (27 men, 6 women). Staff members facilitate homeless residents' actions towards self-sufficiency through case management, transportation services, access to health care and mental health counseling and employment searches.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Welcome One provides overnight shelter to homeless adults and currently has a 33-bed capacity. Welcome One projects they will assist 200 individuals during the program year.
	<b>Location Description</b>	This activity will take place at the Welcome One Emergency Shelter located in Belcamp, Maryland.
	<b>Planned Activities</b>	Harford Family House will use CDBG funds for shelter operations including salary support for case managers and overnight staff.
16	<b>Project Name</b>	Anna's House Shelter
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homeless Prevention
	<b>Needs Addressed</b>	Prevent and Eliminate Homelessness
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Associated Catholic Charities, Inc., a 501(c)(3) non-profit, operates Anna's House, an emergency shelter and transitional housing program serving women and children in Harford County. Anna's House will use CDBG funds to support the operation of their emergency shelter for homeless women with children. Anna's House will provide supportive services with a goal of moving emergency shelter clients into rapid rehousing prior to the end of their stay.
	<b>Target Date</b>	6/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Anna's House will provide emergency shelter for up to twenty (20) families or forty (40) individuals.
	<b>Location Description</b>	This activity will take place at the Anna's House shelter in Bel Air, Maryland.
	<b>Planned Activities</b>	Catholic Charities will use CDBG funds to provide emergency shelter services to twenty (20) homeless families with children for a total projection of forty (40) individuals.
17	<b>Project Name</b>	Future Project
	<b>Target Area</b>	Route 40 Corridor
	<b>Goals Supported</b>	Homeless Prevention
	<b>Needs Addressed</b>	Prevent and Eliminate Homelessness Improve Public Facilities and Services
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	Harford County will use CDBG funds for a future project or a future public service project to be determined at a later date.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	To be determined.
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	To be determined. Past allocations of a future project include emergency shelter, small community projects, and other needs presented during the Action Plan period.

## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Harford County, Maryland can allocate entitlement funds anywhere within its county borders, but recognizes a greater concentration of extremely low-, low-, and moderate- income households located within the communities along the county's southern edge. This area is known locally as the Route 40 corridor, which includes Joppatowne, Edgewood, parts of Abingdon, Aberdeen, and Havre de Grace. Of the more than 260,000 residents of Harford County, 64,000 (25%) live within this area. It contains the census tract block groups with the highest concentration of low- to moderate-income residents, including the only areas in Harford County with a majority low- to moderate-income residents. More than seventy percent (70%) of our allocation will be invested in projects and services here, especially in those communities which have a majority low-income and/or historically disenfranchised residents. Homeowner, homebuyer, and rental assistance projects will receive more assistance if they are located within this area, specified as part of the Southern County Taskforce.

### Geographic Distribution

Target Area	Percentage of Funds
Route 40 Corridor	73
Municipality	9

Table 8 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

More than 50% of FY2025/FFY2024 projects were chosen specifically because they target the Route 40 corridor. Public Service projects target Harford County's most vulnerable populations who primarily reside and/or receive assistance in low/mod census tract block groups within the Route 40 corridor. Housing projects such as downpayment assistance and tenant-based rental assistance either target residents of this area or provide incentives for residents to move in and revitalize this area. More than 20% of CDBG funds are dedicated to infrastructure and neighborhood revitalization in the Edgewood/Joppa section of this area where the highest concentration of low/mod populations reside.

### Discussion

Two (2) municipalities receive a percentage of Harford County's CDBG allocation based on population. Out of these two (2) municipalities, one (1) area has one of the County's largest minority concentrations. Annual allocations to the City of Aberdeen assist areas of minority concentration, as well as low-income persons. The Fair Housing program targets education, outreach, and testing

for racial/ethnic discrimination county-wide. In FY2025, Harford County's Grant-In-Aid (local county funds) for public service activities for affordable housing and homeless prevention is estimated to be approximately \$1.3 million. These local dollars fund human service providers in low income and minority concentration areas, especially toward the Route 40 corridor. The definition of "area of minority concentration" for Harford County is any area that has a 12% or higher minority concentration. The definition of "area of low-income concentration" for Harford County includes low-moderate households having income below 80% of the median household income.

## Affordable Housing

### AP-55 Affordable Housing - 91.220(g)

#### Introduction

Harford County will use federal and state funds to address the County's affordable housing needs through the production of new housing units, the rehabilitation of existing units, rental assistance and down payment assistance. Affordable housing for rental housing is defined as housing occupied by low-income families and meets the requirements set forth in 24 CFR § 92.252. Affordable housing for homeownership is defined as housing that is for acquisition by a family and meets the requirements set forth in 24 CFR § 92.254(a).

One Year Goals for the Number of Households to be Supported	
Homeless	2
Non-Homeless	65
Special-Needs	24
Total	91

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	4
The Production of New Units	2
Rehab of Existing Units	75
Acquisition of Existing Units	10
Total	91

Table 10 - One Year Goals for Affordable Housing by Support Type

#### Discussion

Finding decent affordable housing has always been a struggle for low-income households. While direct gaps have been identified in numbers of units available to the low to moderate income population, issues such as poor credit, criminal backgrounds, lack of budgeting skills, or other personal barriers have resulted in indirect gaps of attainable units for this population. For example, poor credit often due to pandemic-related factors will disqualify low- to moderate-income households in Harford County from renting certain available units, or obtaining the needed financing to purchase available, affordable homeowner units. Many renters and homeowners, including those at risk of homelessness, have experienced a sudden loss of income. Unforeseen circumstances such as job loss make affordable housing a requirement for these households to remain housed. Each year HUD determines a fair market rent based on bedroom size for each area. In Harford County the FY2024 Fair Market Rent (FMR) for a two-bedroom apartment is \$1,943 per month, a staggering

twenty-five percent (25%) increase from FY2023 on top of an eleven percent (11%) increase from FY2022. Fair Market Rent has increased in our area by more than 40% since FY2020.

According to the most recent American Community Survey data, 45% of all Harford County renter households are housing cost burdened – spending more than 30% of their incomes on housing, supporting the need for additional affordable housing. Harford County will address this need through continued support – in all forms – including use of HOME funding for tenant based rental assistance (TBRA).

Harford County will provide homeownership assistance to at least ten (10) low- to moderate-income households with up to \$20,000 in downpayment costs for first-time homebuyers looking to purchase a house in the Southern County Taskforce area.

Harford County will provide rental assistance to approximately 1,100 households using Section 8 housing choice vouchers and provide rental assistance through tenant-based rental assistance (TBRA) to at least four (4) low-income households. Harford County will fund at least two (2) projects that provide homeownership opportunities for first time homebuyers. For HOME-assisted homebuyer housing to qualify as affordable in Harford County, the housing must be single-family housing (1-4 family residence, condominium unit, cooperative unit, combination manufactured home and lot, or manufactured home lot). The housing must be modest. In the acquisition of newly constructed housing and existing housing, the housing must have a purchase price for the type of single-family housing and must not exceed 95% of median purchase price for the area. To ensure housing meets this standard, the following should occur: An appraisal of the property will be reviewed and approved by Harford County personnel prior to acquisition. A Deed of Trust and Note must be recorded to ensure specific affordability requirements are met, as explained in more detail in AP-90 under the HOME recapture provision.

To maintain existing affordable housing for our low- to moderate-income population, Harford County will use a portion of its CDBG allocation to fund a critical home repair and accessibility program with the goal to assist fifteen (15) homeowner households and rehab a group home occupied by disabled adults with incomes at or below 80% AMI.

## AP-60 Public Housing – 91.220(h)

### Introduction

There are two agencies that assist with public housing in Harford County: the Harford County Department of Housing and Community Services (DHCS) and the Havre de Grace Housing Authority.

**The Harford Department of Housing and Community Services** works to provide affordable housing opportunities for low- and moderate-income residents of Harford County. The agency administers a range of Federal, State, and County funded programs providing opportunities for affordable home ownership, administers loans and grants for special needs housing programs and rental assistance, renter protection through Livability Code enforcement, housing counseling to include first-time homebuyer programs, housing preservation, foreclosure prevention, and economic mobility, family self-sufficiency, and financial literacy. The agency injects more than twelve million dollars (\$12,000,000) annually into the economy through their HUD program of subsidizing low-income residents' rent. The agency's rental assistance programs provide decent, safe, and affordable housing free from discrimination, promote freedom of housing choice and spatial de-concentration, provide incentives to private property owners to rent to lower income families, and promotes economic self-sufficiency.

**The Havre de Grace Housing Authority** is a separate entity with its own strategy for providing affordable housing via its 60-unit public housing complex located in the City of Havre de Grace. Their mission is to provide and develop safe, quality affordable housing opportunities for individuals and families while promoting self-sufficiency, empowerment, and neighborhood revitalization. The Housing Authority is dedicated to serving the needs of the homeless and low, very low and extremely low-income Harford County residents. This is demonstrated via its homeless preference, its work with partner agencies serving the homeless, elderly, families with disabilities, households of various races and ethnic groups, and households with low income, very low income, extremely low income, as well as its work with Continuum of Care groups across Harford County. Havre de Grace Housing Authority has an admissions de-concentration policy which promotes income integration by targeting available assistance to families at or below 80% of AMI by employing preferences aimed at families who are working and adopting rent policies to support and encourage work. Harford County maintains an ongoing relationship with the Havre de Grace Housing Authority as they continue their work to improve their facility.

### Actions planned during the next year to address the needs to public housing

**The Harford County Department of Housing and Community Services** will work to (1) Improve voucher management, (2) Increase customer satisfaction, (3) Provide voucher mobility counseling, (4) Conduct outreach efforts to potential voucher landlords, (5) Promote self-sufficiency and asset development of assisted households, (6) Provide or attract supportive services to improve recipients' employability, (7) Provide or attract supportive services to increase independence for the

elderly or families with disabilities, (8) Continue affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability, (9) Expand homeownership opportunities for all residents regardless of race, gender, color, national origin, familial status or disability, (10) Build and restore vibrant communities by creating safe neighborhoods where people want to live, and (11) Improve community quality of life and economic vitality.

**The Havre de Grace Housing Authority will:** (1) Provide improved living conditions for extremely, very and low income families while maintaining their rent payments at an affordable level, (2) Operate a socially and financially sound public housing agency that provides affordable housing within a drug free, thriving living environment for residents and their families, (3) Expand the supply of assisted housing choices throughout Harford County, (4) Avoid concentrations of economically and socially disadvantaged families in any of its housing developments, (5) Lawfully deny the admission of applicants, or the continued occupancy of residents, whose habits and practices reasonably may be expected to adversely affect the health, safety, comfort or welfare of other residents or the physical environment of the neighborhood, or create a danger to HDGHA employees, (6) Attempt to house a resident body in its developments that is comprised of families with a broad range of incomes and rent-paying abilities that are representatives of the range of incomes of low-income families in Harford County, (7) Provide opportunities for upward mobility for families who desire to achieve self- sufficiency, (8) Facilitate the judicious management of the HDGHA inventory, and the efficient management of the HDGHA staff, (9) Ensure compliance with Title VI of the Civil Rights Act of 1964 and all other applicable federal laws and regulations so that the admissions and continued occupancy are conducted without regard to race, color, religion, creed, sex, national origin, handicap or familial status.

**The Havre de Grace Housing Authority will:** Lower its regular maintenance costs by rehabilitating the water pressure systems, brick façades, and surrounding sidewalks for its 60 public housing units.

#### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

**The Harford County Department of Housing and Community Services** is the local PHA. The office oversees the housing choice voucher program and coordinates a resident advisory board which meets annually. The agency actively solicits new members and encourages resident participation on the board. The office is also a HUD certified Housing Counseling Agency providing comprehensive housing counseling services in the areas of pre-purchase, budgeting, eviction prevention, foreclosure, mortgage default and reverse mortgage. Two (2) counselors have become certified in HECM (reverse mortgages) for homeowners aged 62 and above. Approximately three hundred people attend the Harford County's First Time Homebuyer workshops, and one hundred households receive homeownership counseling through the agency each year. In FY2025/FFY2024, DHCS will continue its down payment assistance program to encourage low-moderate income residents to

become homeowners in the Southern County Taskforce area of Harford County. DHCS will also continue its Veterans' Tenant-Based Rental Assistance (TBRA) program for Harford County's veteran residents at risk of homelessness.

**Havre de Grace Housing Authority's Family and Resident Opportunity Self-Sufficiency Programs** are voluntary programs that assist families in achieving economic self-sufficiency by offering case management and resources including credit and finances, education, employment, and homeownership. Coordinators work one-on-one with families to develop and accomplish their homeownership goals. Families are assisted in the expansion of their housing opportunities beyond the rental market and can use their accumulated escrow funds to purchase homes in the community of their choice. From realtor and lender selection to final settlement preparation, individual counseling is provided to make sure the homeownership process goes as smoothly as possible.

The residents living at the Housing Authority have formed the Somerset Manor Residents Association, Inc. (SMRA). The goal of the resident's association is to ensure the ongoing participation in the planning and implementation of programs affecting them. They serve as an advisory board to the Havre de Grace Housing Authority in all areas of housing operations, including but not limited to occupancy, general management, maintenance, security, resident training, resident employment, social services, and modernization priorities. The purpose of SMRA is to identify strategies to improve the quality of life for Housing Authority residents. They serve as advocates for residents and encourage improvements in maintenance and physical conditions, public safety, and support services for residents. The SMRA helps to plan, implement, monitor, and evaluate the provision of services, and works with public and private agencies as advocates to obtain additional resources.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Neither the Harford County Department of Housing and Community Services nor the Havre de Grace Housing Authority are designated as troubled.

**Discussion**

The Harford County Department of Housing and Community Services will continue to address the needs of the residents of the abovementioned PHAs. DHCS will continue to award local dollars to the Havre de Grace Housing Authority to help fund the Success Project, a program designed to assist residents achieve self-sufficiency. The Harford County Housing Agency will continue to make improvements to the management of the Harford County Housing Choice Voucher program with a goal towards increasing customer satisfaction. In addition, the Harford County Housing Agency will continue to promote and expand the FSS program, which assists housing choice voucher clients achieve self-sufficiency and increase their overall net worth. In FY2025/FFY2024, DHCS will allocate additional CDBG funds to provide critical repairs to Housing Authority units.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

To address the complex issues contributing to homelessness in our community, the Harford County Local Homeless Coalition (LHC – a working group of the larger Maryland Balance of State Continuum of Care) promotes a community-wide commitment to a systemic response to homelessness where it is prevented whenever possible or is otherwise a rare, brief, and non-recurring experience.

Within the LHC a multi-faceted network of programs and support services coordinate care for individuals and families experiencing homelessness. Their primary goals are to obtain permanent housing and work clients toward self-sufficiency as quickly as possible. The providers and community partners of the LHC meet monthly to encourage and assist in developing and implementing a range of housing and services that meet the needs of the community. They also meet once every two weeks to review the local “By-Name List,” a centralized database of homeless persons in Harford County ranked by their vulnerability. All members of the LHC submit clients served through outreach, shelter, food assistance, and other services to this list if they require housing. A variety of federal, state, and local funding streams are joined together to create a continuum of services that address the housing crises experienced by some members of our community.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Harford County utilizes a Coordinated Entry approach to routinely screen for housing needs, assess emergency needs, and refer clients to appropriate prevention services. With our local Continuum of Care (CoC) now under the Maryland Balance of State (BoS), several agencies such as the Harford Community Action Agency (HCAA) and the Epicenter act as “access points” to the Coordinated Entry system, which will soon include shelters and other service organizations. To be ranked according to vulnerability on the “By-Name List,” clients are assessed with the Arizona Self-Sufficiency Matrix, an assessment tool that identifies key areas where needs and barriers occur for each household. Each household’s score matches with the necessary steps to address basic needs in areas like housing, employment, income, food, childcare, education, healthcare, life skills, social networks, behavioral health, legal concerns, community involvement, harm reduction, physical and cognitive disabilities, and safety. Services are chosen at case conferencing twice a week where providers who cover this broad scope of services participate.

The County also receives funding from the PATH (Projects for Assistance in Transition from Homelessness) Program and the Maryland Homelessness Solutions Program (HSP) to provide street

outreach and case management to individuals where they are located, including encampments, soup kitchens, community-based day time providers and any other location where those who are experiencing homelessness may be found; including the existing emergency shelter where services are routinely offered. An unsheltered encampment committee has been established with members from local and State law enforcement agencies, HCAA Outreach, and the Office of Mental Health. This collective group of street outreach personnel actively identifies and engages encampments hoping to present interventions that will directly address the episodic homelessness observed. These engagements are also aimed to address other areas than housing to promote self-sufficiency and stability like harm reduction and behavioral health needs.

The Harford County LHC has incorporated a handful of workgroups including Case Management, and Veterans By-Name, but specifically the Re-Entry and Street Outreach workgroup looks to identify households transitioning back into Harford County after experiencing a period of incarceration. The purpose of this workgroup is to identify the most appropriate interventions to address the areas of need for this targeted population that includes emergency shelter options, permanent supportive housing waitlists, independent housing, behavioral health providers and harm reduction affiliates.

It is the goal of the Harford County Continuum of Care LHC to increase its efforts of identifying appropriate households for the Rapid Re-Housing Program, Permanent Supportive Housing units, COC Housing Programs availability and Rehabilitative Program options in Harford County.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Harford County has two (2) year-round emergency shelters supporting a total of 20 female-headed households, six (6) female individuals, and twenty-six (26) male individuals. Harford County also provides forty (40) beds for victims of domestic violence. The Department of Housing and Community Services leverages CDBG Public Service and local funds to support emergency shelter operations.

Transitional Housing is available in conjunction with emergency shelter to move individuals and families from a congregate to non-congregate environment. Case Managers working with these programs can use the time in emergency shelter and/or transitional housing to connect homeless clients with longer-term housing options such as tenant-based rental assistance, permanent supportive housing, subsidized housing, or subsidy-free housing.

In the winter months, partners from the faith-based community have routinely provided an alternative emergency winter shelter for 13 weeks for single adult men and women and families. This alternative option is open to households living in places not meant for human habitation and provides shelter, meals, and access to bathing facilities. Community based case managers offer supportive services to assist individuals with servicing any gaps that will increase independence and self-sustainability. With the pandemic at its closed, the emergency winter shelter will return to a rotating or similar model in place of placing referrals in motel rooms.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Per Harford County's HOME-ARP Allocation Plan, the Department of Housing and Community Services (DHCS) is providing Tenant-Based Rental Assistance (TBRA) to eligible veteran households. The program is designed to serve all Qualifying Populations required in HOME-ARP funding, including homeless persons and those at-risk of homelessness. DHCS staff review the Local Homeless Coalition's "By-Name List" at least twice a month to check for eligible homeless veterans and receive referrals from veteran service providers.

