

# City of Salisbury



## PY 2019-2023 Consolidated Plan

**CDBG PY 2019 – 2023**  
**(7/1/2019 – 6/30/2023)**

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# Executive Summary

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

### 1. Introduction

The City of Salisbury, Maryland is an entitlement community under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant Program (CDBG). The City of Salisbury has prepared its Five Year Consolidated Plan (CP) for the period of PY 2019, beginning July 1, 2019, through PY 2023, ending June 30, 2024. The Consolidated Plan is a strategic plan to implement federal programs for housing and community development activities within the City of Salisbury and how the proposed activities will principally benefit low- and moderate-income individuals. The Consolidated Plan is a requirement of the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) Program that must be completed by the entitlement community every five (5) years in conjunction with an update to the City's Analysis of Impediments to Fair Housing Choice (AI).

The Five Year Consolidated Plan establishes the goals the City of Salisbury proposes for the next five (5) year period and outlines the specific initiatives the City will undertake to address these goals by encouraging the development of decent housing, promoting a suitable living environment, and expanding economic opportunities. The Five Year Consolidated Plan is a collaborative planning process between the City, the community at large, social service agencies, housing providers, community development groups, and economic development agencies. The process was implemented through a series of public meetings, stakeholder surveys, statistical data, and reviews of previous community development plans.

### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The "Vision" of the Five Year Consolidated Plan is to serve as a consolidated planning document, an application, and a strategic plan for the City of Salisbury. The City of Salisbury's PY 2019-2023 Five Year Consolidated Plan proposes the following six (6) strategies to address the priority needs in the City:

#### Housing Strategy –

**Priority Need:** There is a need for additional decent, safe, sanitary, and affordable housing for homebuyers, homeowners, and renters.

#### Goals:

- HS-1 Homeownership – Increase the supply of owner-occupied housing units through housing counseling, down payment assistance, and closing cost assistance.
- HS-2 Housing Construction – Encourage the construction of new affordable housing units in the City for owners and renters.

- HS-3 Housing Rehabilitation – Conserve and rehabilitate existing affordable housing units occupied by owners and renters in the City by addressing code violations, emergency repairs and handicap accessibility.

### **Homeless Strategy –**

**Priority Need:** There is a need for housing access for homeless persons and persons at-risk of becoming homeless.

#### **Goals:**

- HO-1 Housing – Support the Continuum of Care's efforts to provide emergency shelter, transitional housing, permanent supportive housing, and other permanent housing opportunities.
- HO-2 Operation/Support – Assist providers operating housing or providing support services for the homeless and persons or families at-risk of becoming homeless.

### **Other Special Needs Strategy –**

**Priority Need:** There is a need for housing access, services, and facilities for persons with special needs.

#### **Goals:**

- SN-1 Housing – Support an increase in the supply of accessible, decent, safe, sanitary, and affordable housing for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs through rehabilitation of existing buildings and new construction.
- SN-2 Social Services – Support social service programs and facilities for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs.

### **Community Development Strategy –**

**Priority Need:** There is a need to improve the community facilities, infrastructure, public services, and quality of life in the City of Salisbury.

#### **Goals:**

- CD-1 Community Facilities and Infrastructure – Improve the City's public facilities and infrastructure through rehabilitation, reconstruction, and new construction.
- CD-2 Public Safety and Services – Improve and enhance public safety, public services, and public programs.
- CD-3 Connectivity – Improve connectivity within the City and to surrounding communities through physical, visual, transportation, and accessibility improvements.

- CD-4 Clearance/Demolition – Remove and eliminate slum and blighting conditions throughout the City.

#### **Economic Development Strategy –**

**Priority Need:** There is a need to encourage employment and economic opportunities in the City of Salisbury.

##### **Goals:**

- ED-1 Employment – Support and encourage job creation, job retention, and job training opportunities.
- ED-2 Development – Support business and commercial growth through expansion and new development.
- ED-3 Redevelopment – Plan and promote the development, redevelopment, and revitalization of vacant commercial and industrial sites.
- ED-4 Financial Assistance – Support and encourage new economic development through local, state, and federal tax incentives and programs such as Tax Incremental Financing (TIF), Tax Abatements (LERTA), Payment in Lieu of Taxes (Pilot), Enterprise Zones/Entitlement Communities, Section 108 Loan Guarantees, Economic Development Initiative (EDI) funds, etc.
- ED-5 Access to Transportation – Support the expansion of public transportation and access to bus and automobile service to assist residents' transportation needs for employment and job training opportunities.

#### **Administration, Planning, and Management Strategy –**

**Priority Need:** There is a need for planning, administration, management, and oversight of federal, state, and local funded programs.

##### **Goals:**

- AM-1 Overall Coordination – Provide program management and oversight for the successful administration of federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing activities, and compliance with all federal, state, and local laws and regulations.

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

Each year the City prepares its Consolidated Annual Performance Evaluation Report (CAPER). This report is submitted within ninety (90) days after the start of the new program year. Copies of the CAPER are available for review at the City's Housing and Community Development Department.

The PY 2017 CAPER, which was the fourth CAPER for the PY 2014-2018 Five Year Consolidated Plan, was approved by HUD in a letter dated 11/26/2018. In the PY 2017 CAPER, the City expended 100% of its CDBG funds to benefit low- and moderate-income persons. The City expended 13.23% of its funds during the PY 2017 CAPER period on public service, which is below the statutory maximum of 15%. The City expended 20% of its funds during this CAPER period on Planning and Administration, which is at the statutory maximum of 20%. The City's expenditure ratio at the end of the PY 2017 CAPER period was 1.41, which is below the 1.5 expenditure ratio maximum.

The City did not make any substantial amendments to prior year Annual Action Plans during the previous plan year. The City did not make any changes to its Five-Year Priorities and Goals during the previous plan year.

#### **4. Summary of citizen participation process and consultation process**

The City of Salisbury, in compliance with the City's Citizen Participation Plan, advertised and held two (2) public hearings on the needs of the City of Salisbury that provided residents with the opportunity to discuss the City's CDBG Program and to offer their suggestions on future CDBG program priorities. The public hearings were broadcast live on Cable Channel 14 (PAC 14) and were rebroadcast three (3) times after the original broadcast.

The City maintains a mailing list for the CDBG program, and copies of all public hearing notices and a survey concerning the program were mailed to all the agencies and individuals on the list. A "Draft Plan" was placed on display on the City's website at <https://salisbury.md/departments/housing-community-development> under the Housing & Community Development Department web page and copies of the plan were available for review at the Wicomico County Library, 122 South Division Street, Salisbury, MD 21801 and the Housing & Community Development Department Office, 207 W. Main Street, Suite 102, Salisbury, MD 21801, from 04/32/2019 until 05/23/2019 for review and comment.

Additionally, the City developed and disseminated an online resident's survey at the following address: <https://www.surveymonkey.com/s/CityofSalisbury>.

The City developed the Consolidated Plan based on the input received from the public and stakeholders through interviews, public hearings, draft plan review comments, and the resident's survey.

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

The City held its Needs Public Hearing on January 29, 2019. The City held its Second Public Hearing on May 8, 2019. On May 28, 2019, City Council passed the Resolution authorizing the Mayor to submit the new Five Year Consolidated Plan, the PY 2019 Action Plan, and the new AI to HUD.

The Resident Survey was live from January 22, 2019 until February 16, 2019 and can be viewed at [www.surveymonkey.com/s/CityofSalisbury](https://www.surveymonkey.com/s/CityofSalisbury). There was a total of 78 responses.

The following needs were identified:

- Need for affordable housing
- Need for living wage employment
- Need for integrated housing and supportive service network
- Need for infrastructure improvements
- Need for transportation improvements
- Need for additional recreation facilities
- Need for improvements on fair housing reporting

A full summary of public comments can be found in the "Citizen Participation" attachment.

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

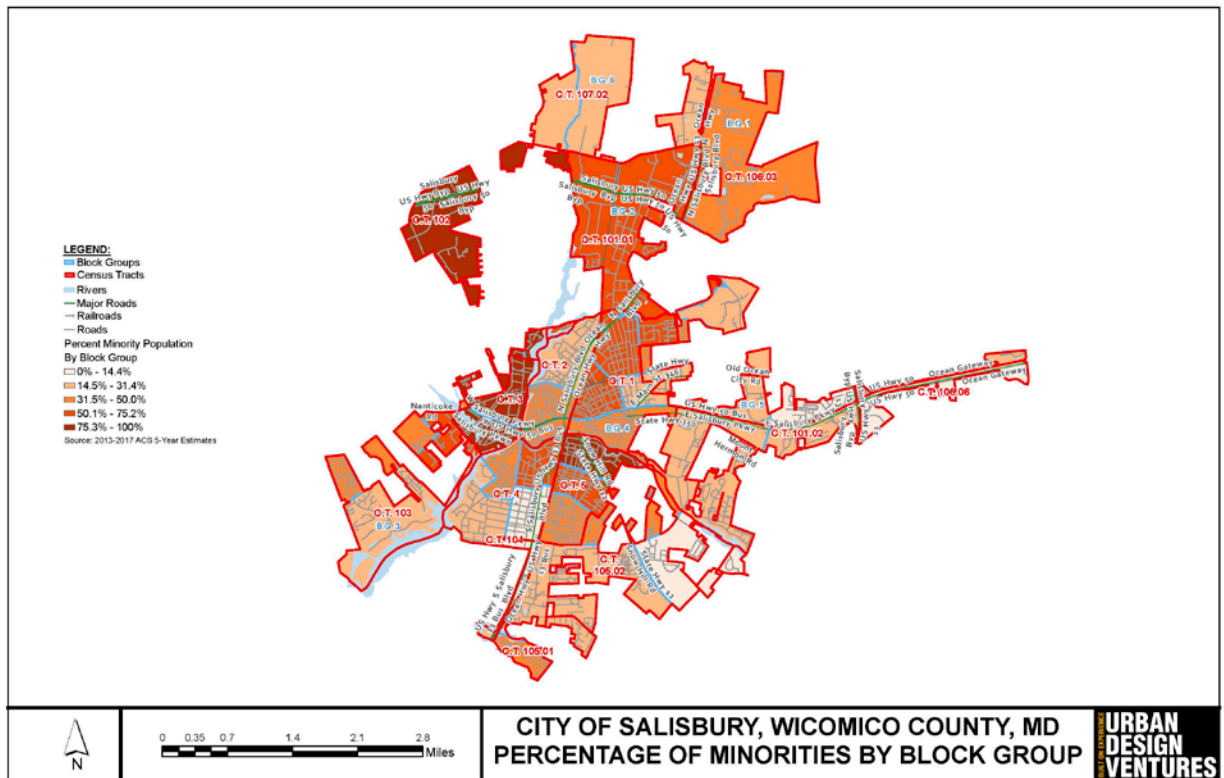
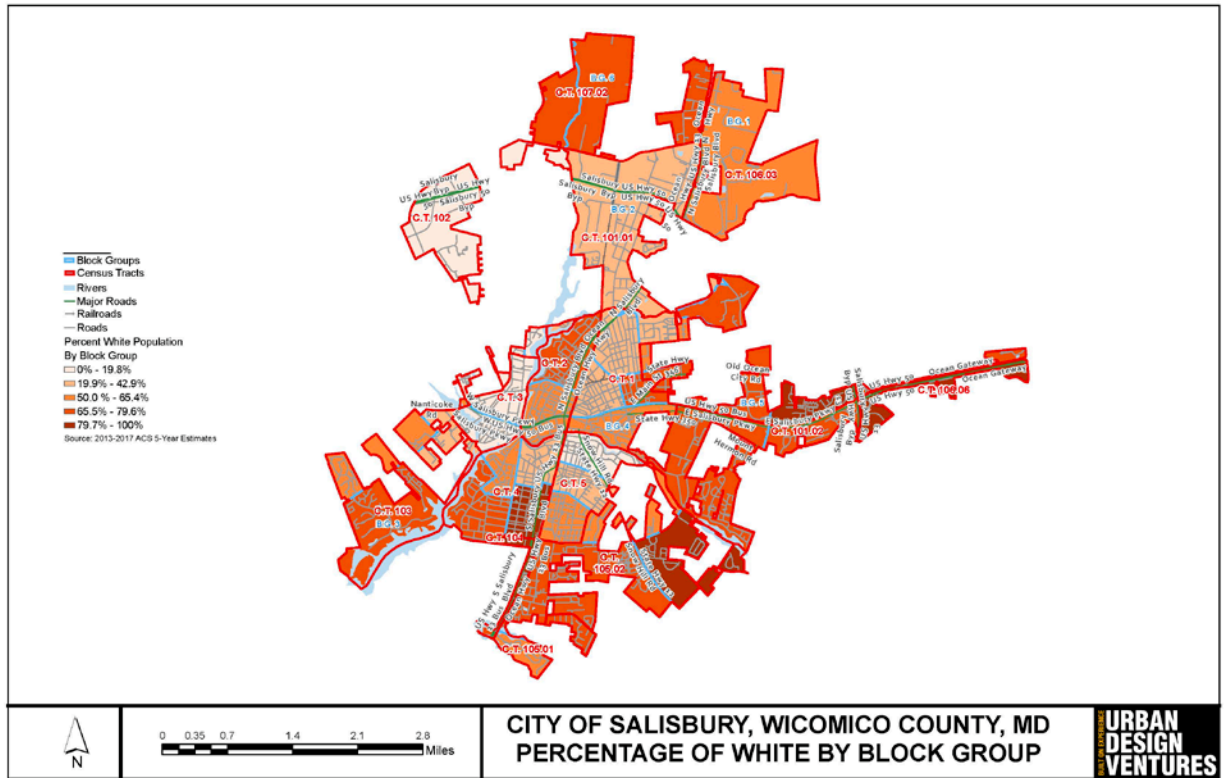
All comments and views were incorporated into this plan.

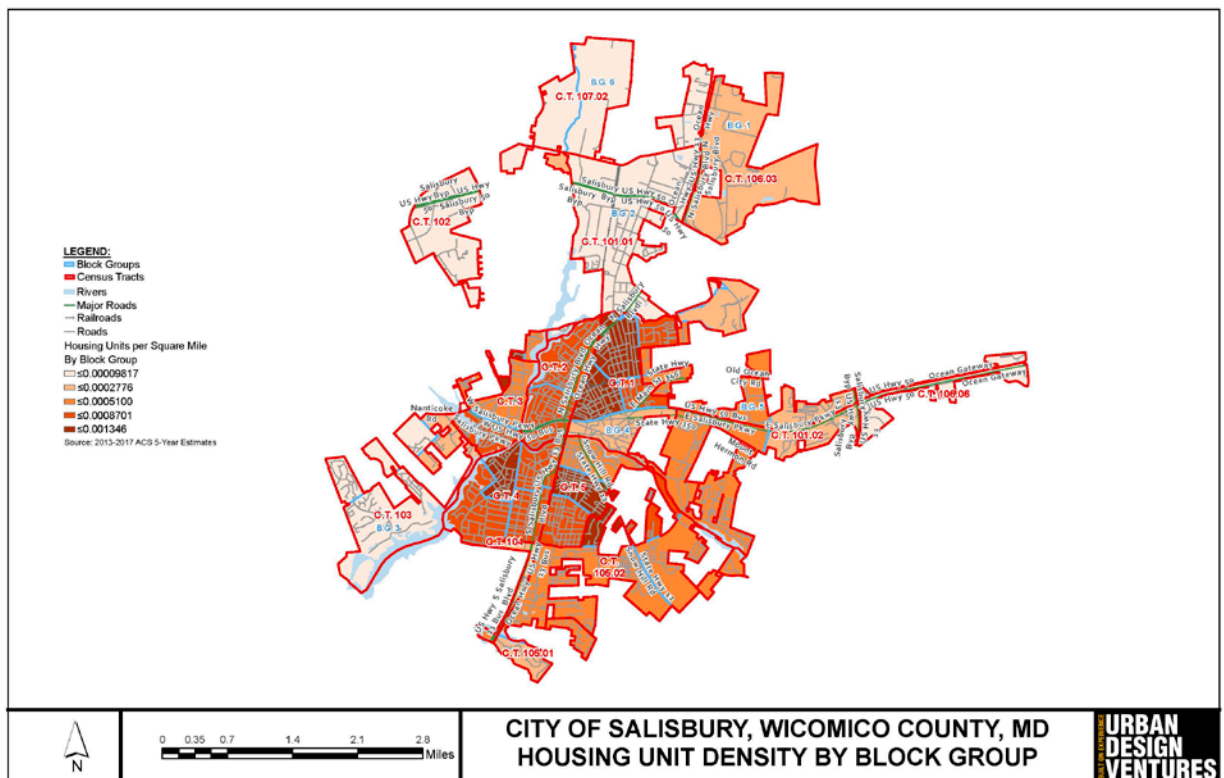
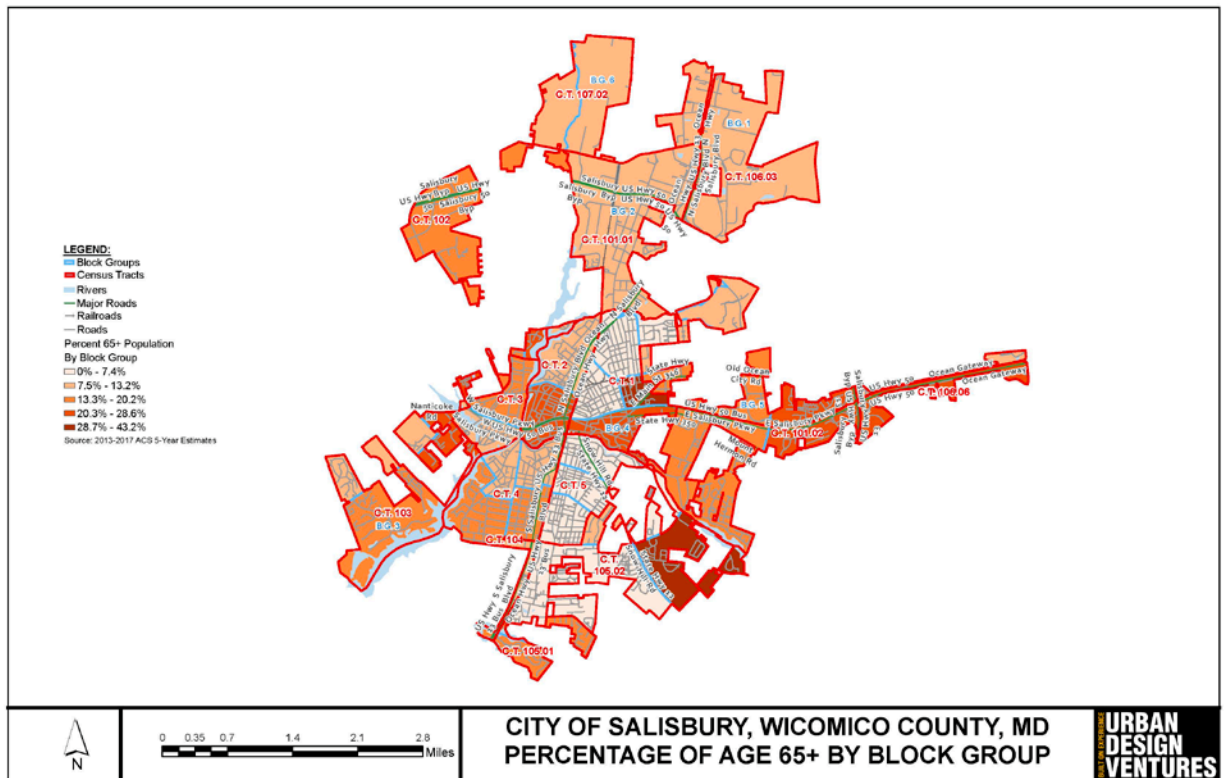
## **7. Summary**

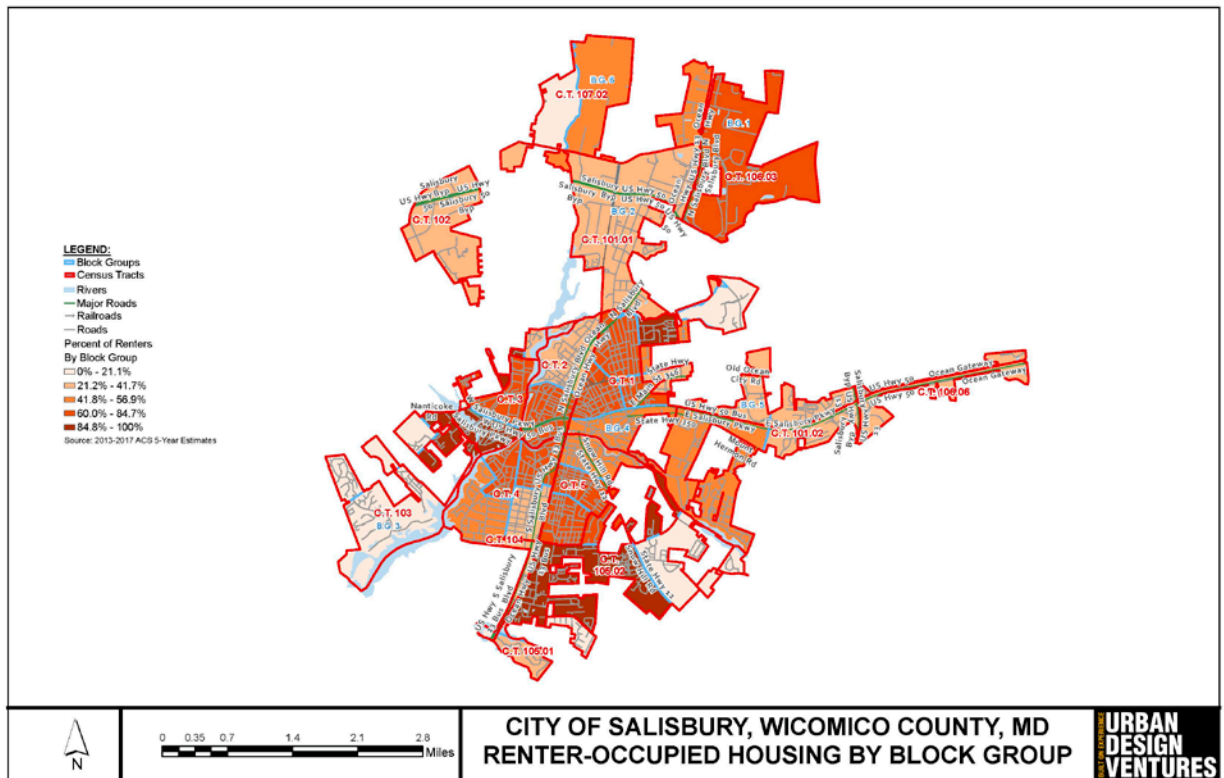
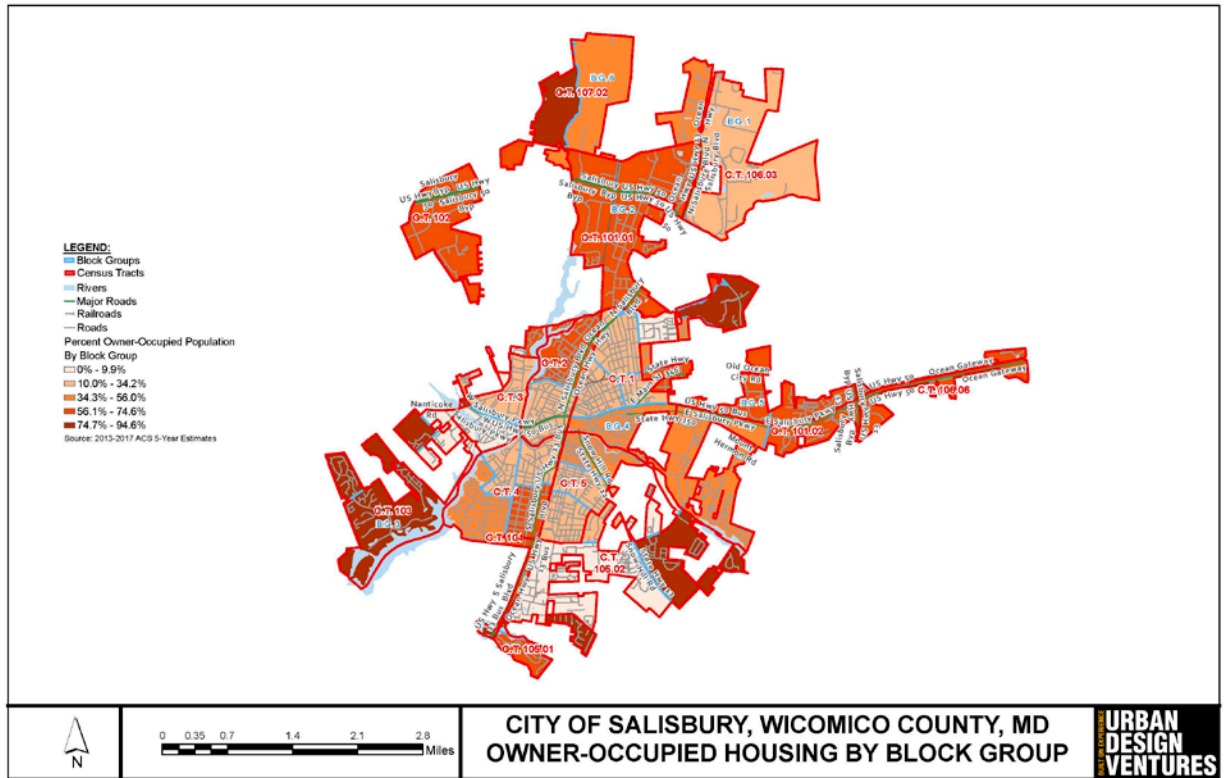
The overall goal of the Five Year Consolidated Plan is to improve the living conditions for all residents in the City of Salisbury, to create a suitable and sustainable living environment, and to address the housing and community development needs of the City. The Five Year Consolidated Planning process requires the City to state in a single document its strategy to pursue goals for all housing, community development, and planning programs. The City will use the Consolidated Plan's goals and objectives to allocate the next five (5) years of CDBG funds, as well as to provide direction to collaborative partners addressing the housing and community development needs of the low- and moderate-income population of the City. HUD will evaluate the City's performance under the Five Year Consolidated Plan against these goals.