Sheppard Pratt (formerly Alliance, Inc.) receives funding for Supportive Services for Veteran Families (SSVF) that assist very low-income veteran families who are at-risk or are already experiencing episodic homelessness and present permanent housing options to each household. Case management and short-term rental assistance are a part of the SSVF program that will assist with measure of independence and stability. The Harford County LHC also has access to VA street outreach and VA Coordinated Entry Specialists that will assist with identifying community-based emergency shelter options or linkages to the Veteran Affairs Supportive Housing (VASH) vouchers to help veteran households obtain permanent and stable housing. Community-based subsidized rental communities are also available to qualifying individuals and families in Harford County. Sheppard Pratt also has the Shallow Subsidy Program for veteran adults or families with children to assist with eviction prevention needs and motel voucher assistance to prevent these households from experiencing episodic homelessness. Veteran households must be sheltered to qualify for this new community-based resource. SSVF also refers at-risk veteran households to the DHCS TBRA program.

The Harford County Local Homeless Coalition (LHC) under the Maryland Balance of State (BoS) has incorporated a handful of workgroups, one of which monitors an active "By-Name list" specifically for all veteran households who are in Coordinated Entry. This workgroup is designed to identify veteran households experiencing episodic homelessness and link these households to VA affiliated emergency shelter, community-based emergency shelters or other VA housing interventions.

Programs offered at the Harford Community Action Agency (HCAA) are designed to help individuals or families with children, who are housed but may be at-risk, to remain stably housed by providing eviction prevention assistance. HCAA will also provide other community-based providers and resources to address this area of need to keep as many households as possible from experiencing episodic homelessness.

HCAA receives a Homelessness Solutions Program (HSP) grant from the State of Maryland, which funds evidence-based interventions like the Rapid Re-Housing Program. Households who are experiencing episodic homelessness are quickly re-housed and receive ongoing case management to ensure clients have the resources they need to remain housed independently. This grant assistance aims to address areas of need for each household to become independent. Financial assistance can be short-term or can be rendered for up to 24 months. Tenant-Based Rental Assistance (TBRA) is used to provide rental support to households who are experiencing homelessness or are at-risk of experiencing homelessness.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

To help individuals and families avoid homelessness, Harford County will maintain funding for programs that provide emergency financial assistance for eviction prevention and utility turn-offs. Households experiencing a housing crisis are screened through the Coordinated Entry process and linked to the appropriate prevention program or intervention.

Harford County's publicly funded institutions and patient care facilities have processes to avoid individuals being discharged into homelessness and utilize the Coordinated Entry process when a person has been identified as experiencing homelessness. Screening and placement into emergency shelters or other programs can begin prior to release.

The Harford County Department of Social Services has established guidelines and resources to assist youth in transitioning from foster care to independence. DSS holds Family Involvement Meetings (FIM) prior to youth turning age 21. The purpose is to assist the youth transition into permanent placement: such as family, psychiatric residential rehabilitation, and developmental disabilities placement. Children in foster care over the age of fourteen are eligible to participate in the Independent Living Program, in which they develop individualized goals and plans to achieve successful departure from foster care. Services and supports are available to youth in foster care until 21 years of age.

Per Harford County's HOME-ARP Allocation Plan, the Department of Housing and Community Services (DHCS) is providing Tenant-Based Rental Assistance (TBRA) to eligible veteran households. The program is designed to serve all Qualifying Populations required in HOME-ARP funding, including homeless persons and those at-risk of homelessness.

The Harford County Sheriff's Office is responsible for the oversight and operations of the local detention center. The Harford County Sheriff's Office/Detention Center utilizes the Inmate

Policy/Handbook to address the Mandated Discharge Policy (ML04) for rules/regulations to govern community services and discharge planning. The Harford County Sheriff's Office leads a quarterly re-entry meeting with stakeholders to review resources, programming, referral processes, gaps, barriers, and jail and community needs.

Organizations such as Keypoint, Upper Bay Counseling, Empowering Minds and Leading by Example provide mental health services to both adults and youth. These services can include clinic services, psychiatric rehabilitation, residential treatment and case management.

A grant funded Maryland Community Criminal Justice Treatment Program (MCCJTP) re-entry program in the local detention center targets individuals with severe mental illness who are being released into the community. These individuals are assisted in developing discharge plans that address not only mental health recovery, but housing stability and linkage to entitlements, healthcare and employment. These re-entry services are linked to Coordinated Entry to begin the housing screening prior to discharge.

Each year the Local Management Board holds a Strategic Planning Session to discuss and refine areas to address for at-risk children, youth, and families. For FY25, the Board chose to prioritize two related areas including children under 18 living in poverty and students who were unstably housed in the last 30 days. These areas were chosen as funding priorities so local agencies and community members can "turn the curve" of the alarming statistics related to these populations.

## **Discussion**

Harford County identified several special populations facing their own unique challenges and consulted with various government agencies and social service providers to assess the needs of the following special needs populations:

- Elderly Persons (65 years and older)
- Frail Elderly
- Disabled
- Developmentally Disabled
- Severely Mentally Ill
- Persons with Alcohol or Drug Addiction
- Persons with HIV/AIDS
- Victims of Domestic Violence

Persons with special needs living in Harford County face a multitude of problems and many households live on fixed incomes. Households with special needs rely on housing assistance and support services. Harford County works to ensure that service providers and non-profit partners are able to provide a safety net within the County to assist households in crisis.

The following housing and support needs are provided annually:

- **Elderly Persons** – safe, decent, affordable housing – both rental and owner occupied; accessible housing; in home support services; homeowner ramp and repair programs.
- **Frail Elderly** – safe, decent, affordable housing; accessible housing; in-home support services; homeowner ramp and repair programs.
- **Disabled** – safe, decent, affordable accessible housing; in-home support services; transportation; employment opportunities.
- **Developmentally Disabled** – safe, decent, affordable accessible housing; in-home support services; transportation; employment opportunities.
- **Severely Mentally Ill** – permanent supportive housing, health care services.
- **Persons with Alcohol or Drug Addition** – transitional and permanent supportive housing, addiction treatment services.
- **Persons with HIV/AIDS** – safe, decent, affordable housing; health care services.

## AP-75 Barriers to affordable housing – 91.220(j)

### **Introduction:**

Harford County works with regional partners to identify barriers to affordable housing through its analysis of impediments to fair housing choice. These may be acts that violate a law or acts or conditions that do not violate a law but preclude people with varying sources of income from having equal access to decent, safe, and affordable housing. Fair housing choice is the ability of persons of similar income levels to have available to them the same housing choices regardless of race, color, sex, religion, national origin, handicap, or familial status. The Federal Fair Housing Act (enacted in 1968 and amended in 1974 and 1988) prohibits discrimination against these protected classes in all residential housing, including residential sales and/or rentals, advertising, lending and insurance practices. Harford County, in cooperation with Baltimore City, Anne Arundel, Baltimore, and Howard Counties published an updated Regional Analysis of Impediments to Fair Housing 2020.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

Harford County is partnering again with the Baltimore Metropolitan Council to develop its next Regional Analysis of Impediments to Fair Housing Choice (Regional AI), which will be completed during FY2025/FFY2024.

Harford County will utilize annual CDBG funding to contract with the Equal Rights Center of Maryland to conduct fair housing testing enforcement, outreach, training, and to provide annual fair housing training for landlords, property owners, property managers and tenants.

Harford County will provide HOME and CDBG funds to support investment in older communities and to provide funds for the rehabilitation to older homes.

Harford County will work with nonprofit of affordable housing to create affordable housing units in target areas where demand is highest.

Harford County will continue to provide on-site housing counseling services (free of charge) and establish partnerships with lending programs to provide down payment assistance to increase homeownership opportunities for first-time homebuyers.

Harford County will continue to market the Family Self-Sufficiency (FSS) program to underserved communities.

Harford County will allocate funds to the Havre de Grace Housing Authority to improve its 60 units of public housing, creating a better, more sustainable, and more appealing housing choice for income-eligible households.

**Discussion:**

Locating decent, affordable housing has always been a struggle for the poorest households. In 2024, Harford County increased its exception payment standard for the Housing Choice Voucher program to 100% of FMR after our region's FMR increased yet again in October 2023. Harford County is committed to affirmatively furthering fair housing and will continue to take meaningful actions to eliminate factors that impede fair housing choice.

## AP-85 Other Actions – 91.220(k)

### **Introduction:**

Harford County is committed to improving the lives of all citizens by building a strong economy, creating a skilled workforce, broadening the tax base through increasing homeownership, increasing the availability and accessibility of affordable housing opportunities, fostering excellence in education, and providing community-based services that promote economic opportunities to underserved populations. These initiatives make it possible for extremely low- and low-income residents to move out of poverty. Likewise, these initiatives seek to invest in human capital and create opportunities that increase wealth, equity, and civic engagement. The County will continue its efforts to increase access for low- and moderate-income people to activities and services that increase economic opportunity, sustain a suitable living environment, and build long-term equity and wealth.

### **Actions planned to address obstacles to meeting underserved needs**

During the Action Plan period, Harford County will direct resources to low- and moderate-income communities, with continued emphasis on revitalizing the Route 40 corridor which includes Joppatowne, Edgewood, parts of Abingdon, Aberdeen, and Havre de Grace. In 2023, Harford County created the Southern County Taskforce to address its communities' call for revitalization. It has since identified gaps in services and specific community needs for the Edgewood/Joppa area, home to the highest concentration of low- to moderate-income households. In response, the Department of Housing and Community Services intends to designate Edgewood/Joppa's first Community-Based Development Organization and award funding toward neighborhood revitalization projects chosen by and for the community. Finally, Harford County will support programs county-wide that benefit our special needs populations including homeless persons, persons with disabilities, elderly and the frail elderly, and at-risk households.

Harford Transit LINK provides public and specialized transportation services in Harford County. Services include public bus routes operating Monday through Friday, as well as curb-to-curb service for the elderly and persons under the age of sixty with disabilities or low income. Harford Transit LINK operates the fixed route bus system by primarily serving the County's population centers in Havre de Grace, Aberdeen, Bel Air, Edgewood, Joppa, and into Cecil County and points in between by linking citizens with various destinations. Harford County is pursuing discussions with the Maryland Department of Transportation and neighboring counties on possible future transfer points to support post BRAC jobs.

Transit LINK also contracted a new software provider which provides instant access to electronic bus signage across Harford County, including all bus shelters and buses with electronic signage installed. This software creates a more efficient and up-to-date mode of communication with

passengers and the community at large, allowing the Department of Housing and Community Services to spread messages quickly and consistently to a broader audience.

Bus transportation within the County enables those without access to automobile transportation to reach places of employment and educational opportunities that may lead to securing or improving employment.

### **Actions planned to foster and maintain affordable housing**

Harford County will provide down payment assistance to income-eligible first-time homebuyers. Harford County will provide tenant based rental assistance and will continue to preserve and improve the physical condition of existing housing through critical repair and accessibility upgrades. Additional funding incentives will be provided for nonprofit developers to create affordable housing units, with a focus on homebuyers. DHCS will support in-fill development of new housing for low to moderate-income homeownership, identify opportunities for placing new housing opportunities on transportation corridors to take advantage of transit opportunities and job markets, promote and support first-time homeownership opportunities for traditionally underserved populations, promote accessible housing designs and upgrades to support persons with disabilities, and work to streamline development review, permitting and licensing to make it easier to develop property in Harford County.

### **Actions planned to reduce lead-based paint hazards**

Harford County recognizes that housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Harford County will continue to undertake outreach activities to educate landlords, tenants, and homeowners to inform them of the hazards of lead paint and lead poisoning prevention. These activities will include educational forums, distribution of literature in home ownership workshops, tenant briefings, and information available at public libraries.

According to a Maryland Law which became effective January 1, 2015 – Lead Risk Reduction in Housing Act – owners of rental property built prior to 1978 must: (1) register all rental dwelling units every year with the Maryland Department of the Environment (MDE); (2) have lead paint inspections prior to changes in tenancy; and (3) distribute specific lead risk educational materials from MDE.

For projects receiving CDBG and HOME Program funding to perform rehabilitation Harford County will require lead-based paint evaluation and hazard reduction, based upon the level of funding in the project: Evaluation and Hazard Reduction Requirements (24 CFR 35.930).

The COVID-19 pandemic presented barriers to blood lead level (BLL) testing throughout the country, including in Maryland, whose estimated number of participants fell by 23%. Reported numbers in 2021, then, were significantly lower than in 2020. Areas were measured by aggregate counts of the

BLL >10 ug/dl represented by percentiles to reflect this change. For both the 5 ug/dl and 10 ug/dl levels, Harford County presented a majority of its area in the 25th percentile (lowest) in the state of Maryland in 2021, opposed to more in the 50th percentile in 2020.

### **Actions planned to reduce the number of poverty-level families**

Harford County is committed to providing efficient, transparent, and responsive services to strengthen all families and communities.

Harford County's poverty rate for families is 5.8% living at or below the federal poverty level. Married-couple families see 4.3% at or below the poverty level, whereas Single-mother families see 13.5% at or below the poverty level. To combat this growing challenge, Harford County relies on a network of community partners to help improve the lives and create employment and economic opportunities for low-income residents.

Harford County's Department of Social Services (DSS) is the primary agency tasked with providing safety net and self-sufficiency programs to those in need under the federally funded mainstream programs of temporary cash assistance (TCA), family investment and medical assistance programs. DSS also utilizes state funded programs targeted to those in need. The DSS provides services to public assistance clients seeking re-entry to the work force. Formal partnerships exist between the DSS and the following agencies and institutions to provide services on site: The Department of Labor License and Regulation (DLLR) provides job development and placement services; Harford Community College (HCC) provides job readiness and functional skill instruction and retention services; Susquehanna Workforce Network (SWN) provides work-based training services; and the YMCA of Central Maryland provides certified babysitting services to the children of customers while they participate in DSS activities and services. Together in one location, the project offers a seamless combination of expert services, avoids duplication of effort, and eliminates the fragmentation of services for the customer.

Research for the Southern County Taskforce also reflected the discrepancy between poverty for married couples versus single mothers, and many of the latter group reside in Edgewood/Joppa. Harford County is working across its departments to identify the needs of this population and how to best assist these families whose poverty is tied to the ability to have only one income.

The Harford County Department of Housing & Community Services will continue to provide bus services throughout the county to allow residents access to jobs. DHCS will also encourage coordination between all modes of transportation to address gaps in services that exist in the county.

### **Actions planned to develop institutional structure**

Harford County is governed by an elected County Executive and County Council. Harford County elected a new County Executive and County Council in 2022. To improve government operations and

connect the many services provided throughout its departments, the County Executive separated the Community Development Division from the Office of Economic Development and combined it with the Department of Community Services to create the Department of Housing & Community Services (DHCS). Now the largest department in Harford County, DHCS includes the Harford County Housing Agency, Community Development, Community Services, the Office on Aging, the Office of Drug Control Policy, the Office of Disability Services, Harford Transit LINK, the Office of Children, Youth, and Families, the Office of Human Relations and Mediation, and various commissions for special populations. The County Executive appoints the Director of Housing and Community Services who is approved by the County Council. The combination of the many human-service related divisions fosters greater collaboration and strategic decision-making on how to best allocate local, state, and federal resources to Harford County's special populations and disadvantaged communities. The move will facilitate an even more effective Consolidated Plan process for FY2025-FY2029.

To help develop the institutional structure needed to carry out its housing and community development plan, Harford County funds its own Grant-In-Aid program, providing approximately \$1,300,000.00 in operating funds to local human service providers annually. This program matches and supplements federal and state dollars as well as private donations to non-profit agencies dealing with poverty issues.

Each year this grant funding is made available to non-profit agencies that provide community based social services. By having one department responsible for the administration all federal, state and local community development funding, the County is able to avoid duplication of services, encourage collaboration among agencies, and strategically plan the filling of gaps in services across the County.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

Harford County also partners with several anti-poverty organizations that provide an array of services for our at-risk households. The Harford Community Action Agency (HCAA) administers a financial literacy program, eviction prevention, energy assistance, a food pantry, and case management for individuals and families in need of assistance. The Epicenter provides targeted case management to homeless and extremely low-income residents in Aberdeen and Edgewood. Other organizations that provide safety nets in the community include Catholic Charities (operating three Head Start and three Early Head Start programs in and around the Route 40 corridor), Mason-Dixon Community Services (providing emergency services to low-income residents of northern Harford County), the Success Project (offering financial literacy and life skills to low-income residents in Havre de Grace), and the Judy Center (providing school readiness for at-risk families with children who attend Magnolia Elementary School), Prologue, Inc. and Leading By Example (case management), and other small, dedicated organizations – many faith based – that provide additional in-kind and financial services to struggling households.

**Discussion:**

Harford County will continue to focus closely on the impact of the coronavirus pandemic, unemployment, foreclosures, and other economically driven stresses in our county in the coming year, especially given the recent sharp rise in rental rates. Harford County will give particular attention to the additional demands occurring for supportive resources that address the needs of low- to moderate-income citizens, especially in its hardest-hit communities identified by the Southern County Taskforce. This Action Plan provides a framework for how the Harford County Department of Housing & Community Services will work with Harford County's community stakeholders to meet the county's strategic goals and priorities.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

#### Introduction:

Harford County will receive \$1,054,188 in Community Development Block Grant (CDBG) funds and \$375,267 in HOME Investment Partnership Program (HOME) funds for FY2025/FFY2024.

As shown in section AP-35 Projects, these funds will allow Harford County to continue to meet the needs of its low- to moderate-income individuals, families, and communities.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100%

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(l)(2)**

**1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

Harford County will not use HOME funds in any form of investments that are not included under Section 92.205.