The following demographic maps are included at the end of this section:

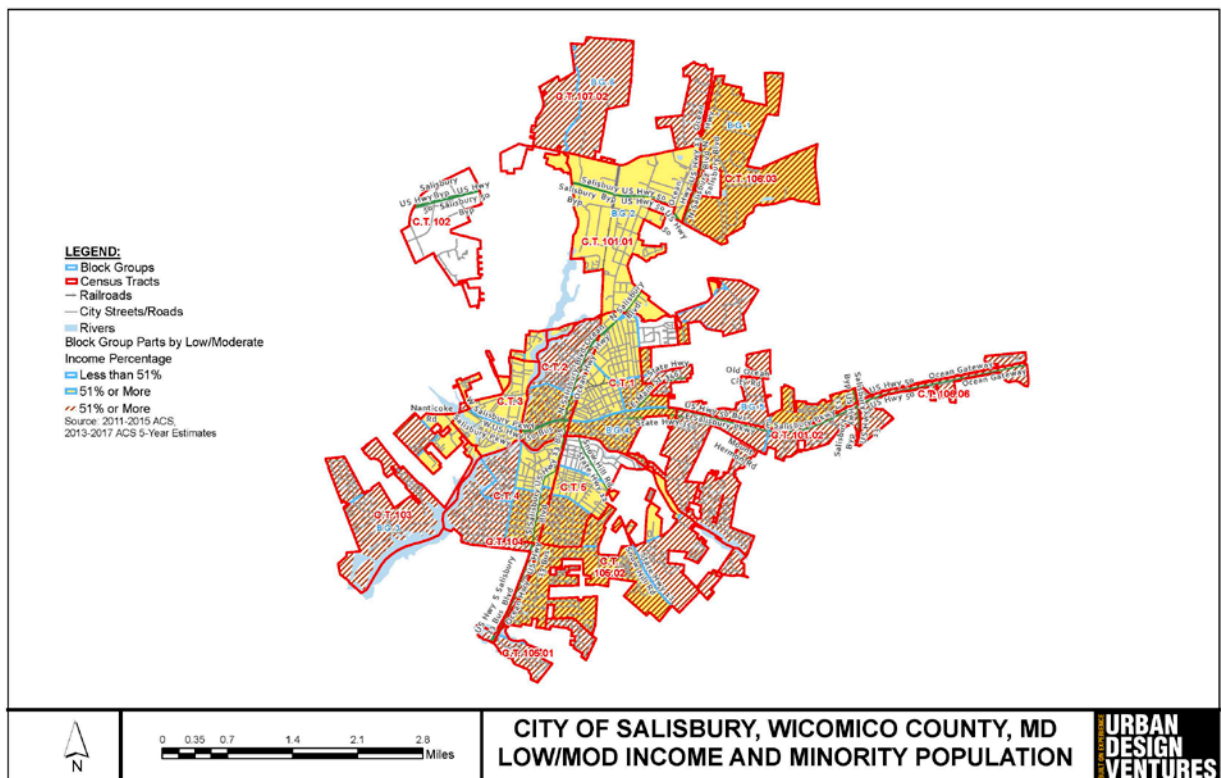
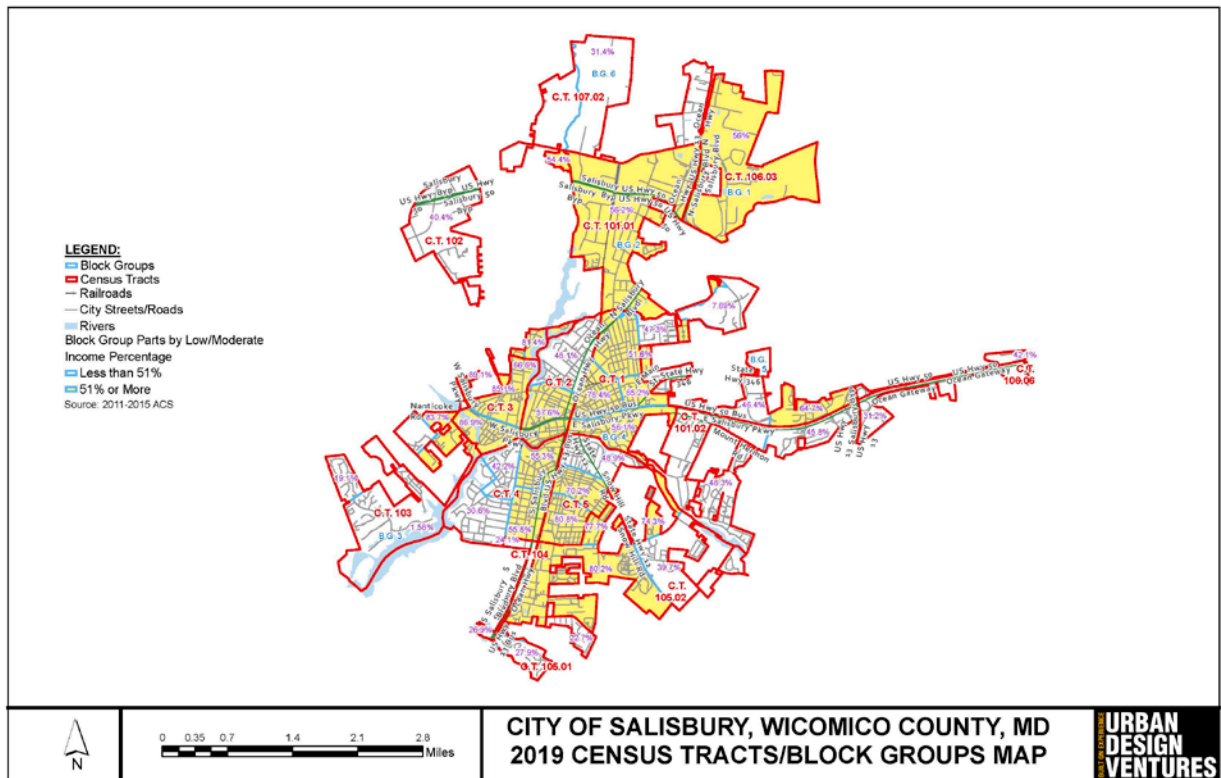
1. Percent White Population by Block Group
2. Percent Minority Population by Block Group
3. Percent Population Age 65 and Over by Block Group
4. Housing Density by Block Group
5. Percent Owner Occupied Housing Units by Block Group
6. Percent Renter Occupied Housing Units by Block Group
7. Low- and Moderate-Income Percentage by Block Group
8. Low- and Moderate-Income and Minority Percentage by Block Group











## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

| Agency Role        | Name      | Department/Agency                            |
|--------------------|-----------|--|
| CDBG Administrator | Salisbury | Housing and Community Development Department |

Table 1 – Responsible Agencies

#### Narrative

The City of Salisbury's Department of Housing and Community Development is the administering agency for the CDBG Program. The CDBG Program is managed by the Grants Manager, who reports to the Assistant Director of Finance - Operations. The Department is responsible for the preparation of the Five Year Consolidated Plans, Annual Action Plans, Environmental Review Records (ERRs), Consolidated Annual Performance Evaluation Reports (CAPERs), as well as monitoring, processing pay requests, contracting, and oversight of the programs on a day to day basis.

#### Consolidated Plan Public Contact Information

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

### **1. Introduction**

The City of Salisbury held a series of meetings with non-profits, local housing providers, social service agencies, community and economic development organizations, and City staff. An online survey was created for stakeholders and residents to complete, which identified needs, gaps in the system, goals, and priorities. Input from the meetings and survey were used in the development of specific strategies and priorities for the Five-Year Plan.

In those years when the City elects to hold an open funding round for the Community Development Block Grant (CDBG) program, it conducts a competitive application process to award funds to other public agencies and local 501(c)(3) non-profit organizations to undertake CDBG eligible activities. The applications are reviewed by the CDBG Review Committee and/or City Staff Members, the Mayor, and finally submitted to the City Council for approval. A percentage of the City's CDBG funds are then awarded on a competitive basis to non-profit applicants for eligible activities. However, in some years the City may choose to utilize the CDBG funds internally to conduct eligible activities that meet a national objective.

Each year, as a part of the CDBG application process, local agencies/organizations and individuals are invited to participate in the consultation process through attending a public hearing or responding directly to the draft documents that are posted for public comment.