**2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

Harford County uses the recapture provision for all homeowner projects funded under the HOME Program. Recapture may only be made if there are sufficient net proceeds. Buyers of homes assisted with HOME Program funds will be required to agree to repayment requirements. These provisions will be outlined in a Note and a Deed of Trust recorded within the Land Records of Harford County. The loan is non-interest bearing and repayment is deferred. The period of affordability is based upon the direct HOME subsidy provided to the homebuyer that enabled the homebuyer to purchase the unit. Harford County follows the required minimum affordability periods for HOME assisted homebuyer units under its recapture provision:

Total Direct Subsidy ("HOME Loan") = Period of Affordability  
Under \$15,000 = 5 Years  
Between \$15,000 and \$40,000 = 10 Years  
Over \$40,000 = 15 Years

A deed of trust is recorded against the purchased property securing the HOME funds. This lien is non-interest bearing and requires repayment upon sale or transfer, if the property is no longer the income eligible buyer's primary residence, or at the end of the recapture period, whichever comes first. Repayment of the loan is required on the entire amount borrowed; however, the amount that must be repaid is limited to the net proceeds from the sale of the home. Net proceeds are defined as the sales price minus superior loan prepayment and closing costs paid by the seller.

Harford County's HOME recapture requirements will be used by the County, CHDO's, any non-profit or for-profit entity, developers, or sub-recipients.

**3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

When ownership of a HOME assisted property changes, Harford County ensures that the direct HOME subsidy invested is used to preserve affordable housing by exercising the recapture provision. The direct HOME subsidy is the amount of HOME assistance, including any program

income, which enabled the homebuyer to purchase the unit. The direct subsidy includes down-payment, closing costs, interest subsidies, or other HOME assistance provided directly to the homebuyer. The direct subsidy also includes any assistance that reduced the purchase price from fair market value to an affordable price.

Harford County will reduce the amount of direct HOME subsidy to be recaptured on a pro-rata basis for the time the homeowner has owned and occupied the HOME assisted housing, measured against the appropriate affordability period. Recapture will only be made out of net proceeds.

The pro-rata share is determined by the following mathematical formula:

**HOME Loan/Affordability Period = Annual amount reduced from recapture clause**

When the recapture requirements are triggered by a sale (voluntary or involuntary) of the HOME-assisted unit, and there are no net proceeds or the net proceeds are insufficient to repay the HOME Loan due, plus enable the homeowners to recover the amount of the homeowners down payment and any capital improvement investment made by the owners since purchase, Harford County, Maryland may share the net proceeds. The net proceeds are the sales price minus loan repayment (other than HOME funds) and closing costs.

The net proceeds may be divided proportionally as set forth in the following mathematical formulas:

**HOME x Net proceeds = HOME amount to be recaptured/HOME Investment + Homeowner Investment**

**Homeowner Investment x Net proceeds = Amount to homeowner/HOME Investment + Homeowner Investment**

HOME regulations state that HOME funds are used for homebuyer assistance, that the County must establish a value limit equal to the HOME affordable homeownership limits provided by HUD for newly constructed housing and for existing housing. The HOME homeownership value limits, effective as of June 1, 2023, for Harford County are \$329,000 for an existing home and \$456,000 for a newly constructed home. These maximum home values apply to homes purchased with HOME funds and the estimated post-rehabilitation value for housing rehabilitated with HOME assistance.

- 4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

Harford County does not plan to use HOME funds to refinance any existing debt secured by multifamily housing that has been rehabilitated with HOME funds.

**5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).**

Harford County will not use a preference for persons with special needs or disabilities in its TBRA programs.

**6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).**

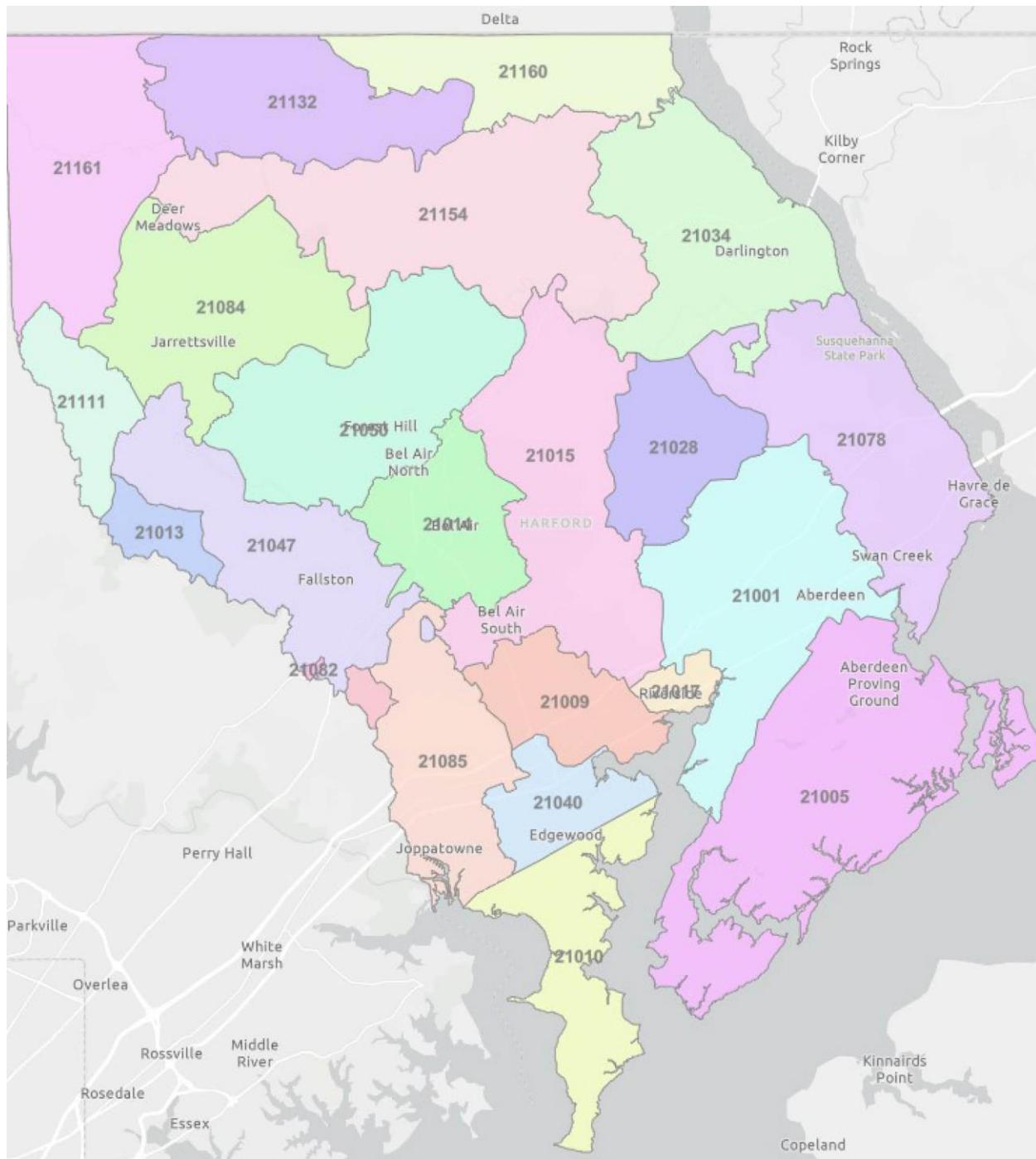
Harford County will not use a preference for persons with special needs or disabilities in its TBRA programs.

**7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).**

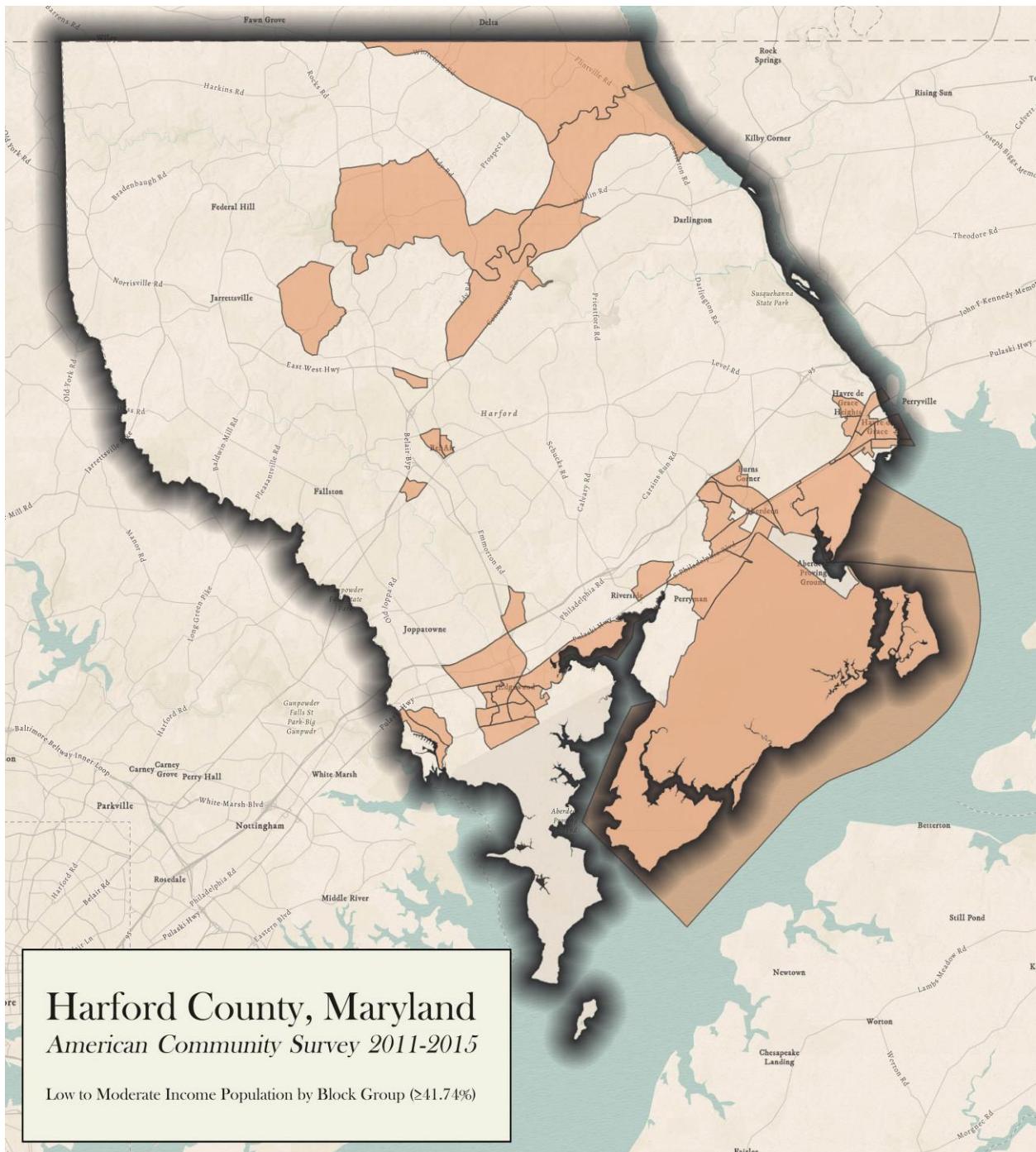
Harford County will not use a preference for persons with special needs or disabilities in rental housing projects.

## Appendix 1 – Maps

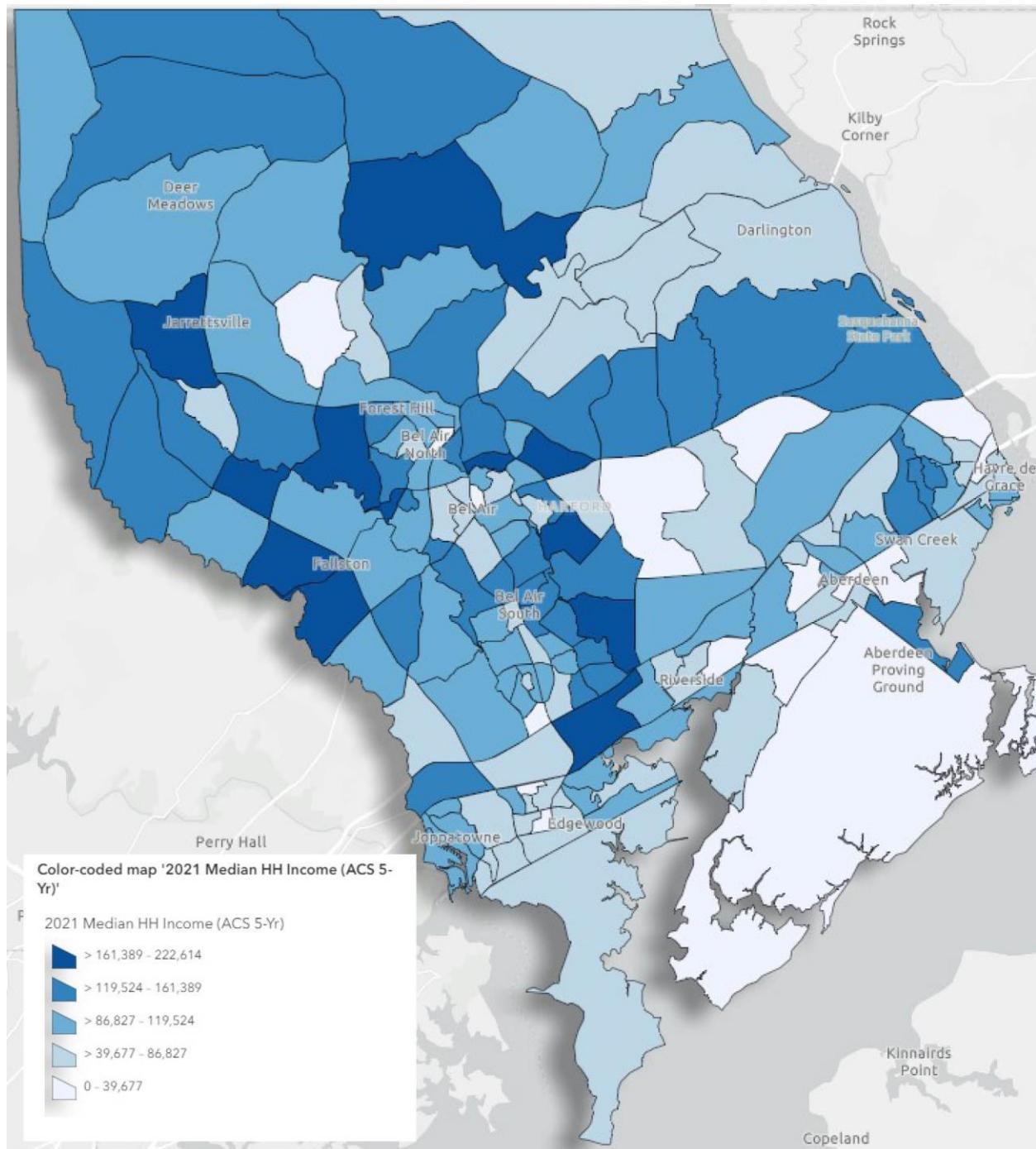
### Harford County ZIP Codes



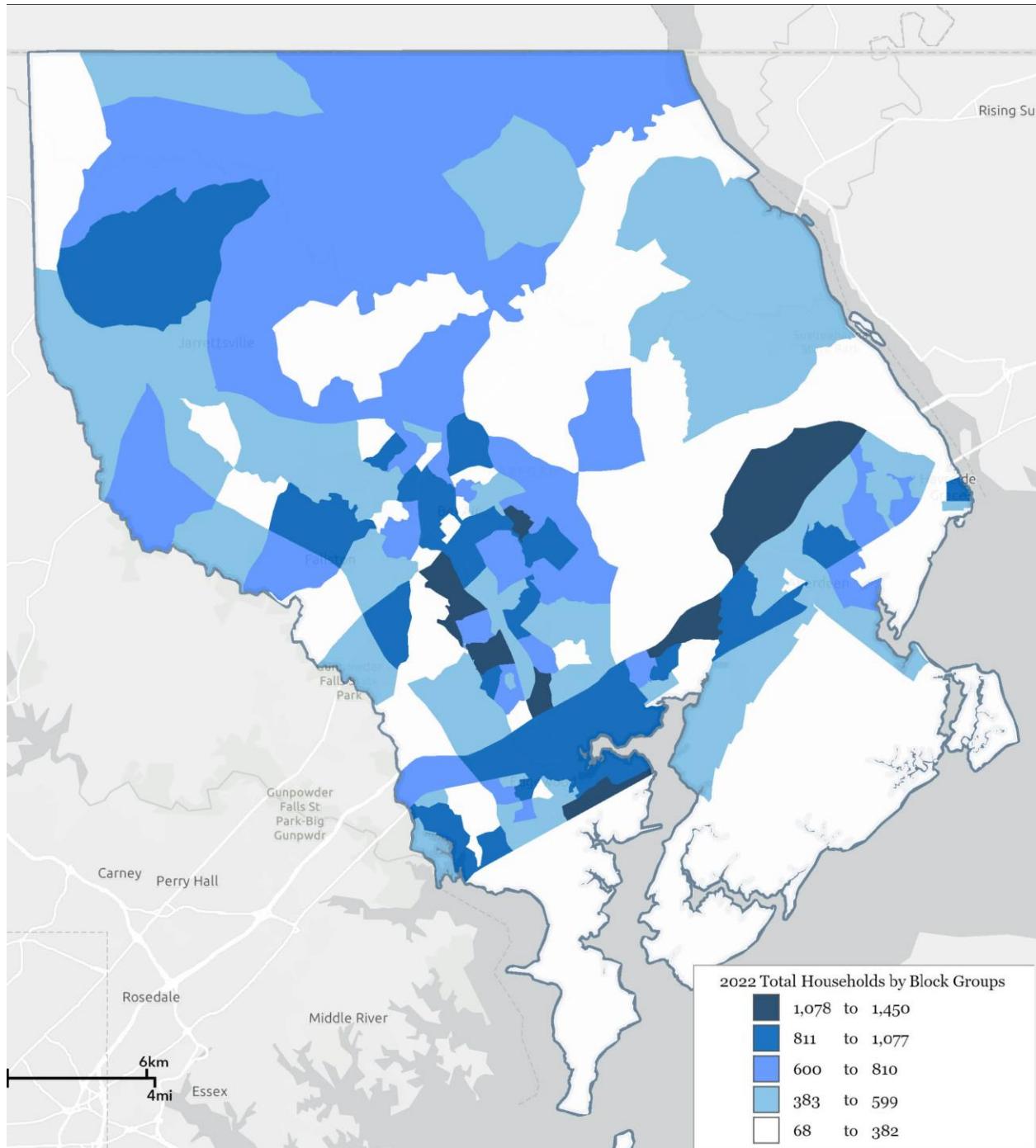
## Harford County Low- to Moderate-Income Census Tract Block Groups



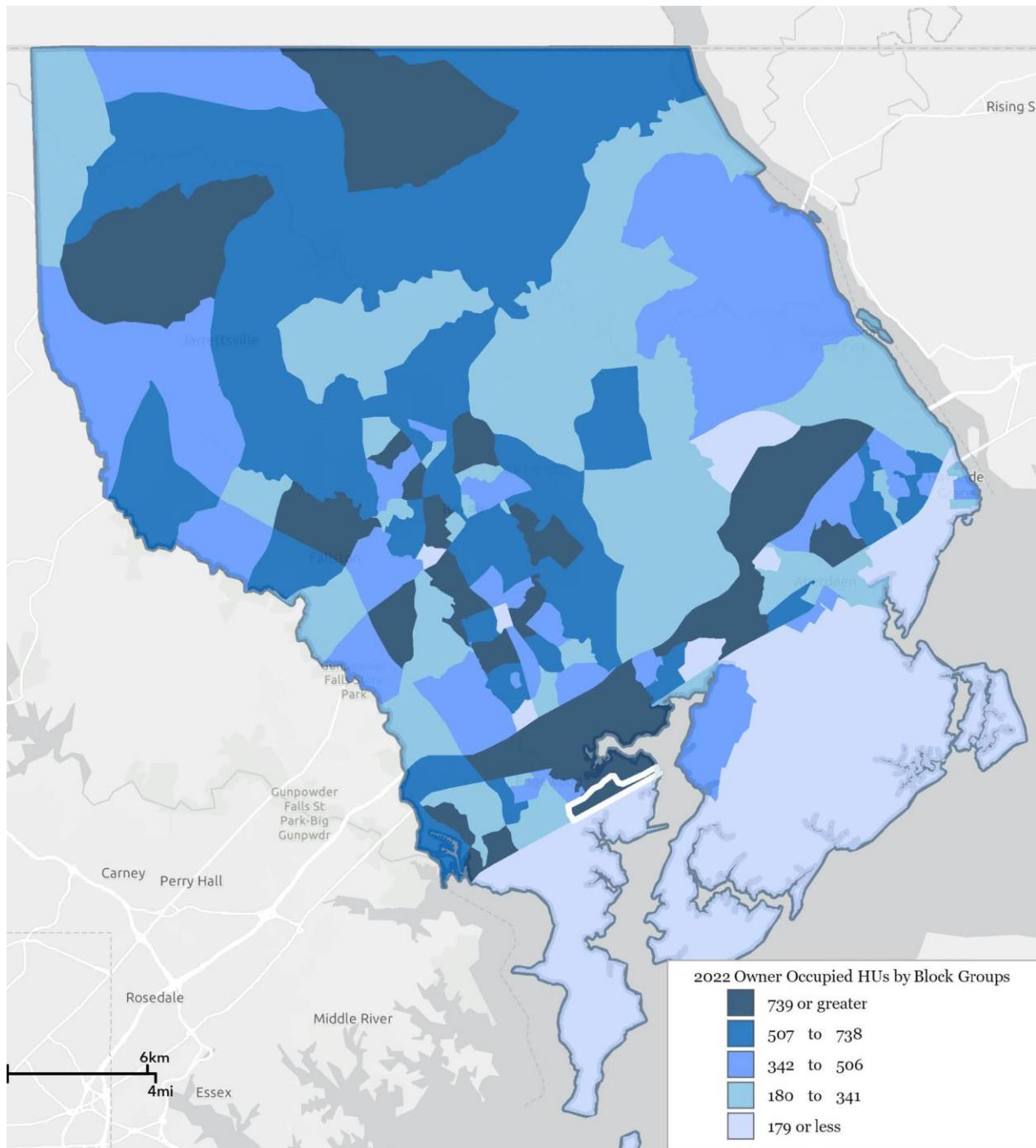
## Harford County Median Income by Block Group



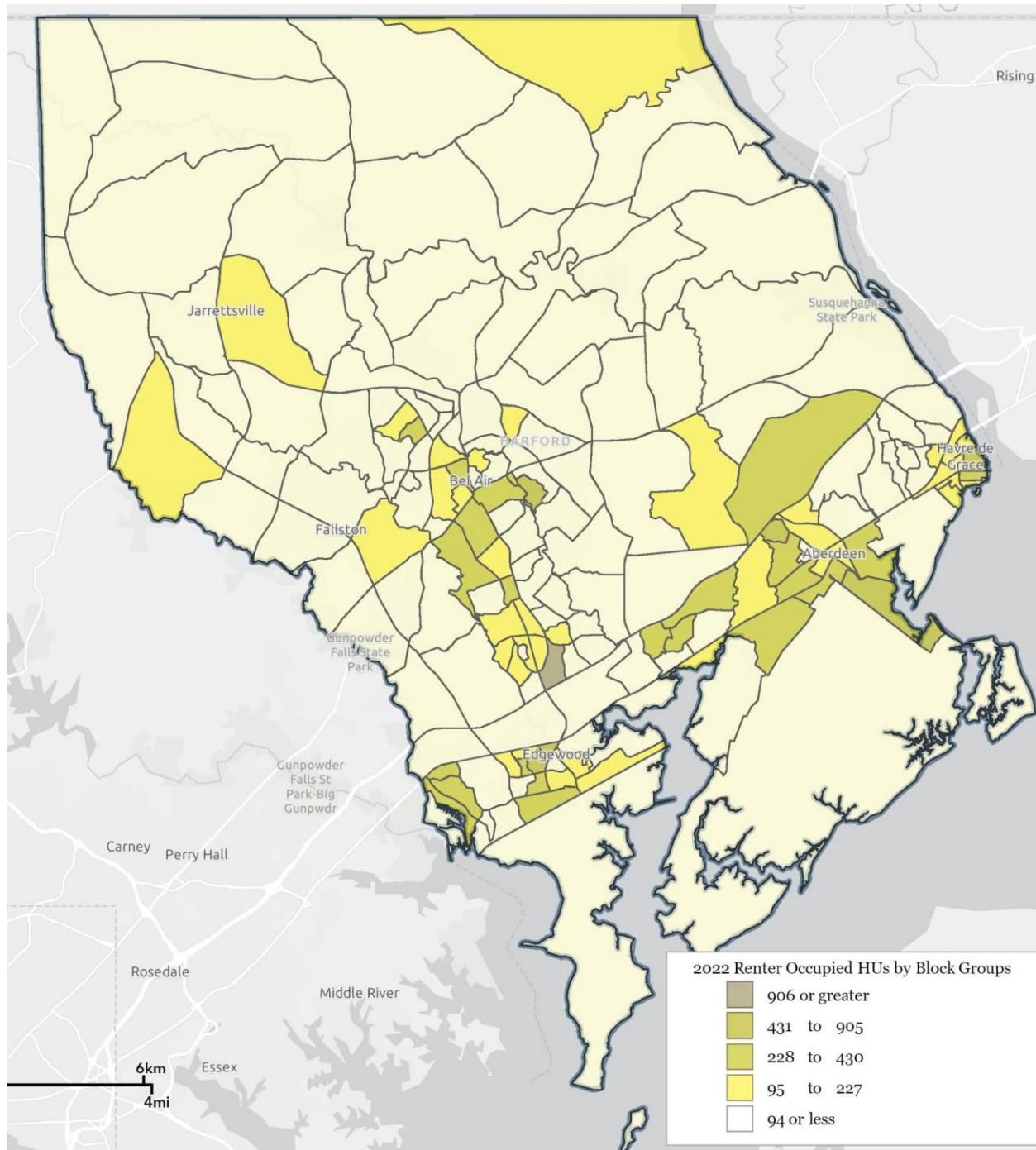
## Harford County Total Households by Block Group



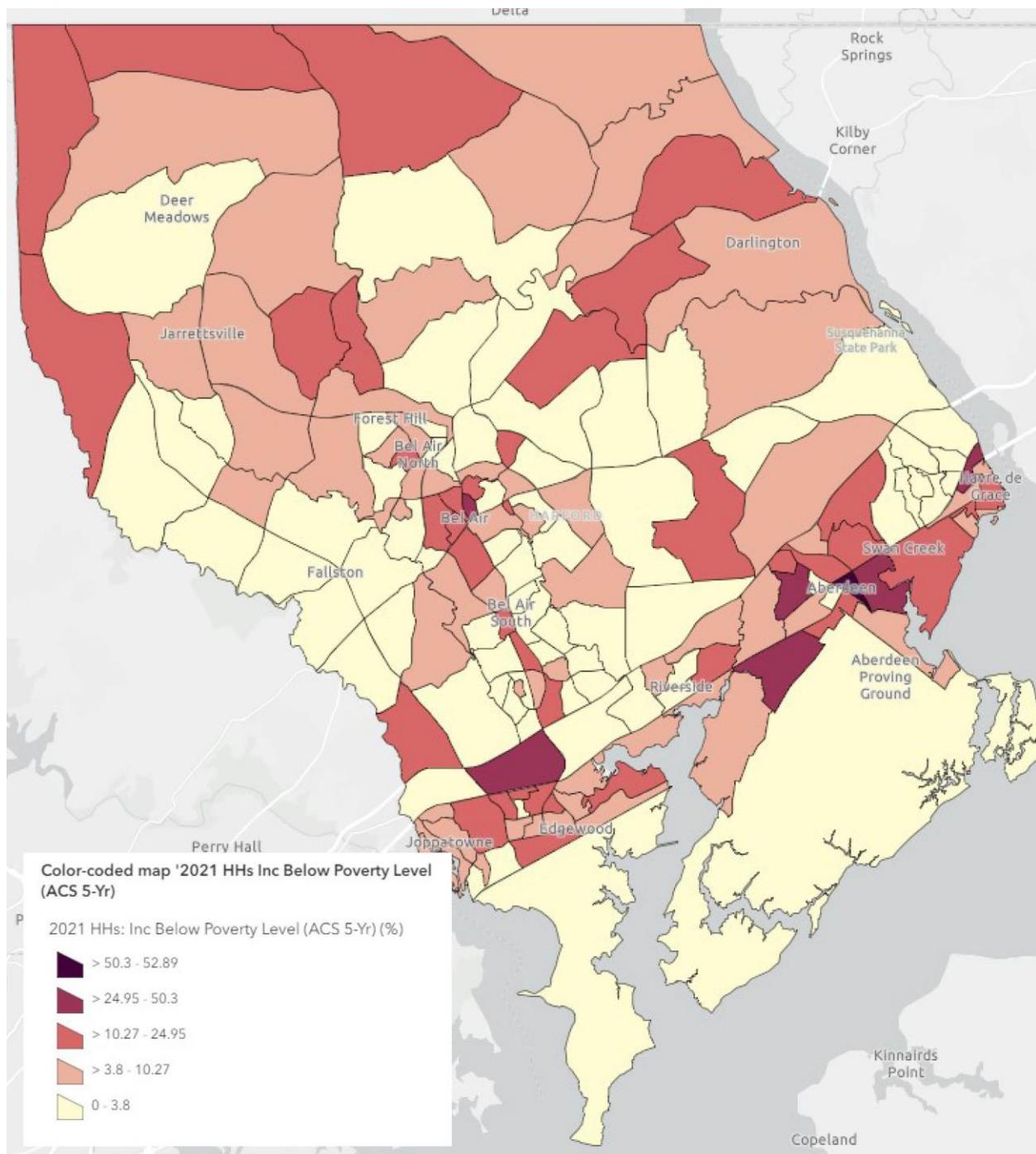
## Harford County Owner Occupied Housing Units



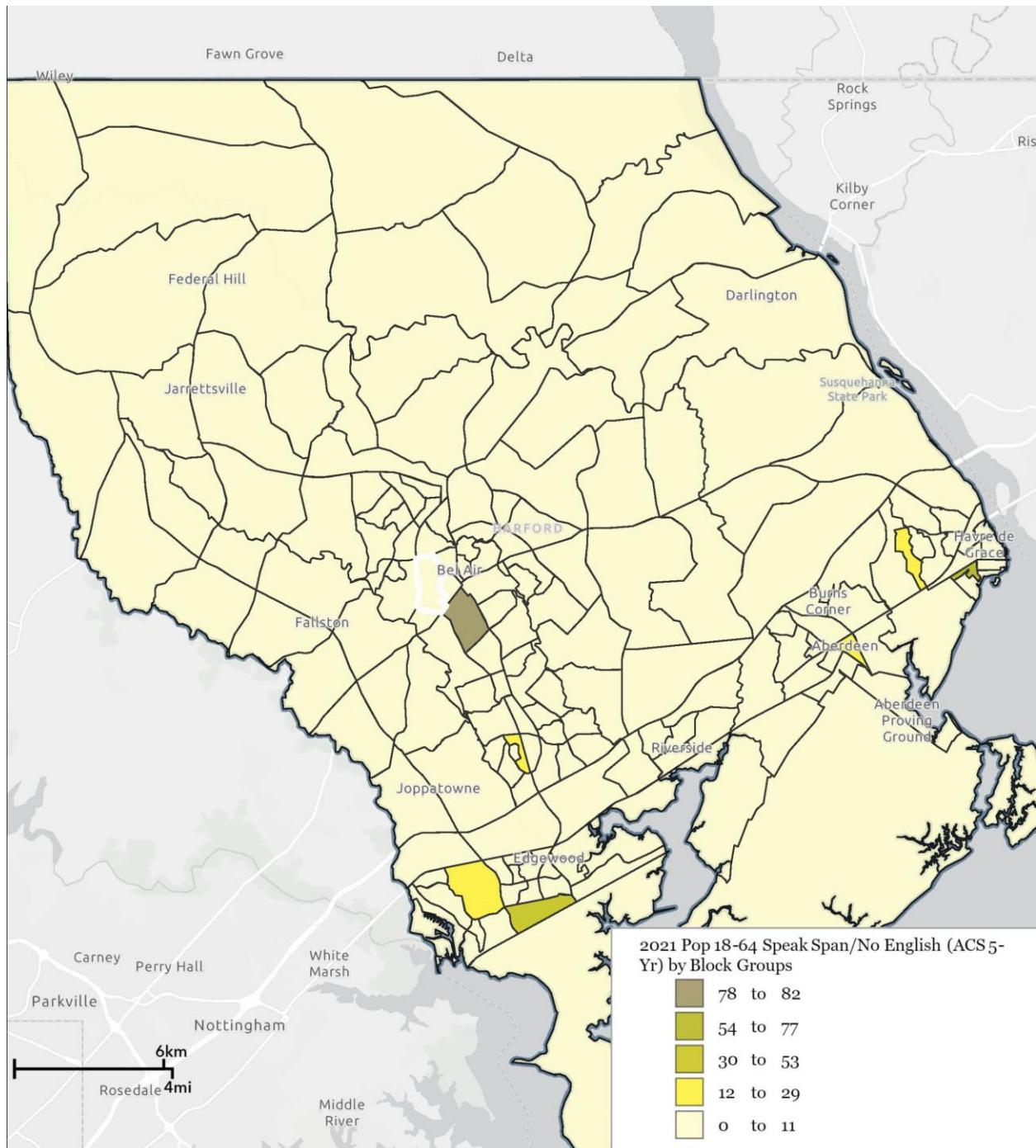
## Harford County Renter Occupied Housing Units