### **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 City 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 social service agencies. The City works with the following agencies to enhance funding and service allocations to address the housing and community development needs of the City:

- Salisbury Finance Department - oversees the City's CDBG grant program
- The Wicomico County Housing Authority - manages the Housing Choice Voucher Program and Public Housing Units
- Social Services Agencies - provide supportive services to address the needs of low- and moderate-income persons
- Housing Providers - rehabilitate and develop affordable housing units for low- and moderate-income households
- Homeless Alliance for the Lower Shore Continuum of Care Committee (HALS CoC) - oversees the Continuum of Care (CoC) network including the City

Collaboration and coordination with these entities will continue throughout the five-year period in order to capitalize on potential future funding opportunities, as well as potential project partnerships, that would result in increased benefits to low- and moderate-income households and persons.

**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**

The Homeless Alliance for the Lower Shore Continuum of Care Committee (HALS CoC) is the Continuum of Care for Salisbury. The HALS CoC was formed to provide supportive services and housing for the homeless individuals and families in Wicomico, Somerset, and Worcester Counties. Members include representatives from local housing programs, county homeless boards, area shelters, non-profits, service organizations, state, federal and county agencies, faith community, law enforcement, universities, Board of Education representatives of the three school districts, mental health agencies, hospitals, employment agencies, permanent supportive housing providers, landlords, local providers, foundations, the business community, local residents and formerly homeless individuals.

Subrecipient CoC and ESG funded projects address the needs of homeless persons through the Continuum of Care Lead Agency's direction to prevent and end homelessness in the area. Various organizations and individuals participate in an assortment of ways through joint collaboration to end homelessness. These organizations accomplish this goal by addressing the immediate and ongoing needs of homeless persons (chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness. The City through various departments regularly meet with CoC representatives to discuss efforts to address the needs of homeless persons and persons at risk of homelessness. Additionally, CDBG funds are used to financially support and leverage efforts of the CoC, including but not limited to: shelter/housing support, supportive service activities, administrative support and eviction prevention assistance.

In PY 2016, the City of Salisbury, in partnership with the Wicomico County Health Department (WiCHD) and Help and Outreach Point of Entry, Inc. (HOPE), began running a pilot permanent supportive housing (PSH) program for 12 chronically homeless persons. This program adheres to a 'Housing First' philosophy, stressing a relatively low barrier for access to the program and high bar for ejection from the program. In PY 2017, the City of Salisbury placed 9 additional households in the PSH program, consisting of 9 adults and 6 children. Four households were exited from the program – one as a result of death, two for non-compliance and one was a voluntary exit. Currently the City's PSH has 11 active households, with 19 total people, consisting of 12 adults and 7 children.

Participants are housed in private, scattered-site rentals, with the majority of the cost of housing (rent and utilities) covered by the City. Participants are required to contribute 30% of their income to the payment of their rent. The WiCHD provides targeted case management (TCM) to participants of the program, reimbursable through Medicaid. The case managers meet with the program participants

approximately once a week. As needed, the Homeless Alliance of the Lower Shore provides ongoing support and advice to the City on operating the program.

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

The CoC manages ESG funds and consults with the state agency that awards ESG funds for the balance of the state to the three (3) local jurisdictions to fund sub-recipients for ESG services. All of the ESG program sub-recipients are active participants of the CoC and serve on the CoC's governing board. Last year, the State has combined all homeless funding under the Homelessness Solutions Programs, including ESG. The CoC submits the application to the State for agencies providing ESG funded services for Outreach, Shelter, Rapid Rehousing and Prevention, all with case management. Last year, the CoC Ranking Committee reviewed the project applications and forwarded their recommendations to the CoC Lead for submission to the State. One of those projects was submitted by the City of Salisbury to provide rapid rehousing and outreach. The CoC uses HMIS reports and the State Data Warehouse to monitor program progress by accessing data quality, number of clients served, bed utilization, length of stay, returns to homelessness, and exits to permanent housing. HMIS data is also used for PIT, HIC, AHAR/LSA, SSVF, and numerous HMIS reports that assures HMIS data can be used to prevent and end homelessness in the local CoC.

The CoC uses a ranking tool for both CoC and ESG funded projects with objective criteria. For CoC funded projects, the agencies use the CoC ranking spreadsheet provided by HUD that captures APR results to measure progress in ending chronic homelessness, housing stability, increasing income, and obtaining mainstream benefits for project participants. This tool was used by the monitoring and ranking committee to rank projects and the recommendation is then presented to the full CoC for a vote. The CoC ranking is made available to CoC members and is posted on its website.

For ESG, CoC, and SSVF funded projects, the HMIS administrator sends reports to agencies to document data quality. While the data quality standard is 90%, the CoC routinely exceeds this threshold. Should reports show data quality issues, the HMIS system administrator provides additional applicable training to staff. For projects submitting data into the State Data Warehouse, the HMIS administrator provides technical assistance and additional training to ensure that ESG programs meet the performance and data quality standards. The HMIS administrator goes over report results with program management staff and trains management and agency staff in how to ensure data quality. On a monthly basis, the HMIS administrator runs data quality reports and provides comprehensive HMIS data to the CoC on all projects on a quarterly basis.

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

|   |  |  |
|---|--|--|
| 1 | <b>Agency/Group/Organization</b>   | Bay Area Center for Independent Living, Inc.   |
|   | <b>Agency/Group/Organization Type</b>  | Housing<br>Services - Housing<br>Services-Persons with Disabilities  |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Non-Homeless Special Needs  |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | BACIL was interviewed for their input on the housing and non-homeless special needs and goals for the City of Salisbury.   |
| 2 | <b>Agency/Group/Organization</b>   | Christian Shelter  |
|   | <b>Agency/Group/Organization Type</b>  | Services-homeless  |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Homelessness Strategy<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | CS was interviewed for their input on the homeless needs and goals for the City of Salisbury.  |
| 3 | <b>Agency/Group/Organization</b>   | City of Salisbury  |
|   | <b>Agency/Group/Organization Type</b>  | Other government - Local<br>Grantee Department   |

|   |  |  |
|---|--|--|
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Lead-based Paint Strategy<br>Public Housing Needs<br>Homelessness Strategy<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Non-Homeless Special Needs<br>HOPWA Strategy<br>Economic Development<br>Market Analysis<br>Anti-poverty Strategy<br>Corrections, Broadband Access, and Natural Hazards |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Housing and Community Development, Infrastructure and Development Department, and Police Department was interviewed for their input on the housing needs, homeless needs, non-homeless special needs, community development, and economic development needs and goals for the City of Salisbury.   |
| 4 | <b>Agency/Group/Organization</b>   | Community Emergency Shelter Project  |
|   | <b>Agency/Group/Organization Type</b>  | Housing<br>Services-homeless   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Homelessness Strategy<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth   |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | CESP was interviewed for their input on the homeless needs and goals for the City of Salisbury.  |
| 5 | <b>Agency/Group/Organization</b>   | Deaf Independent Living  |
|   | <b>Agency/Group/Organization Type</b>  | Services-Persons with Disabilities   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Non-Homeless Special Needs   |

|   |  |  |
|---|--|--|
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | DIL was interviewed for their input on the housing, non-homeless special needs, and community development needs and goals for the City of Salisbury.   |
| 6 | <b>Agency/Group/Organization</b>   | Greater Salisbury Committee  |
|   | <b>Agency/Group/Organization Type</b>  | Planning organization<br>Business and Civic Leaders  |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Lead-based Paint Strategy<br>Public Housing Needs<br>Homelessness Strategy<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Non-Homeless Special Needs<br>HOPWA Strategy<br>Economic Development<br>Market Analysis<br>Anti-poverty Strategy |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | GSC was interviewed for their input on the housing needs, homeless needs, non-homeless special needs, community development, and economic development needs and goals for the City of Salisbury.   |
| 7 | <b>Agency/Group/Organization</b>   | Habitat for Humanity Wicomico County   |
|   | <b>Agency/Group/Organization Type</b>  | Housing<br>Services - Housing  |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Non-Homeless Special Needs  |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Habitat for Humanity of Wicomico County was interviewed for their input on the housing, non-homeless special needs, and community development needs and goals for the City of Salisbury.   |
| 8 | <b>Agency/Group/Organization</b>   | Help and Outreach Point of Entry, Inc.   |
|   | <b>Agency/Group/Organization Type</b>  | Services-homeless  |



|    |  |  |
|----|--|--|
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Homelessness Strategy<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth   |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | HOPE was interviewed for their input on the homeless needs and goals for the City of Salisbury.  |
| 9  | <b>Agency/Group/Organization</b>   | Homeless Alliance for the Lower Shore Continuum of Care Committee  |
|    | <b>Agency/Group/Organization Type</b>  | Housing<br>Services-homeless<br>Regional organization<br>Planning organization<br>CoC  |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Homelessness Strategy<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Anti-poverty Strategy<br>Discharge into Homelessness |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | HALS CoC was interviewed for their input on the housing needs, homeless needs, and community development needs and goals for the City of Salisbury.  |
| 10 | <b>Agency/Group/Organization</b>   | Lower Shore Workforce Alliance   |
|    | <b>Agency/Group/Organization Type</b>  | Services-Employment  |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Economic Development  |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | LSWA was interviewed for their input on the housing and economic development needs and goals for the City of Salisbury.  |

|    |  |  |
|----|--|--|
| 11 | <b>Agency/Group/Organization</b>   | MAC, Inc.  |
|    | <b>Agency/Group/Organization Type</b>  | Housing<br>Services - Housing<br>Services-Elderly Persons<br>Services-Health<br>Services-Employment  |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Non-Homeless Special Needs  |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | MAC was interviewed for their input on the housing, non-homeless special needs, and community development needs and goals for the City of Salisbury.   |
| 12 | <b>Agency/Group/Organization</b>   | Wicomico County Department of Social Services  |
|    | <b>Agency/Group/Organization Type</b>  | Child Welfare Agency<br>Other government - State   |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Public Housing Needs<br>Homelessness Strategy<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Non-Homeless Special Needs<br>Anti-poverty Strategy |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | WCDSS was interviewed for their input on the housing needs, homeless needs, non-homeless special needs, and community development needs and goals for the City of Salisbury.   |
| 13 | <b>Agency/Group/Organization</b>   | Maryland Department of the Environment   |
|    | <b>Agency/Group/Organization Type</b>  | Other government - State   |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Lead Based Paint   |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The Maryland Department of the Environment was consulted for data concerning lead based paint housing related information.   |

|    |  |  |
|----|--|--|
| 14 | <b>Agency/Group/Organization</b>   | Wicomico County NAACP Branch 7028  |
|    | <b>Agency/Group/Organization Type</b>  | Regional organization<br>Civic Leaders   |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Non-Homeless Special Needs<br>Economic Development<br>Community Development   |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Wicomico County NAACP was interviewed for their input on the housing, community development, and economic development needs and goals for the City of Salisbury.                       |
| 15 | <b>Agency/Group/Organization</b>   | Pennrose   |
|    | <b>Agency/Group/Organization Type</b>  | Housing  |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Public Housing Needs   |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Pennrose was interviewed for their input on the housing needs, other special needs, and community development needs and goals for the City of Salisbury.                               |
| 16 | <b>Agency/Group/Organization</b>   | Salisbury Urban Ministries   |
|    | <b>Agency/Group/Organization Type</b>  | Services-homeless  |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Homelessness Strategy<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | SUM was interviewed for their input on the homeless needs and goals for the City of Salisbury.   |
| 17 | <b>Agency/Group/Organization</b>   | Salisbury-Wicomico Economic Development  |
|    | <b>Agency/Group/Organization Type</b>  | Regional organization<br>Planning organization<br>Business and Civic Leaders   |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Economic Development   |

|    |  |  |
|----|--|--|
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | SWED was interviewed for their input on the economic development needs and goals for the City of Salisbury.  |
| 18 | <b>Agency/Group/Organization</b>   | Salvation Army   |
|    | <b>Agency/Group/Organization Type</b>  | Services - Housing<br>Services-Children<br>Services-Elderly Persons<br>Services-Persons with Disabilities<br>Services-homeless<br>Services-Health<br>Services-Education<br>Services-Employment   |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Homelessness Strategy<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Economic Development<br>Anti-poverty Strategy |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Salvation Army was interviewed for their input on the housing needs, homeless needs, and community development needs and goals for the City of Salisbury.  |
| 19 | <b>Agency/Group/Organization</b>   | Village of Hope  |
|    | <b>Agency/Group/Organization Type</b>  | Services-homeless  |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Homeless Needs - Families with children  |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | VoH was interviewed for their input on the housing needs and homeless needs and goals for the City of Salisbury.   |
| 20 | <b>Agency/Group/Organization</b>   | Wicomico County Health Department  |
|    | <b>Agency/Group/Organization Type</b>  | Health Agency<br>Other government - County   |

|    |  |  |
|----|--|--|
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Need Assessment<br>Homelessness Strategy<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Non-Homeless Special Needs<br>Anti-poverty Strategy |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | WCHD was interviewed for their input on the housing needs, homeless needs, non-homeless special needs, and community development needs and goals for the City of Salisbury.  |
| 21 | <b>Agency/Group/Organization</b>   | Wicomico County Housing Authority  |
|    | <b>Agency/Group/Organization Type</b>  | PHA  |
|    | <b>What section of the Plan was addressed by Consultation?</b>   | Public Housing Needs   |
|    | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | WCHA was interviewed for their input on the housing needs and community development needs and goals for the City of Salisbury.   |

**Table 2 – Agencies, groups, organizations who participated**

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

All stakeholders were contacted multiple times to consult on the Consolidated Plan, as well as being notified of public hearings and the Plan on draft display. Some stakeholders did not provide written or oral responses.

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

| <b>Name of Plan</b>                | <b>Lead Organization</b>          | <b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>  |
|------------------------------------|-----------------------------------|--|
| Continuum of Care                  | Somerset County Health Department | Homeless Alliance for the Lower Shore (HALS) is the primary provider of housing and supportive services for the City of Salisbury's homeless persons and persons at risk of being homeless. The goals of the City and CoC are complementary. |
| Annual and Five Year Capital Plans | Wicomico County Housing Authority | The Wicomico County Housing Authority is the lead agency providing Public Housing and Housing Choice Vouchers in the City. The goals of the City and the PHA are complementary.  |

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

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

The City of Salisbury is the county seat for Wicomico County. Close consultation is maintained between City and County departments to ensure the needs of the area are adequately addressed.

Wicomico County and the City of Salisbury have conducted joint planning activities since 1943 through the joint Planning and Zoning Commission and a joint planning office to provide assistance to both the City and the County. In 1989, in response to increased growth and change, the Planning Office was re-designated as the Department of Planning, Zoning and Community Development (PZ&CD). In 2003, the City of Salisbury joined with the State of Maryland, Wicomico County, Delmar, and Fruitland to establish the federally recognized Salisbury/Wicomico Metropolitan Planning Organization (MPO). The PZ&CD Department was designated as the MPO agency, and the administrator of related regional transportation planning funds. In December of 2011, a reorganization of certain County departments resulted in the transfer of the permitting, inspection, and development related functions from the Department of Public Works to the PZ&CD Department. In 2017 a City Planner position was created in the City's Infrastructure & Development Department to orchestrate City planning efforts and to perform the duties of the Planning Office. The City and County still share a joint Planning and Zoning Commission. The structure of the MPO is unchanged.

Development policies are determined by the Mayor and Council for the City of Salisbury. The Planning and Zoning Commission and the MPO Council have policy roles as designated by the governing bodies. The Planning Division of the Infrastructure & Development Department is an agency of the City government and follows the City administrative policies and procedures. It is funded by the City.

**Narrative (optional)**

The vision of Salisbury's Five Year Consolidated Plan seeks to develop a viable community by promoting integrated approaches that provide decent housing, a suitable living environment, and expand economic opportunities for low- and moderate-income persons. The primary means towards this end is the development of partnerships among all levels of government and the private sector, including for-profit and non-profit organizations.

**Consultation with persons, especially low-income persons, living in areas designated by the local jurisdiction as a revitalization area, areas designated by either a local jurisdiction or as a slum and blighted area and areas where CDBG funds are proposed to be used.**

The City held two (2) public hearings during the Consolidated Plan development period. At the public hearings, residents (including low-income persons and low-income representatives) were asked for their input concerning potential CDBG investments in the Downtown and the existing five (5) CDBG Target Neighborhoods: North Camden; Newtown/North Division Street; Church Street/Doverdale;

Presidents/Princeton Area; and the Westside, as well as the general need for CDBG funding in Salisbury. The online electronic survey asked responders to identify the housing and community development needs in their neighborhood and if there were other areas that needed to be focused on. During consultations with stakeholders the following organizations that represent low-income persons were consulted on the existing target areas and priority areas for CDBG investment: SNHS; HOPE; NAACP; Shore Up!; Habitat for Humanity; MAC Inc.; Bay Area Center for Independent Living (BACIL); Deaf Independent Living Assoc. (DILA); Salisbury Urban Ministries; Christian Shelter; Wicomico County Department of Social Services; Wicomico County Health Department; Village of Hope; Wicomico County Housing Authority; HALS CoC; Lower Shore Workforce; and City Department representatives. After the consultations, priority was assigned to the following three (3) neighborhoods: Church Street/Doverdale CDBG Target Neighborhood; Westside CDBG Target Neighborhood; and Presidents/Princeton CDBG Target Neighborhood.

## **PR-15 Citizen Participation**

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

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

The City of Salisbury, in compliance with the City's Citizen Participation Plan, advertised and held two (2) public hearings on the needs of the City of Salisbury that provided residents with the opportunity to discuss the City's CDBG Program and to offer their suggestions on future CDBG program priorities. The public hearings were broadcast live on Cable Channel PAC 14 and were rebroadcast three times after the original broadcast. A "Draft Plan" was placed on display on the City's website at <https://salisbury.md/departments/housing-community-development> under the Housing & Community Development Department web page and copies of the plan were available at the Department of Housing & Community Development, 207 West Main Street, Suite 102, Salisbury, MD 21801 and at the Wicomico Public Library, 122 South Division Street, Salisbury, MD 21801, from April 23, 2019 until May 23, 2019 for review and comment. Additionally, the City developed and distributed an online resident's survey <https://www.surveymonkey.com/s/CityofSalisbury>.

The City developed the Consolidated Plan based on the input received at the public hearings, stakeholder and staff interviews, draft plan review comments, and the resident's survey.

Full public hearing notes, stakeholder and staff interview notes, and survey results can be found in the "Citizen Participation" attachment.



## 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          | Internet Outreach | Non-targeted/broad community | There was a total of seventy-eight (78) response to the online survey. | The most common neighborhood problems identified were: Public Safety - 40.54%, Streets - 40.54%, and Curbs and Sidewalks - 37.84%. The most requested recreational facility improvement was for more programs/facilities that serve youth. The most common medical care need identified was for additional mental health care. The most requested public service improvements were services that serve youth. The most common employment issues were the lack of jobs paying a living wage. | All comments were accepted.                  | <a href="https://www.surveymonkey.com/s/CityofSalisbury">https://www.surveymonkey.com/s/CityofSalisbury</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) |
|------------|------------------|------------------------------|--|--|--|---------------------|
| 2          | Public Hearing   | Non-targeted/broad community | A Public Hearing was held on January 29, 2019 to discuss the Five Year Consolidated Plan, Annual Action Plan, and Analysis of Impediments to Fair Housing Choice. There was a total of fourteen (14) attendees that participated in the meeting. | The following needs were discussed at the meeting: housing needs; homeless needs; other special needs; community development needs; economic development needs; and planning needs. Habitat for Humanity also presented its affordable housing project to the Committee. | All comments were accepted.                  | N/A                 |
| 3          | Public Hearing   | Non-targeted/broad community | A Public Hearing was held on May 8, 2019 to discuss the Five Year Consolidated Plan, Annual Action Plan, and Analysis of Impediments to Fair Housing Choice. There was a total of six (6) attendees that participated in the meeting.            | The following comments were received: need for senior aging in place housing rehabilitation assistance.  | All comments were accepted.                  | N/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) |
|------------|------------------|------------------------------|--|--|--|---------------------|
| 4          | Public Hearing   | Non-targeted/broad community | The City of Salisbury City Council met on May 28, 2019 to approve a resolution to submit the Five Year Consolidated Plan, Annual Action Plan, and Analysis of Impediments to Fair Housing Choice to HUD. | A resolution was passed to submit the Five Year Consolidated Plan, Annual Action Plan, and Analysis of Impediments to Fair Housing Choice. | All comments were accepted.                  | N/A                 |

**Table 4 – Citizen Participation Outreach**

## **Needs Assessment**

### **NA-05 Overview**

#### **Needs Assessment Overview**

The City of Salisbury identified the following priority needs to be addressed in the Five Year Consolidated Plan:

1. Affordable Housing Needs
2. Homeless Needs
3. Other Special Needs
4. Community Development Needs
5. Economic Development Needs
6. Administration, Planning and Management Needs

The City determined these needs based on consultations with various community stakeholders, area service agencies, municipal staff, community residents, as well as an analysis of demographic, economic and housing statistics.

The following section presents the priority needs identified as it pertains to:

- Housing Needs Assessment
- Homeless Needs Assessment
- Non-Homeless Special Needs Assessment
- Non-Housing Community Development Needs

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

To determine the City's housing needs the City of Salisbury assessed the City's supply of and demand for affordable housing. The City analyzed data provided by the U.S. Census Department and input provided through consultations. The following data sets were used:

- 2000 U.S. Census
- 2010 U.S. Census
- 2009-2013 American Community Survey (ACS)
- 2009-2013 Comprehensive Housing Affordability Strategy (CHAS)

Based on a comparison of the 2000 U.S. Census and the 2009-2013 American Community Survey, the City of Salisbury experienced population growth (5% increase), a significant increase in the number of households (13% increase) and a decrease in household median income (7% decrease) over the thirteen-year period analyzed. In general, these changes have affected the housing market by increasing the demand for housing while incomes to afford housing have decreased. According to the 2009-2013 ACS, 57.6% of renter households in the City paid rents that exceeded 30% of their household income and 41.2% of owner households with a mortgage in the City had housing costs that exceed 30% of their household income.

| Demographics  | Base Year: 2009 | Most Recent Year: 2015 | % Change |
|---------------|-----------------|------------------------|----------|
| Population    | 30,343          | 31,880                 | 5%       |
| Households    | 10,725          | 12,095                 | 13%      |
| Median Income | \$40,353.00     | \$37,705.00            | -7%      |

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

## Number of Households Table

|   | 0-30% HAMFI | >30-50% HAMFI | >50-80% HAMFI | >80-100% HAMFI | >100% HAMFI |
|---|-------------|---------------|---------------|----------------|-------------|
| Total Households  | 2,550       | 1,960         | 2,345         | 1,245          | 4,000       |
| Small Family Households                                     | 945         | 680           | 850           | 415            | 1,630       |
| Large Family Households                                     | 80          | 155           | 200           | 65             | 270         |
| Household contains at least one person 62-74 years of age   | 239         | 295           | 310           | 204            | 879         |
| Household contains at least one person age 75 or older      | 295         | 293           | 295           | 153            | 268         |
| Households with one or more children 6 years old or younger | 644         | 548           | 500           | 119            | 570         |