## Harford County Percentage of Households below the Poverty Level

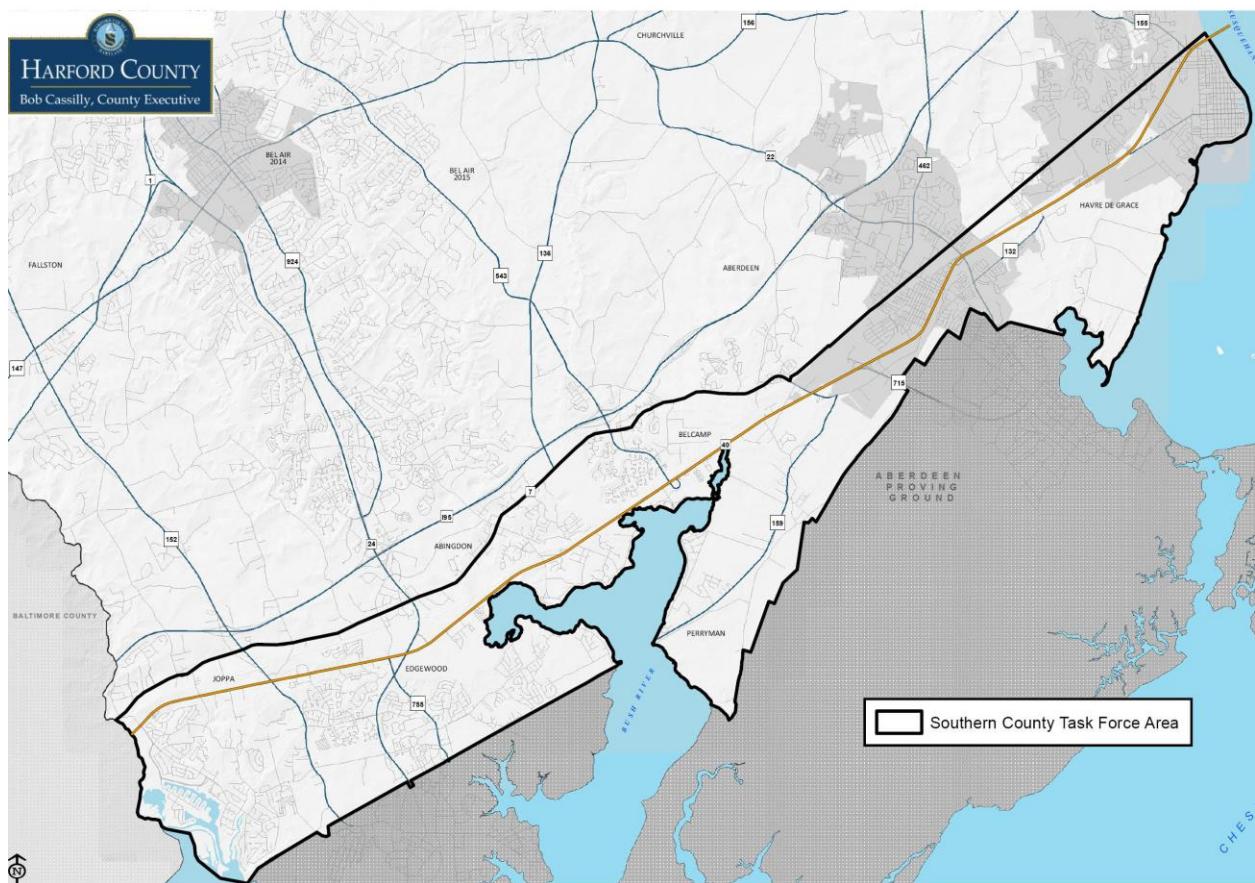


## Harford County Spanish-Speaking Only Residents Age 18-64

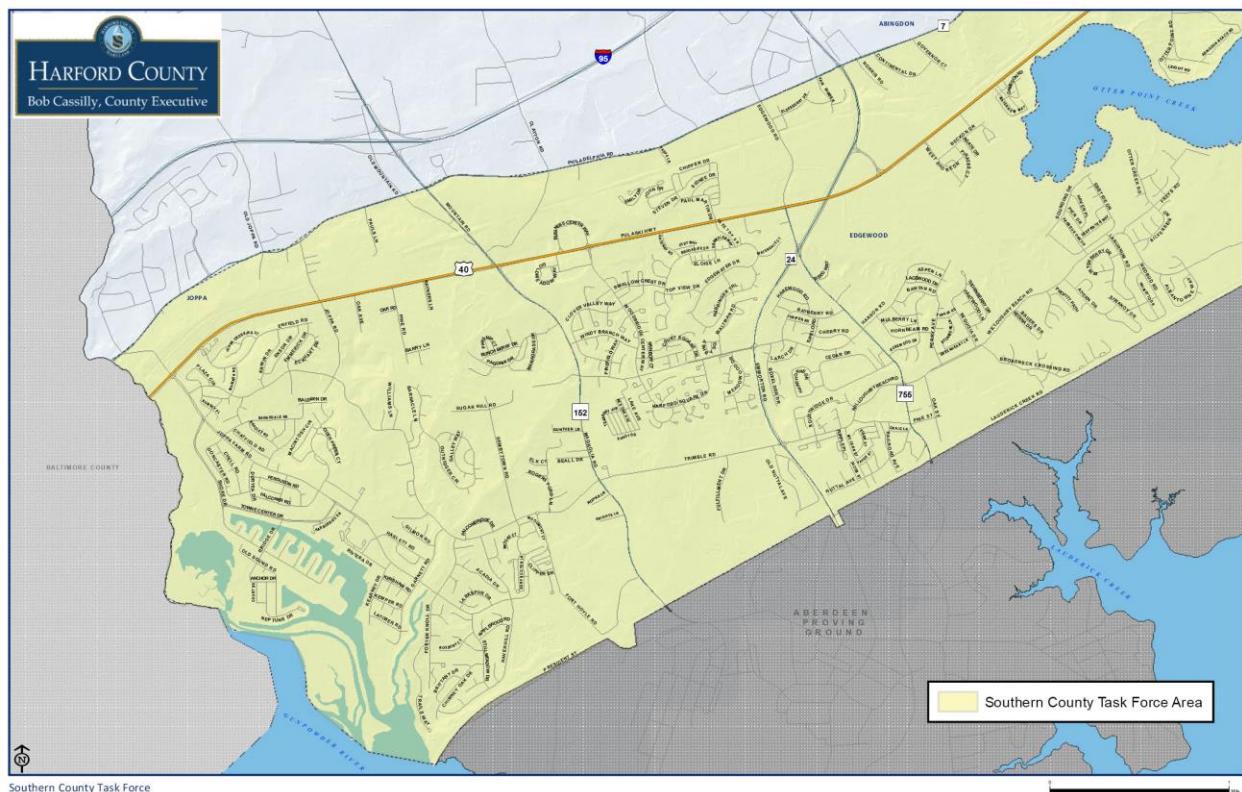


## Appendix 2 – Southern County Taskforce

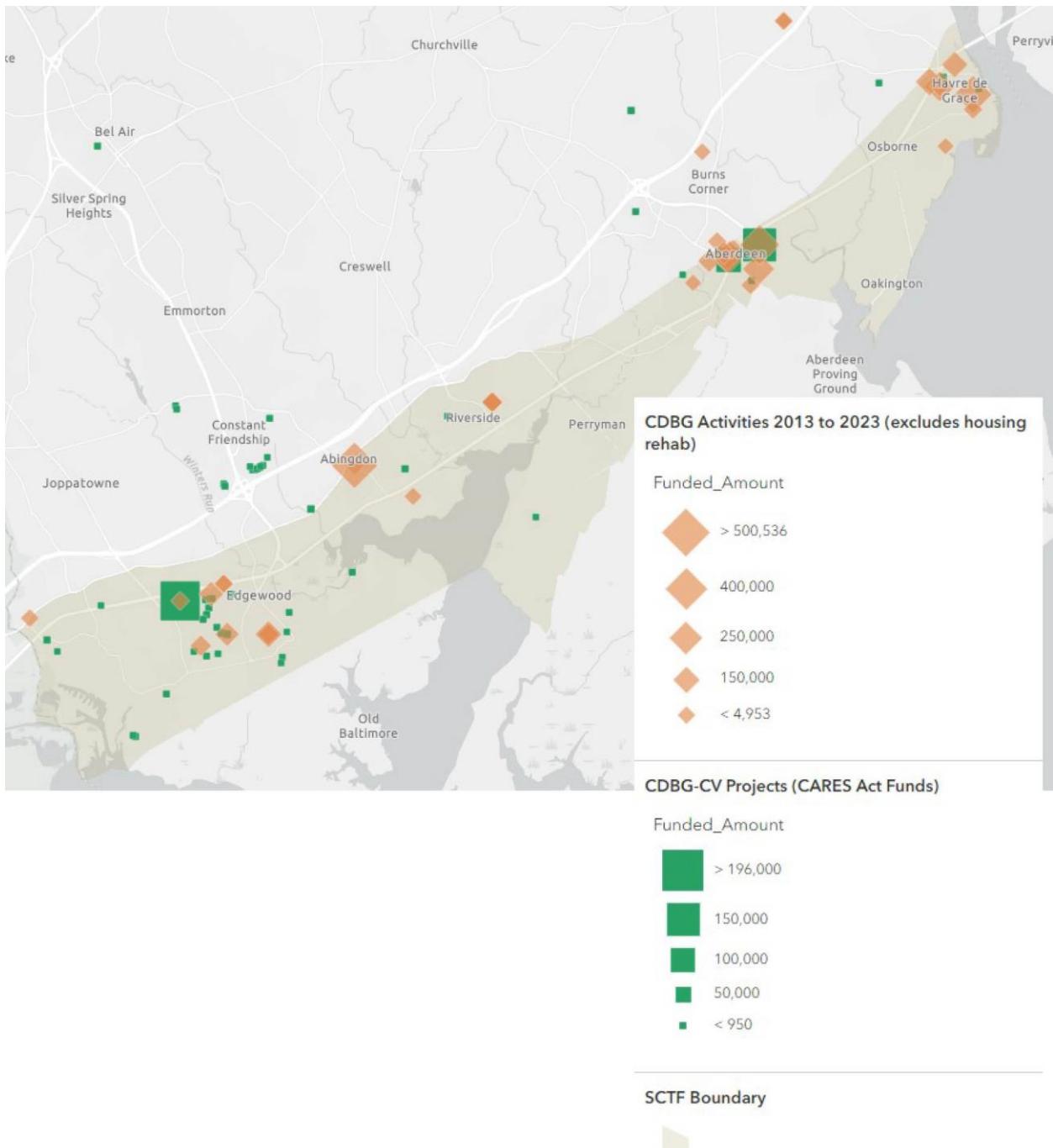
### Southern County Taskforce Area



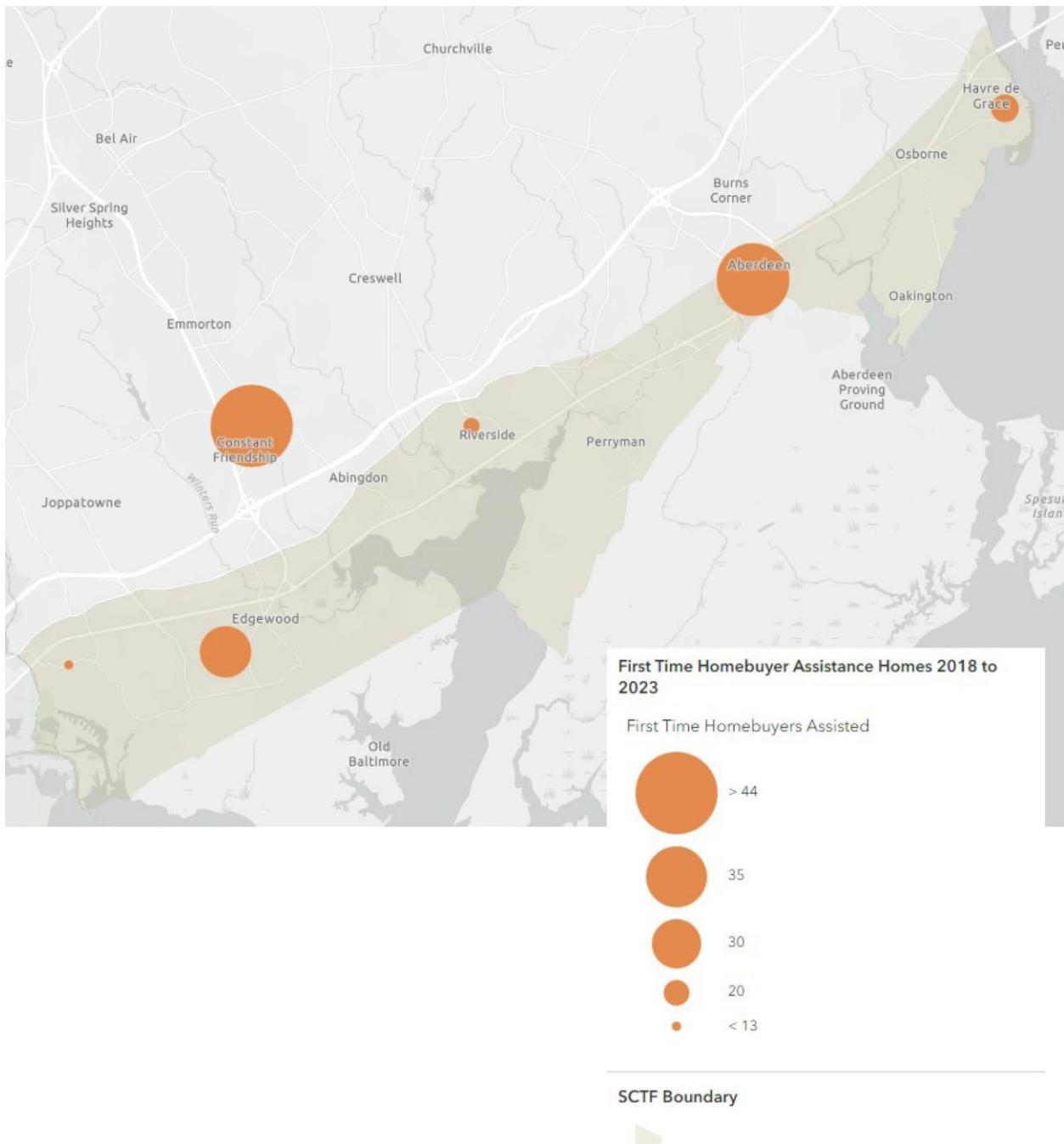
## Southern County Taskforce Area – Southwest



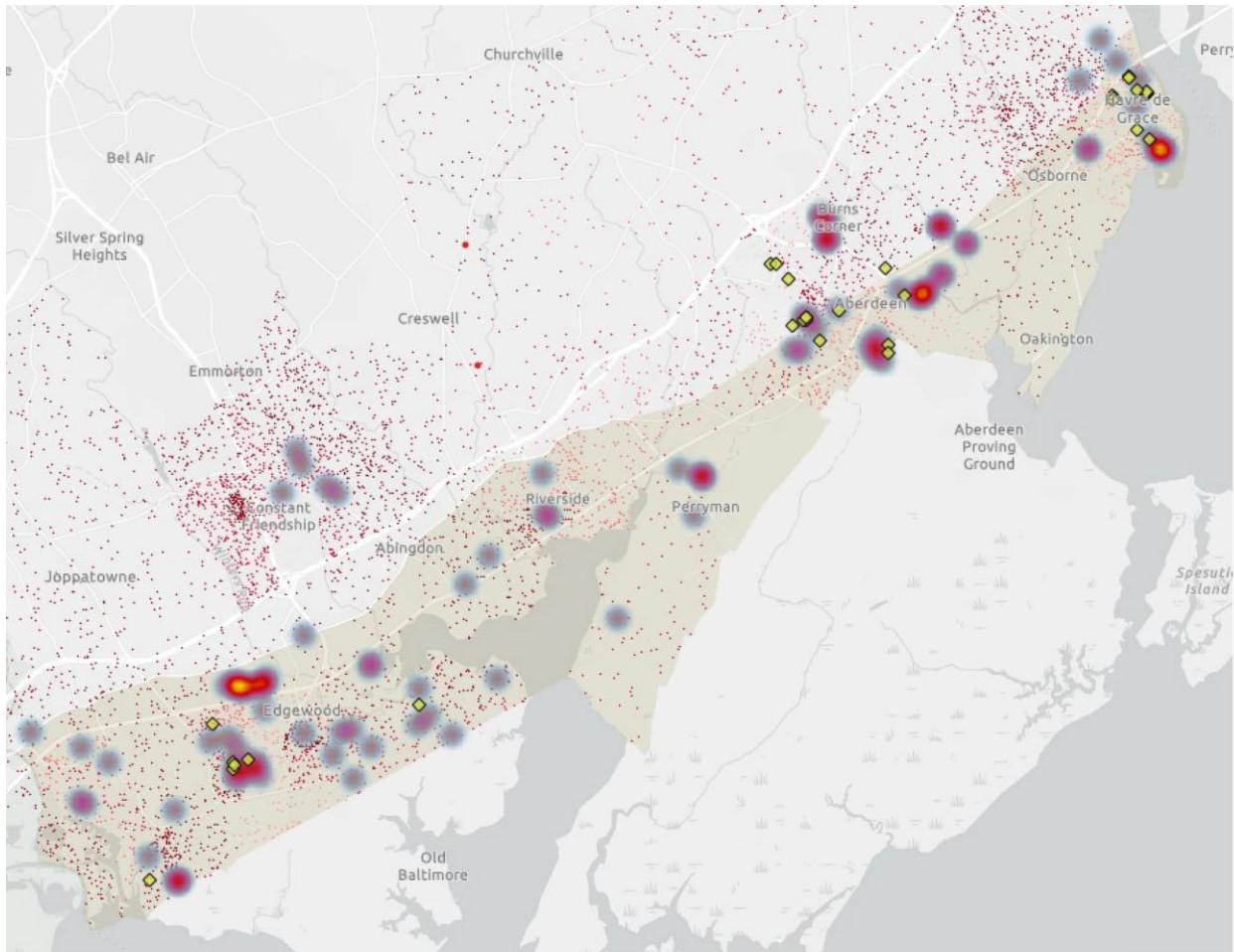
## Southern County Taskforce CDBG Projects 2013-2023



## Southern County Taskforce First-Time Homebuyer Assistance 2018-2023



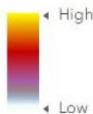
## Southern County Taskforce Homeowner Support 2013-2023



New Single-Family Home Builds 2013-2023 (Habitat for Humanity)



Critical Repair Program Single-Family Homes 2013-2023 (Habitat for Humanity)



Owner and Renter Occupied Units Layers - 2023  
Owner Occupied HUs ( ) by Block Groups

1 Dot = 1



SCTF Boundary



## **Appendix 3 – Public Notice and Citizen Participation**

### **Public Notice**



200 St Paul Street Suite 2490  
Baltimore, MD 21202  
tel: 410/332-6000  
800/829-8000

#### NOTICE OF FUNDING AVAILABILITY

**Harford County, Maryland**  
**Housing and Community Services**  
**FY2025/FFY2024**  
**Community Development Block Grant (CDBG)**  
**HOME Investment Partnerships**  
**Program (HOME)**

The Community Development Block Grant (CDBG) Program and the HOME Investment Partnerships (HOME) Program are funded through the entitlement funds received by Harford County through the U.S. Department of Housing and Urban Development (HUD). CDBG funds programs and projects which provide decent housing, a suitable living environment, and expansion of economic opportunities for low to moderate-income persons in Harford County. HOME funds projects which provide decent affordable housing for low-to moderate-income persons in Harford County.

Applications will be available online at <https://www.harfordcountymd.gov/3065/Grants-Portal> beginning Monday, December 18, 2023. The deadline for application submission is Monday, February 5, 2024 at 4:00 p.m.

A virtual applicant workshop will be held on January 10, 2024 at 9:00am at the Department of Housing and Community Services, 15 S Main St, Bel Air, MD 21014. Training materials will be made available to interested applicants beginning December 11, 2023. To request a power point training presentation with online application instructions, please email your name, agency, and telephone number to [commdev@harfordcountymd.gov](mailto:commdev@harfordcountymd.gov).

Private, nonprofit organizations with IRS 501(c)(3) status, and in some cases, for-profit entities may be eligible to receive funding under these programs. All proposed programs/projects must meet applicable federal regulations. All selected programs/projects are subject to the availability of funding and Harford County's budget review process. Harford County maintains the right to reject or accept proposals to fund or not to



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fund, or to reduce the amount of funding requested.

The application and the application information packet are available in an alternative format or language by contacting the Harford County Department of Housing and Community Services at 410-638-3045. If you require special accommodations, please call 410-638-3045 or Maryland Relay 711 (voice/tty).

Authorized by Barbara Richardson, Director  
AGW 11-2048 November 15 7529518



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Baltimore, MD 21202  
tel: 410/332-6000  
800/829-8000

**NOTICE OF PUBLIC HEARING  
NEEDS ASSESSMENT FOR HARFORD COUNTY,  
MARYLAND  
FY2025/FFY2024 ANNUAL ACTION PLAN**

The Harford County Department of Housing and Community Services (DHCS) is in the process of preparing its FY2025 (FFY2024) Annual Action Plan, the fifth-year update to the Five-Year Consolidated Plan for Harford County, Maryland. The Consolidated Plan, prepared in FFY 2020, is a Federally mandated, comprehensive planning document focusing on housing and community development issues and strategies for the County, as well as the City of Havre de Grace, the City of Aberdeen, and the Town of Bel Air. The Action Plan also details the projected use of FFY2024 funds for the following federally funded programs: the Community Development Block Grant (CDBG) Program and the Home Investment Partnerships (HOME) Program.