**Table 6 - Total Households Table**

Data Source: 2011-2015 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

|   | Renter    |             |             |              |       | Owner     |             |             |              |       |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
|   | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| <b>NUMBER OF HOUSEHOLDS</b>   |           |             |             |              |       |           |             |             |              |       |
| Substandard Housing - Lacking complete plumbing or kitchen facilities                 | 40        | 135         | 85          | 20           | 280   | 0         | 4           | 0           | 0            | 4     |
| Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing) | 25        | 20          | 4           | 49           | 98    | 0         | 0           | 0           | 0            | 0     |

|   | Renter    |             |             |              |       | Owner     |             |             |              |       |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
|   | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems)    | 80        | 89          | 180         | 10           | 359   | 4         | 0           | 20          | 10           | 34    |
| Housing cost burden greater than 50% of income (and none of the above problems) | 1,764     | 680         | 60          | 0            | 2,504 | 129       | 160         | 55          | 10           | 354   |
| Housing cost burden greater than 30% of income (and none of the above problems) | 125       | 525         | 770         | 80           | 1,500 | 25        | 58          | 205         | 78           | 366   |
| Zero/negative Income (and none of the above problems)                           | 100       | 0           | 0           | 0            | 100   | 45        | 0           | 0           | 0            | 45    |

**Table 7 – Housing Problems Table**

**Data** 2011-2015 CHAS  
**Source:**

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

|   | Renter    |             |             |              |       | Owner     |             |             |              |       |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
|   | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| <b>NUMBER OF HOUSEHOLDS</b>               |           |             |             |              |       |           |             |             |              |       |
| Having 1 or more of four housing problems | 1,904     | 925         | 320         | 80           | 3,229 | 133       | 170         | 75          | 20           | 398   |

|   | Renter    |             |             |              |       | Owner     |             |             |              |       |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
|   | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| Having none of four housing problems                                  | 305       | 685         | 1,455       | 770          | 3,215 | 55        | 180         | 485         | 370          | 1,090 |
| Household has negative income, but none of the other housing problems | 100       | 0           | 0           | 0            | 100   | 45        | 0           | 0           | 0            | 45    |

**Table 8 – Housing Problems 2**

Data 2011-2015 CHAS  
Source:

### 3. Cost Burden > 30%

|                      | Renter    |             |             |       | Owner     |             |             |       |
|----------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
|                      | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| NUMBER OF HOUSEHOLDS |           |             |             |       |           |             |             |       |
| Small Related        | 870       | 570         | 380         | 1,820 | 0         | 74          | 99          | 173   |
| Large Related        | 80        | 128         | 50          | 258   | 4         | 0           | 38          | 42    |
| Elderly              | 295       | 232         | 135         | 662   | 57        | 102         | 75          | 234   |
| Other                | 789       | 455         | 329         | 1,573 | 95        | 50          | 59          | 204   |
| Total need by income | 2,034     | 1,385       | 894         | 4,313 | 156       | 226         | 271         | 653   |

**Table 9 – Cost Burden > 30%**

Data 2011-2015 CHAS  
Source:

### 4. Cost Burden > 50%

|                      | Renter    |             |             |       | Owner     |             |             |       |
|----------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
|                      | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| NUMBER OF HOUSEHOLDS |           |             |             |       |           |             |             |       |
| Small Related        | 840       | 260         | 40          | 1,140 | 0         | 55          | 14          | 69    |



|                      | Renter    |             |             |       | Owner     |             |             |       |
|----------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
|                      | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| Large Related        | 80        | 89          | 0           | 169   | 0         | 0           | 8           | 8     |
| Elderly              | 260       | 108         | 10          | 378   | 42        | 64          | 14          | 120   |
| Other                | 689       | 355         | 30          | 1,074 | 85        | 50          | 14          | 149   |
| Total need by income | 1,869     | 812         | 80          | 2,761 | 127       | 169         | 50          | 346   |

**Table 10 – Cost Burden > 50%**

Data 2011-2015 CHAS  
Source:

### 5. Crowding (More than one person per room)

|                                       | Renter    |             |             |              |       | Owner     |             |             |              |       |
|---------------------------------------|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
|                                       | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS                  |           |             |             |              |       |           |             |             |              |       |
| Single family households              | 84        | 105         | 169         | 34           | 392   | 4         | 0           | 20          | 0            | 24    |
| Multiple, unrelated family households | 0         | 4           | 15          | 0            | 19    | 0         | 0           | 0           | 10           | 10    |
| Other, non-family households          | 25        | 0           | 0           | 25           | 50    | 0         | 0           | 0           | 0            | 0     |
| Total need by income                  | 109       | 109         | 184         | 59           | 461   | 4         | 0           | 20          | 10           | 34    |

**Table 11 – Crowding Information – 1/2**

Data 2011-2015 CHAS  
Source:

|                                  | Renter    |             |             |       | Owner     |             |             |       |
|----------------------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
|                                  | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| Households with Children Present | 0         | 0           | 0           | 0     | 0         | 0           | 0           | 0     |

**Table 12 – Crowding Information – 2/2**

Data Source Comments:

### **Describe the number and type of single person households in need of housing assistance**

According to the 2009-2013 American Community Survey, there were 11,609 occupied housing units in the City of Salisbury. Of those housing units, 3,823 (32.9%) were single person households. Of the City's single person households, 1,416 (37.0%) were age 65 or older and were equally distributed between owner-occupied housing units (702 senior single households or 49.6%) and renter-occupied housing units (714 senior single households or 50.4%). Based on these estimates, over a third of the City's single person households were seniors and can be presumed to have additional special needs above and beyond the needs of the general single person household population. Special consideration in terms of housing affordability assistance and housing related public services for seniors should be considered based on the large percentage of seniors living alone in the City of Salisbury.

### **Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking**

#### Disabled

According to the 2000 CHAS Data and the 2009-2013 American Community Survey, it is estimated that over 60% of disabled renters have a housing problem, including cost overburdened by 30% or another type of housing problem. Over 45% of disabled homeowners have a housing problem, including cost overburdened by 30% or another type of housing problem. From these estimates, it can be assumed that approximately 500 disabled renters have a housing problem and approximately 650 disabled homeowners have a housing problem and are in need of housing assistance in combination with supportive services. The following types of disabilities that have been identified in the City of Salisbury: hearing difficulty 15%; vision difficulty 18%; cognitive difficulty 16%; ambulatory difficulty 16%; self-care difficulty 16%; and independent living difficulty 19%.

#### Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking

Based on crime statistics and social service agency responses, it is estimated that 150 single person households and family households are victims of domestic violence, dating violence, sexual assault and stalking and are in need of housing assistance in combination with supportive services.

### **What are the most common housing problems?**

The largest housing problem in the City of Salisbury is housing affordability. According to the 2009-2013 American Community Survey, 57.6% of renter households in the City paid rents that exceeded 30% of their household income and 41.2% of owner households with a mortgage in the City had housing costs that exceed 30% of their household income. Additional housing problems that were discussed in consultations and received from public comments included: need for handicap accessible housing, availability of senior housing, availability of group home or communal living

arrangements, housing density issues, and code compliance for housing. The CoC has recognized the increased demand to assist families at risk of homelessness or recently homeless through short term rental assistance, utility assistance and corresponding supportive services.

**Are any populations/household types more affected than others by these problems?**

Based on the information provided by the U.S. Census data, lower income renter and owner households, elderly persons, single person households, large families, victims of domestic violence, dating violence, sexual assault and stalking, and persons with disabilities are more affected by these housing problems.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also, discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Some housing characteristics that are linked with instability and increased risk of homelessness include single earner households with children and persons in a household with a disability who are unable to obtain sustainable employment. Many of these residents experience extreme rent burdens, become unstable and face homelessness with first-time crises or loss of income. In 2018, the State ESG Program awarded funds to the HALS CoC, including funds for rapid rehousing and homeless prevention, in addition to shelter operation funds. Families are given priority for ESG and RRH funds.

Specific needs of families and individuals are addressed through personal relationships maintained by the CoC through a variety of services provided by agencies such as: food pantries, thrift stores, counseling services, immigration assistance, and clothing/household goods donations to families. Through these contacts, the organizations maintain relationships with previously assisted households to ensure they do not experience a return to homelessness within the first 12 months after assistance ends. HMIS reports show that only a very small percentage return to homelessness after 12 months.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates**

The HALS CoC prepares a yearly gap analysis that looks at HMIS data including shelter utilization, PIT data, prevention and rapid rehousing to determine gaps in services. Within this data, a determination of changes in client demographics was made which identifies at-risk population groups. Preliminary PIT data was recently presented to the CoC which identified a growing number of shelter stays for young adults (18-24). Prior gap analysis identified the need to focus on veterans and victims of domestic violence based on an increase of those populations.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Some housing characteristics that are linked with instability and increased risk of homelessness include single earner households with children and persons in a household with a disability who are unable to obtain sustainable employment. Unexpected crises such as loss of income or loss of a second income earner to the household and/or a medical or transportation emergency cost contribute to destabilizing low- and moderate-income households. Many of these residents experience extreme rent burdens, become unstable, and face homelessness with a first-time crises or loss of income. The lack of available supportive housing and the cost overburden of housing as it relates to income/employment are the major housing issues linked with instability and an increased risk of homelessness.

## **Discussion**

The City has determined the following Housing Priority Need: There is a need for additional affordable, decent, safe, and sanitary housing for homebuyers, homeowners, and renters.

The City will continue to address the housing needs of the City's residents by: supporting the development of new affordable housing units; assisting in the maintenance of affordable housing units; assisting renters and owners to obtain affordable housing; providing housing rehabilitation assistance; and providing housing and supportive service assistance to the homeless and those at risk of being homeless.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

*Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.*

### Introduction

Housing needs disaggregated by racial and ethnic groups were analyzed to determine if a group disproportionately experienced a housing need as compared to the City's overall housing needs. A disproportionately greater need was identified when a racial or ethnic group experienced a 10 percentage points or higher occurrence rate of housing problems. A housing problem is defined as one of the four following housing problems: 1. housing lacks complete kitchen facilities; 2. housing lacks complete plumbing facilities; 3. housing has more than 1 person per room; and 4. housing cost burden is over 30%. The following tables evaluating the 2009-2013 CHAS and ACS data highlight disproportionate needs in the City of Salisbury.

### 0%-30% of Area Median Income

| Housing Problems               | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole        | 2,182                                    | 210                                   | 145  |
| White                          | 1,033                                    | 130                                   | 90   |
| Black / African American       | 1,049                                    | 80                                    | 45   |
| Asian                          | 40                                       | 0                                     | 0  |
| American Indian, Alaska Native | 0  | 0                                     | 0  |
| Pacific Islander               | 0  | 0                                     | 0  |
| Hispanic                       | 60                                       | 0                                     | 10   |

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

| Housing Problems               | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole        | 1,675                                    | 285                                   | 0  |
| White                          | 815                                      | 250                                   | 0  |
| Black / African American       | 639                                      | 30                                    | 0  |
| Asian                          | 20                                       | 0                                     | 0  |
| American Indian, Alaska Native | 0  | 0                                     | 0  |
| Pacific Islander               | 0  | 0                                     | 0  |
| Hispanic                       | 110                                      | 0                                     | 0  |

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

| Housing Problems               | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole        | 1,370                                    | 980                                   | 0  |
| White                          | 740                                      | 395                                   | 0  |
| Black / African American       | 485                                      | 455                                   | 0  |
| Asian                          | 35                                       | 10                                    | 0  |
| American Indian, Alaska Native | 0  | 10                                    | 0  |
| Pacific Islander               | 0  | 20                                    | 0  |

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|------------------|--|---------------------------------------|--|
| Hispanic         | 110                                      | 84                                    | 0  |

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 80%-100% of Area Median Income

| Housing Problems               | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole        | 258                                      | 980                                   | 0  |
| White                          | 133                                      | 640                                   | 0  |
| Black / African American       | 90                                       | 258                                   | 0  |
| Asian                          | 0  | 10                                    | 0  |
| American Indian, Alaska Native | 0  | 0                                     | 0  |
| Pacific Islander               | 0  | 0                                     | 0  |
| Hispanic                       | 24                                       | 64                                    | 0  |

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2011-2015 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

## **Discussion**

The racial/ethnic household composition of the City of Salisbury according to the 2009-2013 ACS was 63.8% White, 31.6% Black/African American, 1.6% Asian, 0.2% American Indian Alaska Native, 0.0% Pacific Islander and 4.6% Hispanic. There was one (1) disproportionately impacted group in terms of housing problems; the 0%-30% of Area Median Income Black/African American group that experienced 48.1% of the housing problems of the income group.



## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

*Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.*

### Introduction

Housing needs disaggregated by racial and ethnic groups were analyzed to determine if a group disproportionately experienced a housing need as compared to the City's overall housing needs. A disproportionately greater need was identified when a racial or ethnic group experienced a 10 percentage points or higher occurrence rate of severe housing problems. A severe housing problem is defined as one of the four following housing problems: 1. housing lacks complete kitchen facilities; 2. housing lacks complete plumbing facilities; 3. housing has more than 1.5 persons per room; and 4. housing cost burden is over 50%. The following tables evaluating the 2009-2013 CHAS and ACS data highlight disproportionate needs in the City of Salisbury.

### 0%-30% of Area Median Income

| Severe Housing Problems*       | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole        | 2,037                                    | 360                                   | 145  |
| White                          | 1,013                                    | 154                                   | 90   |
| Black / African American       | 924                                      | 204                                   | 45   |
| Asian                          | 40                                       | 0                                     | 0  |
| American Indian, Alaska Native | 0  | 0                                     | 0  |
| Pacific Islander               | 0  | 0                                     | 0  |
| Hispanic                       | 60                                       | 0                                     | 10   |

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 30%-50% of Area Median Income

| Severe Housing Problems*       | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole        | 1,095                                    | 865                                   | 0  |
| White                          | 540                                      | 525                                   | 0  |
| Black / African American       | 364                                      | 314                                   | 0  |
| Asian                          | 0  | 20                                    | 0  |
| American Indian, Alaska Native | 0  | 0                                     | 0  |
| Pacific Islander               | 0  | 0                                     | 0  |
| Hispanic                       | 110                                      | 0                                     | 0  |

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

| Severe Housing Problems*       | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole        | 395                                      | 1,940                                 | 0  |
| White                          | 195                                      | 930                                   | 0  |
| Black / African American       | 125                                      | 805                                   | 0  |
| Asian                          | 20                                       | 25                                    | 0  |
| American Indian, Alaska Native | 0  | 10                                    | 0  |

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------|--|---------------------------------------|--|
| Pacific Islander         | 0  | 20                                    | 0  |
| Hispanic                 | 50                                       | 145                                   | 0  |

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 80%-100% of Area Median Income

| Severe Housing Problems*       | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole        | 100                                      | 1,140                                 | 0  |
| White                          | 10                                       | 770                                   | 0  |
| Black / African American       | 55                                       | 294                                   | 0  |
| Asian                          | 0  | 10                                    | 0  |
| American Indian, Alaska Native | 0  | 0                                     | 0  |
| Pacific Islander               | 0  | 0                                     | 0  |
| Hispanic                       | 24                                       | 64                                    | 0  |

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## Discussion

The racial/ethnic household composition of the City of Salisbury according to the 2009-2013 ACS was 63.8% White, 31.6% Black/African American, 1.6% Asian, 0.2% American Indian Alaska Native, 0.0% Pacific Islander and 4.6% Hispanic. There were three (3) disproportionately impacted groups in terms of severe housing problems; the 0%-30% of Area Median Income Black/African American group that experienced 45.2% of the housing problems of the income group, the 80%-100% of Area Median Income Black/African American group that experienced 55.0% of the housing problems of the income group, and the 80%-100% of Area Median Income Hispanic group that experienced 24.0% of the housing problems of the income group.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

*Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.*

### Introduction

Housing needs disaggregated by racial and ethnic groups were analyzed to determine if a group disproportionately experienced a housing need as compared to the City's overall housing needs. A disproportionately greater need was identified when a racial or ethnic group experienced a 10 percentage points or higher occurrence rate of housing cost burdens. A housing cost burden is defined as household paying over 30% of household AMI on housing costs. The following tables evaluating the 2009-2013 CHAS and ACS data highlight disproportionate needs in the City of Salisbury.

### Housing Cost Burden

| Housing Cost Burden            | <=30% | 30-50% | >50%  | No / negative income<br>(not computed) |
|--------------------------------|-------|--------|-------|--|
| Jurisdiction as a whole        | 6,560 | 2,239  | 3,150 | 145                                    |
| White                          | 4,095 | 1,265  | 1,578 | 90                                     |
| Black / African American       | 1,870 | 820    | 1,275 | 49                                     |
| Asian                          | 170   | 35     | 40    | 0                                      |
| American Indian, Alaska Native | 10    | 0      | 0     | 0                                      |
| Pacific Islander               | 20    | 0      | 0     | 0                                      |
| Hispanic                       | 285   | 115    | 159   | 10                                     |

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2011-2015 CHAS

### Discussion

None (0) of the racial/ethnic groups were disproportionately affected by housing cost burdens.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

The racial/ethnic household composition of the City of Salisbury according to the 2009-2013 ACS was 63.8% White, 31.6% Black/African American, 1.6% Asian, 0.2% American Indian Alaska Native, 0.0% Pacific Islander and 4.6% Hispanic.

There was one (1) disproportionately impacted group in terms of housing problems; the 0%-30% of Area Median Income Black/African American group that experienced 48.1% of the housing problems of the income group.

There were three (3) disproportionately impacted groups in terms of severe housing problems; the 0%-30% of Area Median Income Black/African American group that experienced 45.2% of the housing problems of the income group, the 80%-100% of Area Median Income Black/African American group that experienced 55.0% of the housing problems of the income group, and the 80%-100% of Area Median Income Hispanic group that experienced 24.0% of the housing problems of the income group.

None (0) of the racial/ethnic groups were disproportionately affected by housing cost burdens.

**If they have needs not identified above, what are those needs?**

The City recognizes that limited English proficiency is integrated into housing problems as it relates to racial/ethnic groups. According to the 2009-2013 ACS data, there were 1,819 Spanish speakers of which 1,004 spoke English less than "very well" and there were 1,258 French Creole (Haitian) speakers of which 654 spoke English less than "very well". To better address these needs the City will continue to utilize its Language Access Plan (LAP).

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

The City of Salisbury defines an Area of Minority Concentration as a Census Tract where at least 60% of the population who reside within the Census Tract are identified as minority households, according to the 2010 U.S. Census. Based on this definition there are two Census Tracts within the City of Salisbury which meet this definition: Census Tract 1 and Census Tract 3.

Census Tract 1 includes the Church Street/Doverdale CDBG Target Neighborhood. The percentage of minority residents residing in Census Tract 1 is 60.92%.

Census Tract 3 encompasses the Westside CDBG Target Neighborhood. The percentage of minority residents residing in Census Tract 3 is 88.27%.

## NA-35 Public Housing – 91.205(b)

### Introduction

The Wicomico County Housing Authority (WCHA) is the Public Housing Authority serving the City of Salisbury and Wicomico County. WCHA owns and manages 277 units of public housing of which 179 units are in the City of Salisbury. Additionally, the WCHA administers 383 Housing Choice Vouchers, all of which are tenant based, and 215 are currently issued.

Effective March 1, 2015 the WCHA entered into a management agreement with the Housing Commission of Talbot County. The operation of the Wicomico County Housing Authority is comprised of a Low Income Public Housing Program, a Capital Fund Program, a Housing Choice Vouchers Program and a Business Activity. The agreement transferred management of the WCHA to the Housing Commission to provide management, supervision, and consulting services to WCHA. The agreement is renewable annually and is currently in effect.

According to WCHA's Five-Year Plan covering 2014-2019, the mission of the Housing Authority is to promote adequate and affordable housing, economic opportunity and a suitable environment free from discrimination.

### Totals in Use

|                            | Program Type |           |                |          |                 |                |                                     |                            |            |
|----------------------------|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
|                            | Certificate  | Mod-Rehab | Public Housing | Vouchers |                 |                |                                     |                            |            |
|                            |              |           |                | Total    | Project - based | Tenant - based | Special Purpose Voucher             |                            |            |
|                            |              |           |                |          |                 |                | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| # of units vouchers in use | 0            | 0         | 227            | 383      | 0               | 383            | 0                                   | 0                          | 0          |

Table 22 - Public Housing by Program Type

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Alternate Data Source Name:  
Wicomico County Housing Authority  
Data Source Comments:



## Characteristics of Residents

|   | Program Type |           |                |          |                 |                |                                     |                            |
|---|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|
|   | Certificate  | Mod-Rehab | Public Housing | Vouchers |                 |                |                                     |                            |
|   |              |           |                | Total    | Project - based | Tenant - based | Special Purpose Voucher             |                            |
|   |              |           |                |          |                 |                | Veterans Affairs Supportive Housing | Family Unification Program |
| Average Annual Income                           | 0            | 0         | 13,869         | 13,313   | 0               | 13,313         | 0                                   | 0                          |
| Average length of stay                          | 0            | 0         | 7              | 7        | 0               | 7              | 0                                   | 0                          |
| Average Household size                          | 0            | 0         | 2              | 2        | 0               | 2              | 0                                   | 0                          |
| # Homeless at admission                         | 0            | 0         | 1              | 0        | 0               | 0              | 0                                   | 0                          |
| # of Elderly Program Participants (>62)         | 0            | 0         | 60             | 97       | 0               | 97             | 0                                   | 0                          |
| # of Disabled Families                          | 0            | 0         | 44             | 110      | 0               | 110            | 0                                   | 0                          |
| # of Families requesting accessibility features | 0            | 0         | 227            | 223      | 0               | 223            | 0                                   | 0                          |
| # of HIV/AIDS program participants              | 0            | 0         | 0              | 0        | 0               | 0              | 0                                   | 0                          |
| # of DV victims                                 | 0            | 0         | 0              | 0        | 0               | 0              | 0                                   | 0                          |

**Table 23 – Characteristics of Public Housing Residents by Program Type**

**Alternate Data Source Name:**  
Wicomico County Housing Authority  
**Data Source Comments:**

## Race of Residents

| Race   | Certificate | Mod-Rehab | Public Housing | Program Type |                 |                |                                     |                            |            |
|--|-------------|-----------|----------------|--------------|-----------------|----------------|-------------------------------------|----------------------------|------------|
|  |             |           |                | Vouchers     |                 |                | Special Purpose Voucher             |                            |            |
|  |             |           |                | Total        | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| White  | 0           | 0         | 35             | 70           | 0               | 70             | 0                                   | 0                          | 0          |
| Black/African American   | 0           | 0         | 143            | 151          | 0               | 151            | 0                                   | 0                          | 0          |
| Asian  | 0           | 0         | 0              | 0            | 0               | 0              | 0                                   | 0                          | 0          |
| American Indian/Alaska Native  | 0           | 0         | 1              | 2            | 0               | 2              | 0                                   | 0                          | 0          |
| Pacific Islander   | 0           | 0         | 0              | 0            | 0               | 0              | 0                                   | 0                          | 0          |
| Other  | 0           | 0         | 0              | 0            | 0               | 0              | 0                                   | 0                          | 0          |
| *includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition |             |           |                |              |                 |                |                                     |                            |            |

**Table 24 – Race of Public Housing Residents by Program Type**

**Alternate Data Source Name:**  
Wicomico County Housing Authority  
**Data Source Comments:**

## Ethnicity of Residents

| Ethnicity  | Certificate | Mod-Rehab | Public Housing | Program Type |                 |                |                                     |                            |            |
|--|-------------|-----------|----------------|--------------|-----------------|----------------|-------------------------------------|----------------------------|------------|
|  |             |           |                | Vouchers     |                 |                |                                     |                            |            |
|  |             |           |                | Total        | Project - based | Tenant - based | Special Purpose Voucher             |                            |            |
|  |             |           |                |              |                 |                | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| Hispanic   | 0           | 0         | 3              | 6            | 0               | 6              | 0                                   | 0                          | 0          |
| Not Hispanic   | 0           | 0         | 224            | 217          | 0               | 217            | 0                                   | 0                          | 0          |
| *includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition |             |           |                |              |                 |                |                                     |                            |            |

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

**Alternate Data Source Name:**  
Wicomico County Housing Authority  
**Data Source Comments:**

## **Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units**

The Wicomico County Housing Authority was found to be in non-compliance with Section 504 of the Rehabilitation Act of 1973 based on a Compliance Review conducted by the Baltimore HUD Office on May 2003. The Housing Authority subsequently entered into a Voluntary Compliance Agreement with the Department. The Housing Authority is currently in compliance with its agreement.