In FFY2024 the estimated federal allocations to Harford County for these programs are as follows: CDBG- \$1,146,408 and HOME- \$526,591.

Harford County invites citizens to attend a **public needs assessment hearing** and provide comment regarding the use of these federal funds on January 9, 2024 from 6:30pm to 8:00pm at the Edgewood Recreation and Community Center, 1980 Brookside Dr, Edgewood, MD 21040. Harford County will hold a second hearing on January 16, 2024 from 1:00pm to 2:30pm in the conference room at 15 S Main St, Bel Air, MD 21014. In case of inclement weather, the Edgewood meeting will be rescheduled for January 16, 2024 from 6:30pm to 8:00pm and the Bel Air meeting will be rescheduled to January 23, 2024 from 1:00pm to 2:30pm. Citizens unable to attend the public hearing are invited to submit written comments regarding the use of FY2025 community development funding to: Barbara Richardson, Director, Harford County Department of Housing and Community Services, 15 South Main Street, Bel Air.



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Baltimore, MD 21202  
tel: 410/332-6000  
800/829-8000

Maryland, 21014, or via email to:  
[commdev@harfordcountymd.gov](mailto:commdev@harfordcountymd.gov). Comments  
must be received by February 9, 2024.

Authorized by Barbara Richardson, Director  
AGW 12-2005 December 13 7546660



200 St Paul Street Suite 2490  
Baltimore, MD 21202  
tel: 410/332-6000  
800/829-8000

#### **PUBLIC NOTICE**

#### **NOTICE OF PUBLIC COMMENT PERIOD AND PUBLIC HEARING FOR HARFORD COUNTY, MARYLAND'S FY2025 (FFY2024) ANNUAL ACTION PLAN DRAFT**

The Harford County Department of Housing & Community Services has prepared the FY2025 (FFY2024) Annual Action Plan DRAFT for Harford County, Maryland. The Annual Action Plan is a U.S. Department of Housing & Urban Development federally mandated plan that serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus funding from the Community Planning and Development formula block grant programs such as: Community Development Block Grant (CDBG) Program and the HOME Investment Partnerships (HOME) Program. The plan provides a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used by the County to benefit low- and moderate-income residents of Harford County, as well as the Town of Bel Air, the City of Aberdeen, and the City of Havre de Grace.

The estimated FY2025 (FFY2024) allocation amounts for these programs are as follows: CDBG-\$1,146,408 and HOME-\$526,591.

Citizens are invited to submit written comments on the FY2025 (FFY2024) Annual Action Plan DRAFT from April 1, 2024, through April 30, 2024, to: Barbara Richardson, Director, Harford County Department of Housing and Community Services, 15 South Main Street, Bel Air, Maryland 21014.

A Public Hearing and Comment sessions for the FY2025 (FFY2024) Annual Action Plan DRAFT will be held on Tuesday, April 9, 2024, from 9:00am to 10:00am at the Harford County Department of Housing & Community Services, 15 South Main Street, Bel Air, Maryland, 21014. Copies of the FY2025 (FFY2024) Annual Action Plan DRAFT will be available at the following



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Baltimore, MD 21202  
tel: 410/332-6000  
800/829-8000

locations:

- Harford County Department of Housing & Community Services
- Harford County Government website: [www.harfordcountymd.gov](http://www.harfordcountymd.gov)
- 11 Harford County Public Library branches
- Town of Bel Air-Town hall
- City of Aberdeen-City Hall
- City of Havre de Grace-City Hall

If you require special accommodations, please contact Harford County Department of Housing & Community Services at 410-638-3045 or Maryland Relay 711 (voice/tty).

AGF 3-2657 March 22

7605850

to receive funding under these programs. All proposed programs/projects must meet applicable federal regulations. All selected programs/projects are subject to the availability of funding and Harford County's budget review process. Harford County maintains the right to reject or accept proposals to fund or not to fund, or to reduce the amount of funding requested. The funds are dispersed annually to various non-profit organizations throughout Harford County and are not available to individuals directly.

#### **PUBLIC COMMENT FOR THE FY2025/FFY2024 ANNUAL ACTION PLAN NOW OPEN UNTIL FEBRUARY 9, 2024**

Harford County invites citizens to attend a **public needs assessment hearing** and provide comment regarding the use of these federal funds on January 9, 2024 from 6:30pm to 8:00pm at the Edgewood Recreation and Community Center, 1980 Brookside Drive, Edgewood, MD 21040. Harford County will hold a second hearing on January 16, 2024 from 1:00pm to 2:30pm in the conference room at 15 S Main St, Bel Air, MD 21014. In case of inclement weather, the Edgewood meeting will be rescheduled for January 16, 2024 from 6:30pm to 8:00pm and the Bel Air meeting will be rescheduled to January 23, 2024 from 1:00pm to 2:30pm. Citizens unable to attend the public hearing are invited to submit written comments regarding the use of FY2025 community development funding to: Barbara Richardson, Director, Harford County Department of Housing and Community Services, 15 South Main Street, Bel Air, Maryland, 21014, or via email to: [commdev@harfordcountymd.gov](mailto:commdev@harfordcountymd.gov). Comments must be received by February 9, 2024.

#### **Community Development Block Grant (CDBG)**

#### **HOME Investment Partnership Program (HOME)**

The Community Development Block Grant (CDBG) Program helps local governments tackle the most serious challenges facing their communities. The CDBG program works largely without fanfare or recognition to ensure decent affordable housing for all, to provide services to the most vulnerable in our communities, to create jobs, and to expand business opportunities.

#### **Program information**

The Community Development Block Grant (CDBG) Program is an entitlement funded program provided to Harford County by the U.S. Department of Housing and Urban Development (HUD). The program funds projects which provide decent housing, a suitable living environment, and expansion of economic opportunities for low- to moderate-income persons in Harford County.

#### **Funding requirements**

Harford County is an entitlement jurisdiction, which means it receives an annual allocation. The county primarily uses its allocation for capital projects, to benefit the low- to moderate-income persons or households in the county, or to reduce slum and blight. The funds are dispersed annually to various non-profit organizations throughout Harford County and are not available to individuals directly.

Private, nonprofit organizations with IRS 501(c)(3) status, and in some cases for-profit entities, may be eligible to receive funding under these programs. All proposed programs/projects must meet applicable federal regulations. All selected programs/projects are subject to the availability of funding and Harford County's budget review process. Harford County maintains the right to reject or accept proposals to fund or not to fund, or to reduce the amount of funding requested.

All CDBG activities must meet one of the following national objectives for the program:

1. **Benefit low-moderate-income persons (LMI):**
  - Housing for low-to-moderate households (LMH)
  - Limited Clientele Benefit (LCM)
  - Low to Moderate Area Benefit (LMA)
  - Jobs for low-to-moderate-income persons (LMJ)
2. **Slum and blight**
  - Area basis
  - Spot basis
  - Urban renewal
3. **Urgent need**

#### **Application process**

Applications are available online beginning December 18, 2023 until February 5, 2024 at 4:00pm. [Visit the Harford County Grants Portal to apply.](#) (Link to <https://www.harfordcountymd.gov/3325/Grants-Portal>).

An applicant workshop will be held on January 10, 2024 at 9:00am at the Department of Housing and Community Services, 15 S Main St, Bel Air, MD 21014. Training materials will be made available to interested applicants beginning December 11, 2023.



CDBG/HOME  
Funding



HOME-ARP  
Funding

Suite 108  
Bel Air, MD 21014

Phone: [410-638-3045](tel:410-638-3045)  
Fax: 410-893-9816

Hours  
Except Holidays  
Monday - Friday  
8 a.m. - 5 p.m.

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**The Harford County Department of Housing & Community Development's**

The FY2023/FFY2022 Approved Annual Action Plan is available. Funded by the US Department of Housing and Urban Development, the [CDBG](#) and [HOME](#) programs provide funds for a variety of housing and community development activities that principally benefit low and moderate-income residents. The AAP is the County's yearly application for funding under the [Community Development Block Grant \(CDBG\) Program](#) and the [Home Investment Partnerships Program \(HOME\)](#). Funded by the U.S. Department of Housing and Urban Development, the [CDBG](#) and [HOME](#) programs provide funds for a variety of housing and community development activities that principally benefit low and moderate-income residents. The FY2022/FFY2021 AAP is the second AAP under the [approved five \(5\) Year Consolidated Plan](#).

## UPDATES

### NOTICE OF PUBLIC HEARING & COMMENT SESSION:

#### [FY2025/FFY2024 Annual Action Plan Draft](#)

The Harford County Department of Housing & Community Services has prepared the FY2025 (FFY2024) Annual Action Plan DRAFT for Harford County, Maryland. The Annual Action Plan is a U.S. Department of Housing & Urban Development federally mandated plan that serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus funding from the Community Planning and Development formula block grant programs such as: Community Development Block Grant (CDBG) Program and the HOME Investment Partnerships (HOME) Program. The plan provides a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used by the County to benefit low- and moderate-income residents of Harford County, as well as the Town of Bel Air, the City of Aberdeen, and the City of Havre de Grace.

The estimated FY2025 (FFY2024) allocation amounts for these programs are as follows: CDBG-\$1,146,408 and HOME-\$526,591. HUD has not yet announced FY2025 allocation amounts. Should the CDBG allocation increase, funds will be added to the Southern County Taskforce project. Should the allocation decrease, the balance will be subtracted from the Southern County Taskforce project. Should the HOME allocation increase, funds will be added to the Future Tenant-Based Rental Assistance (TBRA) project. Should the allocation decrease, the balance will be subtracted from the Future TBRA project.

Citizens are invited to submit written comments on the FY2025 (FFY2024) Annual Action Plan DRAFT from April 1, 2024, through April 30, 2024, to: Barbara Richardson, Director, Harford County Department of Housing and Community Services, 15 South Main Street, Bel Air, Maryland 21014.

A Public Hearing and Comment sessions for the FY2025 (FFY2024) Annual Action Plan DRAFT will be held on Tuesday, April 9, 2024, from 9:00am to 10:00am at the Harford County Department of Housing & Community Services, 15 South Main Street, Bel Air, Maryland, 21014. Copies of the FY2025 (FFY2024) Annual Action Plan DRAFT will be available at the following locations:

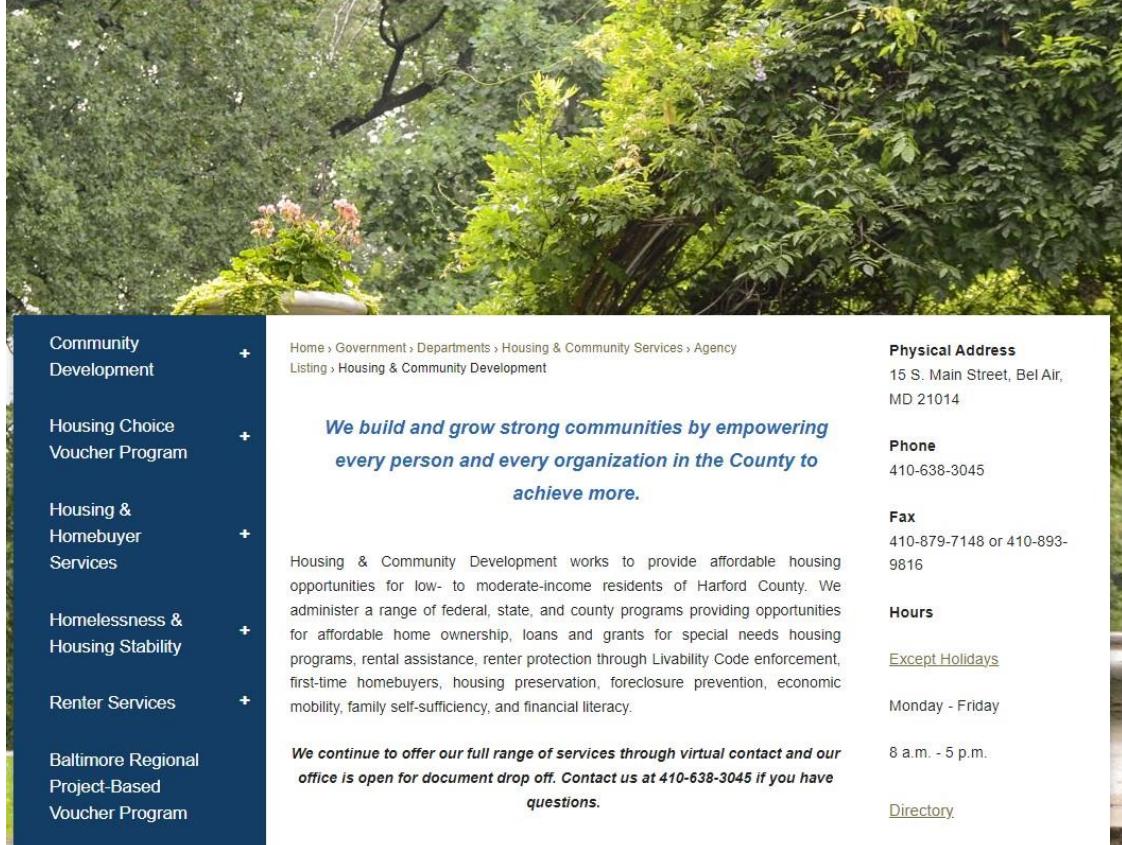
- Harford County Department of Housing & Community Services
- Harford County Government website: [www.harfordcountymd.gov](http://www.harfordcountymd.gov)
- 11 Harford County Public Library branches
- Town of Bel Air-Town hall
- City of Aberdeen-City Hall
- City of Havre de Grace-City Hall

If you require special accommodations, please contact Harford County Department of Housing & Community Services at 410-638-3045 or Maryland Relay 711 (voice/tty).



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**Community Development** 

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**We build and grow strong communities by empowering every person and every organization in the County to achieve more.**

Housing & Community Development works to provide affordable housing opportunities for low- to moderate-income residents of Harford County. We administer a range of federal, state, and county programs providing opportunities for affordable home ownership, loans and grants for special needs housing programs, rental assistance, renter protection through Livability Code enforcement, first-time homebuyers, housing preservation, foreclosure prevention, economic mobility, family self-sufficiency, and financial literacy.

**Baltimore Regional Project-Based Voucher Program**

**Grants Portal**

**Maryland Connected Devices Program**

**Physical Address**  
15 S. Main Street, Bel Air, MD 21014

**Phone**  
410-638-3045

**Fax**  
410-879-7148 or 410-893-9816

**Hours**  
Except Holidays  
Monday - Friday  
8 a.m. - 5 p.m.

Directory

**UPDATES**

- The Harford County Department of Housing and Community Services is announcing a public comment period for proposed changes to the Harford County Housing Agency's (HCHA) Administrative Plan. The primary purpose of the changes is to align HCHA policies with the implementation of the Housing Opportunity Through Modernization Act of 2016 (HOTMA) as required by the federal Department of Housing and Urban Development (HUD). [Read Public Notice](#). [Harford County Agency's \(HCHA\) Administrative Plan Draft](#).
- Harford County, Maryland has published a draft for public comment of its [FY2025/FFY2024 Annual Action Plan](#), the fifth-year update to the Five-Year Consolidated Plan. A public hearing and comment session is scheduled for Tuesday, April 9 from 9:00am to 10:00am at the Department of Housing and Community Services, 15 S Main St, Bel Air, MD 21014. Citizens are invited to submit written comments on the FY2025 (FFY2024) Annual Action Plan DRAFT from April 1, 2024, through April 30, 2024, to: Barbara Richardson, Director, Harford County Department of Housing and Community Services, 15 South Main Street, Bel Air, Maryland 21014.
- Harford County, Maryland approved [FY2024/FFY2023 Annual Action Plan](#). HUD announced it will award the County \$1,136,408 in Community Development Block Grant (CDBG) funds and \$513,265 in Home Investment Partnerships Program (HOME) funds.
- [Please click here for the HOME-ARP Allocation Plan](#). The HOME-ARP plan outlines funding allocation to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations.

**Quick Links**

- [Harford Community Action Agency, Inc.](#)
- [Maryland Housing Search](#)
- [Social Security Administration](#)

[View All](#)

## Citizen Participation

### Harford County Department of Housing & Community Services FY2025/FFY2024 – Outreach and Comments

Beginning in October 2023, the Department of Housing and Community Services (DHCS) held meetings with local stakeholders who participate in Harford County's Grant-in-Aid program to discuss the coming year's community needs. Two public hearings were advertised for January 9, 2024, and January 16, 2024 in the local newspaper – The Aegis – on December 13, 2023. Hearing information was also posted through the Local Homeless Coalition and through the community network of the Southern County Taskforce in Edgewood/Joppa. The January 9 hearing was postponed and subsequently canceled due to inclement weather. The January 16 hearing did not have any attendees and received no comments.

On January 10, 2024, DHCS held a hybrid in-person and virtual workshop for potential applicants for FY2025 Community Development Projects. Six interested organizations attended and asked technical assistance questions. DHCS Staff then prepared a DRAFT version of the FY2025 Annual Action Plan which was posted on the County's website and distributed to public agencies for solicitation of public comment during the required 30-day public comment. DHCS took comments from April 1, 2024 through April 30, 2024. The draft document was presented at an advertised public hearing and comment session that took place on April 9, 2024. One citizen attended, and comments are included in the summary of comments received. No comments were received outside the public hearing.

## Summary of Comments

### Harford County FY2025/FFY2024 Annual Action Plan Needs Assessment Draft

**January 16, 2024 – 1:00pm-2:30pm**

**15 S Main St, Bel Air, MD 21014**

No one was in attendance to submit comments.

**April 9, 2024 – 9:00am-10:00am**

**15 S Main St, Bel Air, MD 21014**

Harford County received comments from one (1) attendee from the Aberdeen area who works in Edgewood. The following comments were accepted:

- Clients at the Harford Community Action Agency asking for rental assistance are in need of Housing Counseling. The downpayment assistance project under the HOME program would be valuable to their housing needs.
- Eviction Prevention funds have been spent through MD State sources. Additional funds from HOME TBRA would be helpful to keep residents housed.
- Additional training on credit scores would also be helpful in conjunction with rental assistance funds.

The following comments were not accepted as they did not pertain to proposed CDBG and HOME funded activities:

- The Anna's House Emergency Shelter could be ready for expansion of non-congregate beds using HOME-ARP dollars.
- Maryland tenant laws are set to change, which may make them responsible for recertifying their assistance.
- The Point-in-Time Count under the Maryland Balance of State was successful with its new phone app.

#### **Summary of Comments via email:**

DHCS did not receive any comments via email or mail during the public comment period.

## **Appendix 3 – Plans and Processes**

### **Application Process**

**ROBERT G. CASSILLY**  
Harford County Executive  
**ROBERT S. McCORD**  
Director of Administration



**BARBARA W. RICHARDSON**  
Director of Housing &  
Community Services

## HARFORD COUNTY DEPARTMENT OF HOUSING & COMMUNITY SERVICES

### **Community Development Application Process and Project Selection**

Harford County's program year begins July 01 and runs through June 30 of the following year. A *Public Notice* is published in the local newspapers and on the County's website around December of each year announcing the anticipated available funding and notifying nonprofits of the application process for the upcoming program year. However, funding amounts are announced and estimated based on the anticipated federal budget. The actual amounts are typically provided from HUD prior to when Harford County begins writing the Annual Action Plan. Adjustments are made to award amounts to reflect the correct formula allocation for the upcoming program year. Consideration of funding amounts will be made on a case-by-case basis in keeping with the intent of the requirements of the CDBG & HOME Programs and available funding.

### **ANNUAL PROJECT APPLICATION PROCESS**

All Community Development Funds are allocated based on the review and recommendations pertaining to applications submitted to the County through a yearly funding process.

Funding provided by the process will be awarded for the upcoming fiscal year (July 1- June 30). However, no contracts/agreements for funding can be executed until Harford County Department of Housing & Community Services (DHCS) has executed funding agreements with HUD, which may be as late as September of the program year.

This is a competitive application process for limited funding; therefore, applications that meet all criteria are not guaranteed an award of funds and successful applications may be funded for less than the amount requested. Funding requests may be adjusted based on underwriting, subsidy layering reviews, the County's determination of the financial gap, proven market-based demand and economic growth.

Applications may be submitted during the course of the program year if no applications were received as part of the yearly funding process.

*Harford County Celebrates 250 Years ~ 1773-2023*

410.638.3045 | 410.879.2000 | 15 South Main Street, Bel Air, Maryland 21014 | [www.harfordcountymd.gov](http://www.harfordcountymd.gov)



THIS DOCUMENT IS AVAILABLE IN ALTERNATIVE FORMAT UPON REQUEST

## **APPLICATION PROCESS**

Applications are made available in January for the next fiscal year allocations. The applications are due in February. Applications are submitted through the DHCS website: [www.harfordhousing.org](http://www.harfordhousing.org).

Agencies that are currently receiving grant funding, who are also applying for Community Development funds, must be in compliance with all terms of their current agreement(s) and must not have any outstanding audit findings, monitoring findings or concerns as determined by the County.

DHCS may adjust funding requests based on underwriting, subsidy layering review, revised determination of the financial gap, revised evaluation of the DHCS proportionate, share proven market-based demands and economic growth.

No work on the project may begin nor can Community Development funds be released until the environmental review process has been completed in accordance with the provisions of the National Environmental Policy Act of 1969 and the related authorities listed in HUD's Regulations at 24 CFR Parts 50 and 58. If a development site is purchased or under a purchase agreement prior to or during the funding round, the purchase must not be subject to the receipt of DHCS funding.

The applicant may be ineligible to be considered for funding if, in DHCS's discretion, the applicant has demonstrated an untimely use of previously awarded Community Development funds. The applicant shall not exclude any organization or individual from participation under any program funded in whole or in part by Community Development funds on the grounds of age, disability, race, creed, color, national origin, familial status, religion, or sex. No applicant, clients, or contractors that have been suspended or debarred under any federal program may receive Community Development funds (debarred list at <http://epls.arnet.gov>).

The application process is as follows:

Second week of December:	Public notice of availability of funds published in the local newspaper
First week of January:	Applications available on the Department of Housing & Community Development website: <a href="http://www.harfordhousing.org">www.harfordhousing.org</a>
First week of February:	Completed applications due
March and April:	Application reviewed by Harford County Department of Housing & Community Services
May:	Funding recommendations are forwarded to the County Executive
June:	Decision letters sent to applicants

## **PROJECT SELECTION**

Applications submitted will be reviewed by DHCS staff that may elect to use a committee of reviewers, to ensure that all aspects of potential Community Development projects are evaluated from a multidisciplinary perspective. Recommendations on which projects to fund will be based on review and ranking of the projects and on the availability of Community Development funds.

Incomplete applications or projects that cannot meet these requirements will not be considered for Community Development funding. Instead, these applications will be withdrawn from consideration, and the applicant will be notified of areas of improvement needed in their application so that it may be resubmitted in the future if so desired by the applicant.

## **PROJECT APPROVAL**

Once staff has completed the review and ranking, conditionally funded projects will be notified. A public hearing on the conditionally funded projects will be held in the spring. The general public, project beneficiaries and project applicants will be afforded the opportunity to speak on the recommended project list. Once HUD approves the County's Annual Action Plan, awards will be finalized.

## **SCORING OF GRANT APPLICATIONS**

- Each application is reviewed by staff for completeness; ensuring that all requested supportive documents are submitted.
- The application review is completed by a grant review committee (GRC) composed of Harford County employees. The GRC members score each application and discuss with Grants staff.
- The applications are scored and then prioritized and provided to the Director of the Department who in conjunction with Harford County Administration recommends projects for funding.

## **FUNDING PRIORITY**

Funding priority will be given to projects that:

- Impact a significant number and/or percentage of low- and moderate-income persons;
- Projects that help end homelessness;
- Meet the strategic plan objectives provided in the Consolidated Plan;
- Have adequate community support, and support an identified community need;
- Maximize the use of outside funds, match and services which are coordinated with other public and private efforts;
- Established means for program evaluation and accomplishment tracking;
- Are clearly defined as to scope, location, need, budget, goals;
- Demonstrate the applicant has the capacity and the capability to carry out the project successfully;
- Connection with employment in the community; and
- Can begin immediately and finish within the contracted time.

## Citizen Participation Plan



### HARFORD COUNTY DEPARTMENT OF HOUSING & COMMUNITY SERVICES

U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT  
CITIZEN PARTICIPATION PLAN

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
&  
HOME PARTNERSHIP PROGRAM (HOME)

ROBERT G. CASSILLY  
County Executive

BARBARA W. RICHARDSON  
Director

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**HARFORD COUNTY MARYLAND CITIZEN  
PARTICIPATION PLAN  
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)**

**INTRODUCTION**

*Purpose*

This Citizen Participation Plan has been prepared in accordance with the U.S. Department of Housing and Urban Development (HUD) regulations 24 CFR Part 91.105, Consolidated Submission for Community Planning and Development Programs, as amended.

The Citizen Participation Plan sets forth Harford County, Maryland policies and procedures for involving citizens throughout all its planning and policy development processes for programs funded with federal housing and community development funds. It outlines specific efforts made on the part of Harford County to solicit input from low and moderate income persons, persons in the protected classes, including ethnic and racial minorities, persons with limited English proficiency (LEP), public housing residents, persons with disabilities, and other special populations who may be eligible to benefit from activities financed in whole or in part using federal HUD funds and/or to benefit from the strategies resulting from the jurisdiction's Analysis of Impediments to Fair Housing (AI).

Specifically, this Citizen Participation Plan presents Harford County's plan for providing for and encouraging all citizens to participate in the development, revision, amendment, adoption, and implementation of the following:

- 1) The Citizen Participation Plan (CPP)
- 2) The Analysis of Impediments to Fair Housing (AI)
- 3) The Consolidated Plan (CP)
- 4) The Annual Action Plan (AAP)
- 5) The Consolidated Annual Performance and Evaluation Report (CAPER), and
- 6) The Section 108 Loan Guarantee Program

*Lead Department*

Harford County Department of Housing & Community Services is the lead department for the administration of the Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) programs.

*Effective Date*

Subsequent to approval of this CPP by the County, the CP shall be effective until the plan is amended or replaced by the County.

## ENCOURAGEMENT OF CITIZEN PARTICIPATION

### *General*

The County provides for and encourages citizens to participate in the development, revision, amendment, adoption and implementation of the CPP, the AI, the CP, the AAP, and the CAPER. Harford County encourages participation by low- and moderate-income persons, particularly those living in areas where CDBG and HOME funds may be used. With respect to the public participation initiatives included in this CPP, the County will take appropriate actions to encourage the participation of all its citizens, including minorities, non-English speaking persons, and persons with disabilities.

### *Municipalities, Organizations, and Local Public Housing Authority*

The County encourages the participation of the County's three municipalities, The City of Aberdeen, The Town of Bel Air, and The City of Havre de Grace. The County further encourages the participation of local and regional institutions, the Continuum of Care, businesses, developers, nonprofit organizations, philanthropic organizations, and community-based and faith-based organizations in the process of developing, revising, amending, adopting and implementing the AI and the CP. This will be achieved through stakeholder interviews, focus groups and/or public meetings held during the development, revision, amendment, adoption and implementation processes for all documents covered by this CPP.

The County encourages, in consultation with the local public housing agency, the participation of residents (including resident advisory boards, resident counsels and resident management corporations) of any public housing developments located within the County, in the process of developing, revising, amending, adopting and implementing the AI and the CP. This will be carried out by providing to the local housing authority information on public meetings, surveys and other outreach initiatives related to the AI and the CP.

The County will provide information to the executive director of the Havre de Grace Housing Authority (HDGHA) about the AI, its affirmatively furthering fair housing strategy, and CP activities related to the public housing developments and communities so that HDGHA may make this information available at the annual public hearings required for its Public Housing Authority Plan.

### *Encouragement of Non-English Speaking Persons and Persons with Disabilities*

The County will also make every reasonable effort to encourage the participation of non-English speaking persons, limited English proficiency persons, and persons with disabilities. Any non-English speaking resident who wishes to participate may contact Harford County Department of Housing & Community Services prior to the hearings so that adequate arrangements can be made. Such requests should be made at least five (5) working days prior to the hearing date to permit the County to make the necessary arrangements.

In accordance with the Americans with Disabilities Act persons needing a special accommodation to participate in any proceeding should contact Harford County Department of Housing & Community Development for assistance; if hearing impaired, telephone the Relay Service Number 711.

*Online Access*

The County will post draft and final copies of all documents covered by this CPP on its website accessible at <http://www.harfordcountymd.gov/244/Housing-Community-Development>

*Other Engagement Techniques*

The CPP has been and will continue to be amended as the County continues to gain access to technology that improves the avenues of participation by its residents.

### THE CITIZEN PARTICIPATION PLAN (CPP)

#### *Amendments to an Approved Citizen Participation Plan (CPP)*

The County will follow the process and procedures described below to amend its approved CPP, as needed.

a. Amendment Considerations

The County will amend the CPP, as necessary, to ensure adequate engagement and involvement of the public in making decisions related to its HUD programs. Substantial amendments to the CPP may be required should a provision of the CPP be found by the County to conflict with HUD regulations, or when changes in HUD regulations occur. Edits to the CPP that only include updated contact information or editorial changes for clarity will not be released for public review and comment.

b. Proposed Amended CPP Review

The proposed amended CPP will be made available for public review for a 15-day period prior to County consideration and adoption, and may be done concurrently with the public review and comment process for the CP. Upon request, the County shall make the CPP available in a format accessible to persons with disabilities.

c. Public Comments Received on Draft Amended CPP

The County Contact Person or his/her designee will accept written comments, during the public review period. A summary of all written comments and those received orally during the CP public hearing, as well as the County's responses to all such written comments, will be attached to the amended CPP prior to submission to HUD.

d. Public Hearing

The County will conduct a public hearing to review and accept public comments on the draft amended CPP prior to its approval and submittal to HUD. This public hearing may be held concurrently with the public hearing held in conjunction with the CP.

e. Submission to HUD

A copy of the amended CPP, including a summary of all written comments and those received during the public hearing will be submitted to HUD. A summary of any comments or views not accepted and the reasons therefore shall be supplied to HUD as well.

**THE ANALYSIS OF IMPEDIMENT S TO FAIR HOUSING CHOICE (AI)**

*AI Development*

The County will follow the process and procedures described below in the development of its AI.

a. Stakeholder Consultation and Citizen Outreach

In the development of the AI, the County will consult with other public and private agencies including, but not limited to, the following:

- 1) Local County Municipalities
- 2) Local public housing authorities
- 3) Other assisted housing providers
- 4) Social service providers including those focusing on services to minorities, families with children, the elderly, persons with disabilities, persons with HIV/AIDS and their families, homeless persons, and other protected classes
- 5) Community-based and regionally-based organizations that represent protected class members and organizations that enforce fair housing laws
- 6) Regional government agencies involved in metropolitan-wide planning and transportation responsibilities

A variety of mechanisms may be utilized to solicit input from these entities. These include telephone or personal interviews, mail surveys, internet-based feedback and surveys, focus groups, and/or consultation workshops.

b. Public Hearing

To obtain the views of the public on AI-related data and affirmatively furthering fair housing in the County's housing and community development programs, the County will conduct at least one public hearing before the draft AI is published for comment.

c. Public Display and Comment Period

The draft AI will be placed on display for a period of no less than thirty (30) calendar days to encourage public review and comment. The public notice shall include a brief summary of the content and purpose of the draft AI, the dates of the public display and comment period, the locations where copies of the proposed document can be examined, how comments will be accepted, when the document will be considered for action by Harford County Department of Housing & Community Services, and the anticipated submission date to HUD.

In addition, the County will make available a reasonable number of free copies of the proposed document to residents and groups that request them.

d. Comments Received on the Draft AI

The County Contact Person or his /her designee will accept all public comments, during the 30-day public display and comment period. The County will consider any public comments or views received in writing, or orally at the public hearings, in preparing the final AI. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons why, will be attached to the final AI for submission to HUD.

*Revisions to the AI*

The County will follow the process and procedures described below to revise its approved AI, as needed.

a. Public Display and Comment Period

The proposed Amended AI will be placed on display for a period of no less than thirty (30) calendar days to encourage public review and comment. The public notice shall include a brief summary of the revisions, the dates of the public display and comment period, the locations where copies of the proposed Amended AI can be examined, how comments will be accepted, when the document will be considered for action by Harford County Department of Housing & Community Services, and the anticipated submission date to HUD.

b. Comments Received on the Proposed Amended AI

The County Contact Person, or his/her designee, will accept written comments, during the 30-day public display and comment period. The County will consider any comments or views of County residents received in writing, or orally at public hearings, in preparing the final Amended AI. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons why, will be attached to the final Amended AI for submission to HUD.

c. Submission to HUD

The final Amended AI will be submitted to HUD within thirty (30) calendar days following the end of the public display and comment period.

THE CONSOLIDATED PLAN (CP)

*CP Development*

The County will follow the process and procedures described below in the development of its CP.

a. Stakeholder Consultation and Citizen Outreach

In the development of the CP, the County will consult with other public and private agencies including, but not limited to, the following:

- 1) Local County Municipalities
- 2) Local public housing authorities
- 3) Other assisted housing providers
- 4) Social service providers including those focusing on services to minorities, families with children, the elderly, persons with disabilities, persons with HIV/AIDS and their families, homeless persons, and other protected classes
- 5) Community-based and regionally-based organizations that represent protected class members and organizations that enforce fair housing laws
- 6) Regional government agencies involved in metropolitan-wide planning and transportation responsibilities

A variety of mechanisms may be utilized to solicit input from these persons/service providers/agencies/entities. These include written letters, telephone or personal interviews, mail surveys, internet-based feedback and surveys, focus groups, and/or consultation workshops.

**b. Public Hearings**

The County will conduct at least two public hearings annually to obtain residents' views and to respond to proposals and questions. The first public hearing will be conducted before the CP draft is published for public comment, during which the County will address housing and community development needs, development of proposed activities, the amount of assistance the County expects to receive (including grant funds and program income), the range of activities that may be undertaken, including the estimated amount that will benefit low- and moderate-income residents, and a review of program performance.

The second public hearing will be conducted during or after the 30-day public comment period during which the County will address identified housing and community development needs, proposed eligible activities, and proposed strategies and actions for affirmatively furthering fair housing consistent with the Analysis of Impediments to Fair Housing.

**c. Potential Displacement of Persons**

Although the County does not anticipate any residential displacement to occur in the near future, it is required to describe its plans to minimize the displacement of persons and to assist any persons displaced. Should displacement of residents be necessary as a result of the use of funds covered by this CP, the County shall compensate residents who are actually displaced in accordance with HUD Handbook No. 1378, Tenant Assistance, Relocation and Real Property Acquisition.

**d. Public Display and Comment Period**

The draft CP will be placed on display for a period of no less than thirty (30) calendar days to encourage public review and comment. The public notice shall include a brief summary and purpose of the CP, the anticipated amounts of funding (including program income, if any), the dates of the public display and comment period, the locations where copies of the draft CP can be examined, how comments will be accepted, when the document will be considered for action by Harford County Department of Housing & Community Services, and the anticipated submission date to HUD. The County will make

available a reasonable number of free copies of the draft document to residents and groups that request them.

e. Comments Received on the Draft Consolidated Plan (CP)

The County Contact Person, or his/her designee, will accept written comments, during the 30-day public display and comment period. The County will consider any comments or views of County residents received in writing, or orally at the public hearings, in preparing the final CP. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons why, will be attached to the final CP for submission to HUD.

f. Submission to HUD

The CP will be submitted to HUD on or before May 15 before the County's five-year program cycle begins on July 1.

*Revisions to the Consolidated Plan (CP)*

The County will follow the process and procedures described below to revise its approved CP, as needed.

a. Revision Considerations

There are two (2) types of amendments that may occur with the CP: minor amendments and substantial amendments. An amendment to the approved CP is considered substantial under the following circumstances:

- 1) To make changes to its activity priorities or the method of distribution of funds
- 2) To carry out an activity using funds for any program covered by the CP but not previously described in the AAP
- 3) Changes in the use of CDBG funds from one eligible activity to another
- 4) To change the activity, purpose, scope, location or beneficiaries of an activity.

All other changes to the method of distribution or investment strategy that do not meet the criteria defined above will be considered minor amendments, will be reviewed and approved by Community Development staff and will not be subject to public comments.

b. Public Display and Comment Period

The proposed Amended CP will be placed on display for a period of no less than thirty (30) calendar days to encourage public review and comment. The public notice shall include a brief summary of the revisions, the dates of the public display and comment period, the locations where copies of the proposed Amended CP can be examined, how comments will be accepted, when the document will be considered for action by Harford County Department of Housing & Community Services, and the anticipated submission date to HUD. In addition, the County will make available a reasonable number of free copies to residents and groups that request them.

c. Comments Received on the Proposed Amended CP

The County Contact Person, or his/her designee, will accept written comments, during the 30-day public display and comment period. The County will consider any

comments or views of County residents received in writing, or orally at public hearings, in preparing the final Amended CP. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons why, will be attached to the final Amended CP for submission to HUD.

d. Submission to HUD

The final Amended CP will be submitted to HUD within thirty (30) calendar days following the end of the public display and comment period.

THE ANNUAL ACTION PLAN (AAP)

*AAP Development*

The County will follow the process and procedures described below in the development of its AAP:

a. Public Hearings

The County will conduct at least two public hearings annually to obtain residents' views and to respond to proposals and questions. The first public hearing will be conducted before the AAP draft is published for public comment, during which the County will address housing and community development needs, development of proposed activities, the amount of assistance the County expects to receive (including grant funds and program income), the range of activities that may be undertaken, including the estimated amount that will benefit low- and moderate-income residents, and a review of program performance.

The second public hearing will be conducted during or after the 30-day public comment period during which the County will address identified housing and community development needs, proposed eligible activities, and proposed strategies and actions for affirmatively furthering fair housing consistent with the Analysis of Impediments to Fair Housing.

b. Public Display and Comment Period

The draft AAP will be placed on display for a period of no less than thirty (30) calendar days to encourage public review and comment. The public notice shall include a brief summary of the AAP, the anticipated amounts of funding (including program income, if any), the dates of the public display and comment period, the locations where copies of the draft AAP can be examined, how comments will be accepted, when the document will be considered for action by Harford County Department of Housing & Community Services, and the anticipated submission date to HUD. In addition, the County will make available a reasonable number of free copies to residents and groups that request them.

c. Comments Received on the Draft AAP

The County Contact Person or his /her designee will accept written comments, during the 30-day public display and comment period. The County will consider any comments or views of County residents received in writing, or orally at the public hearings, in preparing the final AAP. A summary of these comments or views, and a summary of any

comments or views not accepted and the reasons why, will be attached to the final AAP for submission to HUD.

d. Submission to HUD

The AAP will be submitted annually to HUD on or before May 15 before the start of the County's program year on July 1.

*Revisions to the Annual Action Plan (AAP)*

The County will follow the process and procedures described below to revise its approved AAP, as needed.

a. Revision Considerations

There are two (2) types of amendments that may occur with the AAP: minor amendments and substantial amendments. An amendment to the approved AAP is considered substantial under the following circumstances:

- 1) To make changes to its activity priorities or the method of distribution of funds
- 2) To carry out an activity using funds for any program covered by the CP but not previously described in the AAP
- 3) Changes in the use of CDBG funds from one eligible activity to another
- 4) To change the activity, purpose, scope, location or beneficiaries of an activity.

All other changes to the method of distribution or investment strategy that do not meet the criteria defined above will be considered minor amendments, will be reviewed and approved by Community Development staff, and will not be subject to public comments.

b. Public Display and Comment Period

The proposed Amended AAP will be placed on display for a period of no less than thirty (30) calendar days to encourage public review and comment. The public notice shall include a brief summary of the revisions, the dates of the public display and comment period, the locations where copies of the draft AAP can be examined, how comments will be accepted, when the document will be considered for action by Harford County Department of Housing & Community Services, and the anticipated submission date to HUD. In addition, the County will make available a reasonable number of free copies to residents and groups that request them.

c. Comments Received on the Proposed Amended AAP

The County Contact Person, or his/her designee, will accept written comments, during the 30-day public display and comment period. The County will consider any comments or views of County residents received in writing, or orally at public hearings, in preparing the final Amended AAP. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons why, will be attached to the final Amended AAP for submission to HUD.

**d. Submission to HUD**

The final Amended APP will be submitted to HUD within thirty (30) calendar days following the end of the public display and comment period.

**DISASTERS, EMERGENCY EVENTS AND URGENT NEEDS**

*Disasters, Emergency Events, and Urgent Needs*

In the event of a declared disaster or emergency, it may be necessary to expedite substantial amendments to the Annual Action Plan. These amendments may include funding new activities and/or the reprogramming of funds, including canceling activities to meet needs resulting from a declared disaster or emergency. Therefore, the County may utilize CDBG or HOME funds to meet these needs with a 5-day public comment period instead of a 30-day public comment period (otherwise required for substantial amendments).

*Urgent Needs*

To comply with the “Urgent Needs” National Objective, activities undertaken in response to disaster or emergency events will meet community development needs having particular urgency. These activities will alleviate existing conditions that the County certifies:

- Pose a serious and immediate threat to the health and welfare of the community;
- Are of recent origin or recently became urgent;\*
- Are unable to be financed by the County on its own.

\*A condition will generally be considered to be of recent origin if it is developed or became critical within 18 months preceding the County’s certification.

In the event of certain disasters or emergencies HUD may provide waivers and or alternative requirements relative to public notification processes. In such events, the County will avail itself of any provided that will help in expediting notifications for the delivery of assistance to the community.

In the event that national or local health officials recommend social distancing and/or limited public gatherings for public health reasons, virtual or web-based hearings will be used in lieu of in-person hearings. If this format is used accommodations for real-time responses, timely responses from local officials to all citizen questions and issues, public access to all questions and response, and accommodations for persons with disabilities or limited English proficiency will be made to the greatest extent possible.

**CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)**

*Report Development*

The County will follow the process and procedures described below in the development of its Consolidated Annual Performance and Evaluation Report (CAPER).

a. Report Considerations

The Community Development staff will evaluate and report the accomplishments and expenditures of the previous program year for CDBG and HOME, and draft the CAPER in accordance with HUD requirements.

b. Public Display and Comment Period

The draft CAPER will be placed on display for a period of no less than fifteen (15) calendar days to encourage public review and comment. The public notice shall include a brief summary and purpose of the CAPER, a summary of program expenditures, a summary of program performance, the dates of the public display and comment period, the locations where copies of the draft CAPER can be examined, how comments will be accepted, and the anticipated submission date to HUD.

c. Comments Received on the Draft CAPER

The County Contact Person, or his/her designee, will accept written comments, during the 15-day public display and comment period. The County will consider any comments or views of County residents received in writing in preparing the final CAPER. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons why, will be attached to the final CAPER for submission to HUD.

d. Submission to HUD

The CAPER will be submitted annually to HUD no later than September 28.

#### AVAILABILITY TO THE PUBLIC

Typical or standard documents available for public access, at a minimum will include the proposed and final AFH, proposed and final revisions to the AI, proposed and final AAP, the proposed and final Five-Year CP, proposed and final Substantial Amendments to an AAP or the CP, CAPER, and the CPP.

The County will provide copies of standard documents within a reasonable amount of time to the public upon a request. Every reasonable attempt shall be made to accommodate persons with disabilities and assist them in obtaining requested materials.

#### ACCESS TO RECORDS

The County will provide the public with reasonable and timely access to information and records relating to the data or content of the AI, the CP, as well as the proposed, actual, and past use of funds covered by this CPP. The law requires reasonable public access to records about previous expenditures during the past five years, and reasonable public access to records relating to the expenditure of funds during the previous five (5) program years.

#### COMPLAINTS

Residents may register complaints regarding any aspect of both the CDBG and HOME programs

by contacting the County Contact Person, or his/her designee. All written complaints received will be addressed in writing within fifteen (15) calendar days.

Residents wishing to object to HUD approval of the final CP may send written objections to the HUD Area Office, Community Planning and Development Division, U.S. Department of Housing and Urban Development, 10 South Howard Street, Baltimore, MD 21201. Objections should be made within thirty (30) calendar days after the City has submitted the CPP to HUD. Objections shall include an identification of requirements not met and available facts and data.

#### TECHNICAL ASSISTANCE

Harford County Department of Housing & Community Services staff is available to assist any person or organizations that request such assistance in commenting on the AI and in developing proposals for funding assistance under the CDBG and HOME programs. All potential applicants are strongly encouraged to contact Harford County Department of Housing & Community Services for technical assistance before initiating a funding request application.

#### PUBLIC NOTICES

All public notices will be published in the local community newspaper no less than two weeks before a public hearing or document review period, and will include a summary of the information to be presented at the public hearing. The notices shall also be posted on the Harford County Housing and Community Services website accessible at:  
<http://www.harfordcountymd.gov/244/Housing-Community-Development>

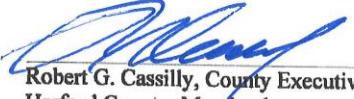
#### COUNTY CONTACT

All communication regarding the CPP, the AI, the CP, the AAP, the CAPER, comments, complaints, reasonable accommodation for disabled persons, translation services, or other elements shall be directed to:

Barbara W. Richardson, Director  
Harford County Department of Housing  
& Community Services  
15 South Main Street, Bel Air, MD 21014  
Phone: (410) 638-3045 x 1362

APPROVAL

This Citizen Participation Plan will be effective until it is amended or replaced by the County.

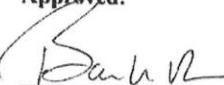
  
Robert G. Cassilly, County Executive  
Harford County, Maryland

4-10-2024  
Date

  
Witness

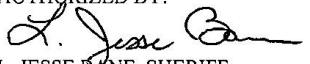
4-10-2024  
Date

Approved:

  
Barbara W. Richardson, Director  
Department of Housing & Community Services

4/2/2024  
Date

## **Sheriff's Office Use of Force**

 <b>Harford County Sheriff's Office</b>  <b>MANUAL OF OPERATIONS POLICIES AND PROCEDURES</b>  <b>L. JESSE BANE, SHERIFF</b>	<b>HCSO POLICY NO: MAN0300</b>  <b>TITLE: Use of Force</b>  <b>EFFECTIVE DATE: July 1, 2011</b> <b>POSTING DATE: July 1, 2011</b>  <b>NO. PAGES: 5</b>  <b>AUTHORIZED BY:</b>  <b>L. JESSE BANE, SHERIFF</b>
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## **I. PURPOSE**

The purpose of this policy is to provide members of the Harford County Sheriff's Office with guidelines regarding the use of lethal and less-lethal force.

## **II. POLICY**

The Harford County Sheriff's Office recognizes and respects the value and special integrity of each human life. In investing officers with the lawful authority to use force to protect the public welfare, a careful balancing of all human interests is required. Therefore, it is the policy of the Harford County Sheriff's Office that deputies shall use only that force that is reasonable and necessary to effectively bring an incident under control, while protecting the lives of the officers and others. This directive is for the explicit use of the Harford County Sheriff's Office only and does not apply in any civil or criminal proceeding. This agency's policy should not be construed as a creation of higher legal standard of safety or care in an evidentiary sense with respect to third party claims. Violations of this directive will form the basis for agency administrative sanctions, only.

## **III. DEFINITIONS**

**LETHAL FORCE:** Any use of force that is likely to cause death or serious bodily harm.

**LESS-LETHAL FORCE:** Any use of force other than that which is considered lethal force.

**Harford County Sheriff's Office**  
**Policy #MAN0300: Use of Force**

**300.1 Reasonable Force**

- 300.1.1** Only that force which is reasonably necessary shall be used to effectively bring an incident under control while protecting the lives of the deputy and others.
- 300.1.2** The reasonableness of force applications shall be based upon pertinent case law to include, but not limited to, *Graham v Connor* that is appropriate and applicable to the situation.
- 300.1.3** Use of force training shall be delivered to members using a combination of methodology and mediums that may include but are not limited to, force continuum models, written and demonstrative task testing, as well as Situational Based Training (SBT) scenarios.

**300.2 Lethal Force**

- 300.2.1** May be used when the member reasonably believes that the action is in defense of human life (including the member's) or in the defense of any person in imminent danger of serious bodily harm.
- 300.2.2** May be used to prevent the escape of a fleeing prisoner whom the member has probable cause to believe will pose a significant threat to human life should escape occur.
- 300.2.3** May be used when a member is on foot and a vehicle is being used against the deputy or another person and the safety of innocent persons is not jeopardized.
- 300.2.4** Must never be based on mere suspicion.

**300.3 Less-Lethal Force**

- 300.3.1** Where lethal force is not reasonable, members shall only use that level of force reasonably necessary to bring an incident under control.
- 300.3.2** Members are authorized to use agency approved less-lethal force techniques and issued equipment for resolutions of incidents as follows:
  - 300.3.2.1** To protect themselves and others from physical harm.
  - 300.3.2.2** To restrain or subdue a resistant individual.
  - 300.3.2.3** To bring an unlawful situation safely and effectively under control.

**300.4 Weapons**

- 300.4.1** Authorized weapons are those with which the member has qualified and received agency training, have been registered, and comply with agency specifications (Authorized Weapons and Ammunition, MAN0700).

**300.5 Discharging of Firearm**

- 300.5.1** All firearm discharges must be reported and reviewed per current procedures regardless of location or duty status, with the following exceptions:
  - 300.5.1.1** To humanely destroy an injured animal (CAD entry).
  - 300.5.1.2** During training/qualification at the agency's or other approved range.

- 300.5.1.3** Members shall, when feasible, identify themselves and state their intention to shoot before using a firearm.
- 300.5.2** Members **shall not** discharge a firearm in the performance of their duties in the following circumstances:
  - 300.5.2.1** To fire warning shots.
  - 300.5.2.2** To call for assistance except in extreme emergency.
  - 300.5.2.3** From a moving vehicle **unless** the occupants of another moving vehicle are using or attempting to use deadly force against a member and the safety of innocent persons would not be jeopardized (i.e. ricochet or loss of vehicle control).

#### **300.6 Discharging of TASER**

- 300.6.1** All TASER discharges must be reported and reviewed per current procedures, regardless of location or duty status, with the following exceptions:
  - 300.6.1.1** To control or contain an animal.
  - 300.6.1.2** During training/qualification at the agency or other approved facility.
  - 300.6.1.3** Members shall, when feasible, identify themselves and state their intention to discharge before using a TASER.

#### **300.7 Threat Levels**

- 300.7.1** The Incident Commander shall determine the threat level. These levels are as follows:
  - 300.7.1.1** Level I: General use of force applies and is automatically assumed unless another level is specified.
  - 300.7.1.2** Level II: General use of force applies along with conditional neutralization parameters agreed upon by the Incident Command.
  - 300.7.1.3** Level III: Neutralization of subject upon presentation.
- 300.7.2** Orders for threat levels shall be relayed to tactical personnel by the Tactical Commander.
- 300.7.3** Any changes shall be relayed to the tactical personnel with no level being valid unless issued by the Tactical Commander.

#### **300.8 Reporting Procedures**

- 300.8.1** Members shall immediately notify their supervisor whenever they:
  - 300.8.1.1** Use force in the performance of their duty (Use of Force Report, HCSO form SO-44 required).
  - 300.8.1.2** Point a firearm or TASER at a person. (Display of Firearm/TASER Report, HCSO form SO-44d required).
- 300.8.2** Force resulting in serious bodily injury or death shall require:
  - 300.8.2.1** Notification and independent investigation by the Criminal Investigations Division.
  - 300.8.2.2** Notification and independent investigation by the Office of Professional Standards.
  - 300.8.2.3** An investigation conducted by an independent, outside agency upon the order of the Sheriff.

**300.8.3** Use of Force Reports and Display of Firearms/Taser forms shall be completed by a supervisor. In the event the incident involves the discharge of a member's firearm, a Use of Force Report shall not be completed.

**300.8.4** Direct involvement in a force incident by a supervisor shall preclude that member from involvement in the review process and will require the review to be completed by a supervisor of **equal or** superior rank.

**300.8.5** Use of Force Reports shall be in addition to any other reports related to the original incident.

**300.9 Review Procedures**

**300.9.1** All incidents involving the use of force shall be subject to an administrative review.

**300.9.2** Use of Force Reports shall be completed and submitted within twenty-four (24) hours of the incident. Extensions must be submitted to and approved by a supervisor.

**300.9.3** Subsequent supervisory review and approval should be completed within seventy-two (72) hours of receipt with the Division Commander's evaluation standing as the final disposition.

**300.9.4** Incidents occurring in the Detention Center shall be assessed by the Section Commander and Assistant Warden.

**300.10 Supervisory Guidelines**

**300.10.1** Members involved in the incident shall:

**300.10.1.1** Be removed from the scene as soon as possible and not be used in any part of the investigation beyond the required supplement.

**300.10.1.2** Submit any involved firearms to the appropriate supervisor at the scene.

**300.10.1.3** May be placed on non-disciplinary administrative leave with pay pending further disposition by the Sheriff.

**300.10.2** Supervisors managing incidents shall:

**300.10.2.1** Implement appropriate notification procedures.

**300.10.2.2** Respond to the scene and ensure it is secure, evidence is preserved, and witnesses are available for interviews by the Criminal Investigations Division.

**300.10.2.3** Make a preliminary inquiry to the involved members to ascertain what occurred.

**300.10.2.4** Encourage members involved in the incident to contact their families before extensive media coverage begins.

**300.10.2.5** Members involved in Use of Force incidents outside of Harford County shall

**300.10.2.5.1** Immediately notify the local law enforcement agency and Harford County Dispatch for notification of the member's shift supervisor (HCSO Policy #MAN1400: Authority and Jurisdiction).

**300.10.2.5.2** Brief the responding HCSO and responding agency on-scene supervisor of the circumstances surrounding the incident to include the location, suspects, evidence, and witnesses.

**300.11 Force Review Committee**

- 300.11.1 Shall be appointed by the Sheriff.
- 300.11.2 Shall be chaired by a member of the rank of Captain.
- 300.11.3 Shall monitor accounts, identify trends, and make appropriate recommendations for policy modifications.
- 300.11.4 Should include representation from each division.
- 300.11.5 Shall meet at least once every ninety (90) days.
- 300.11.6 Shall prepare an annual report.