According to the Housing Authority's waiting lists as of April 2019, there are 173 (43%) individuals with a disability on the public housing waiting list and 110 (27%) individuals with a disability on the housing choice voucher waiting list.

WCHA is actively rehabilitating existing public housing units and constructing new public housing units to address the poor condition of the Housing Authority's public housing units. All new or improved units are designed for visitability and units are being modified to accommodate various physical disabilities.

### **Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

As of April 2019, there were 403 families on the Wicomico County Housing Authority's Public Housing Waiting List. Of those families on the waiting list: 269 (67%) were extremely low-income; 72 (18%) were very low-income; and 8 (2%) were low-income. The largest demand for affordable housing on the waiting list is for affordable housing for extremely low-income households.

As of April 2019, there were 401 families on the Wicomico County Housing Authority's Housing Choice Voucher Waiting List. Of those families on the waiting list: 267 (64%) were extremely low-income; 77 (19%) were very low-income; and 15 (4%) were low-income. The largest demand for affordable housing on the waiting list is for affordable housing for extremely low-income households.

The most immediate needs of the families on the waiting list include: decent, safe, sanitary and affordable housing; supportive services such as employment training; access to transportation for commuting to work, shopping, and medical services; and living wage job opportunities.

### **How do these needs compare to the housing needs of the population at large?**

The Housing Authority's waiting list is disproportionately representative of the extremely-low income households of the City. While there are some similarities, such as the need for decent, safe, sanitary and affordable housing; the needs of the lowest income residents of Salisbury are specific to the need for highly subsidized housing.

## **Discussion**

The Wicomico County Housing Authority is an important part of the City of Salisbury's housing strategy, especially for those that are extremely low-income households. The City of Salisbury has identified that there is a need for housing to address households affected by housing problems, severe housing problems and housing cost burdens. The Housing Authority has a number of public housing units that are in need of repair throughout the County. The Housing Authority has begun the process of rehabilitating and replacing antiquated public housing units and increasing the supply of affordable housing for lower-income households.

## **NA-40 Homeless Needs Assessment – 91.205(c)**

### **Introduction**

To determine the City's homeless needs the City of Salisbury assessed the nature and extent of unsheltered and sheltered homelessness in the area. The City analyzed data provided by the Continuum of Care and input provided through consultations. The following data sets were used:

- 2018 CoC Point In Time Survey
- 2018 NOFA CoC Application
- 2018 HMIS Reports

The Homeless Alliance for the Lower Shore Continuum of Care Committee (HALS CoC) is a group of individuals from Somerset, Wicomico and Worcester counties that was formed around the common concern of homelessness and serves as the CoC lead for the City of Salisbury. Members include representatives from local housing programs, area shelters, non-profits, service organizations, federal, state and county agencies, faith community, local providers, foundations, business community, local residents and formerly homeless individuals.

The CoC was formed in early 2002 when the Somerset County Health Department applied for a HUD funded permanent supportive housing program to increase housing programs for disabled and homeless individuals and families. The CoC supports 198 emergency shelter beds and 30 transitional housing beds. Currently, the Somerset County Health Department has numerous HUD funded permanent supportive housing programs to provide 72 units of housing for disabled, homeless individuals and families through the Tri County Alliance for the Homeless Permanent Supportive Housing Program. These units are scattered rental apartments and houses in the tri-county region of Wicomico, Somerset and Worcester Counties. In addition, the 3 county health departments have 29 additional units of housing for disabled, homeless individuals and families through the State funded Shelter Plus Care Program, bringing the total units of CoC funded housing to 101. Since the last Con Plan was completed, the Eastern Shore has received 75 HUD VASH vouchers to provide permanent housing and case management for our veterans.

In PY 2016, the City of Salisbury, in partnership with the Wicomico County Health Department (WiCHD) and Help and Outreach Point of Entry, Inc. (HOPE), began running a pilot permanent supportive housing (PSH) program for 12 chronically homeless persons. This program adheres to a 'Housing First' philosophy, stressing a relatively low barrier for access to the program and high bar for ejection from the program. In PY 2017, the City of Salisbury placed 9 additional households in the PSH program, consisting of 9 adults and 6 children. Four households were exited from the

program – one as a result of death, two for non-compliance and one was a voluntary exit. Currently the City’s PSH has 11 active households, with 19 total people, consisting of 12 adults and 7 children.

Participants are housed in private, scattered-site rentals, with the majority of the cost of housing (rent and utilities) covered by the City. Participants are required to contribute 30% of their income to the payment of their rent. The WiCHD provides targeted case management (TCM) to participants of the program, reimbursable through Medicaid. The case managers meet with the program participants approximately once a week. As needed, the Homeless Alliance of the Lower Shore provides ongoing support and advice to the City on operating the program.

Services are provided to disabled homeless individuals and families through a case management system. Case managers work directly with the participants in the program to identify the specific challenges they may be facing and refer them to supportive services. Services may include security deposit, ongoing monthly rental assistance, case management services, information and referral and service planning.

## Homeless Needs Assessment

| Population   | Estimate the # of persons experiencing homelessness on a given night |             | Estimate the # experiencing homelessness each year | Estimate the # becoming homeless each year | Estimate the # exiting homelessness each year | Estimate the # of days persons experience homelessness |
|--|--|-------------|--|--|---|--|
|  | Sheltered  | Unsheltered |  |  |   |  |
| Persons in Households with Adult(s) and Child(ren) | 5  | 93          | 228  | 140  | 60  | 75   |
| Persons in Households with Only Children           | 0  | 0           | 0  | 0  | 0   | 0  |
| Persons in Households with Only Adults             | 27   | 167         | 960  | 600  | 260   | 85   |
| Chronically Homeless Individuals                   | 10   | 33          | 165  | 35   | 20  | 300  |
| Chronically Homeless Families                      | 5  | 8           | 10   | 2  | 8   | 75   |
| Veterans   | 2  | 21          | 110  | 30   | 70  | 75   |
| Unaccompanied Child                                | 0  | 10          | 85   | 25   | 22  | 75   |
| Persons with HIV                                   | 1  | 3           | 3  | 3  | 3   | 85   |

**Table 26 - Homeless Needs Assessment**

**Data Source Comments:** Data provided by the Homeless Alliance for the Lower Shore (HALS CoC) 2018 PIT Survey and HMIS.

Indicate if the homeless population Has No Rural Homeless is:

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Not applicable.



## Nature and Extent of Homelessness: (Optional)

| Race:                            | Sheltered: | Unsheltered (optional) |
|----------------------------------|------------|------------------------|
| White                            | 104        | 23                     |
| Black or African American        | 150        | 9                      |
| Asian                            | 0          | 0                      |
| American Indian or Alaska Native | 1          | 0                      |
| Pacific Islander                 | 0          | 0                      |
| Ethnicity:                       | Sheltered: | Unsheltered (optional) |
| Hispanic                         | 3          | 1                      |
| Not Hispanic                     | 257        | 31                     |

Data Source

Comments:

Data provided by the Homeless Alliance for the Lower Shore (HALS CoC) 2018 PIT Survey and HMIS.

## Estimate the number and type of families in need of housing assistance for families with children and the families of veterans

Based on 2018 HMIS data, the HALS CoC experienced a significant increase in the number of families being served in their shelters. Overall, the number of family members experiencing homelessness in FY 18 was 506 while in FY 17, it was 338. This was an increase of 168 people for an overall increase of 49% from just the year before. Many of the households were large families of 6 - 10 people making it very difficult for the shelters to have rooms large enough to accompany them. Shelters had to increase their capacity to serve these families, often using space not originally used for shelter beds. In FY 18, we served 160 households in shelters, 82 households in rapid rehousing and another 72 families in prevention programs. While we only serve small numbers of veteran families with households, the number of people in shelters rose from 3 in FY 17 to 6 in FY18. Of the 82 households in rapid rehousing, 17 were veteran families. In the spring and fall of 2018, the ESG funded rapid rehousing program participated in the 100-day challenge through a collaborative with the State and National Alliance to End Homelessness. Many of these families were targeted for rapid rehousing during this period. The CoC estimates that there are 250 households with children that are precariously housed, doubled up, couch surfers, or are staying with friends and family.

Last year, the HALS CoC served 113 homeless veterans in either shelters or rapid rehousing programs. One shelter has 5 dedicated beds for veterans. The HALS CoC has 3 SSVF programs that serve veterans in our CoC. Since the last Consolidated Plan was completed, the Eastern Shore has received 75 HUD VASH vouchers to provide housing with case management for veterans.

## **Describe the Nature and Extent of Homelessness by Racial and Ethnic Group**

As of 01/24/2018 the CoC reported the following demographic characteristics of Sheltered Homeless Persons:

Households with Children in Emergency Shelters – 40.8% White Non-Hispanic/Non-Latino; 54.9% Black or African American; 4.2% Several Races; and 100% Non-Hispanic/Non-Latino and 0% Hispanic/Latino.

Households with Children in Transitional Housing – 18.2% White Non-Hispanic/Non-Latino; 77.3% Black or African American; 4.5% Several Races; and 100% Non-Hispanic/Non-Latino and 0% Hispanic/Latino.

Households without Children in Emergency Shelters – 42.7% White Non-Hispanic/Non-Latino; 56.1% Black or African American; .6% American Indian or Alaska Native; .6% Several Races; and 98.1% Non-Hispanic/Non-Latino and 1.9% Hispanic/Latino.

Households without Children in Transitional Housing - 40% White Non-Hispanic/Non-Latino; 60% Black or African American; 0% American Indian or Alaska Native; 0% Several Races; and 100% Non-Hispanic/Non-Latino and 0% Hispanic/Latino.

Households in Permanent Supportive Housing – 46% White Non-Hispanic/Non-Latino; 48% Black or African American; 6% Several Races; and 100% Non-Hispanic/Non-Latino and 0% Hispanic/Latino.

## **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness**

### **Unsheltered Homelessness –**

We saw a decrease of 12 unsheltered individuals in the 2018 PIT when compared to the 2017 PIT. We attribute this decrease to the increased efforts of the CoC to prioritize placement of the most vulnerable and chronically homeless individuals into permanent supportive housing, and the Salisbury PSH program established in July 2016 to provide 11 units of housing for chronically homeless unsheltered individuals. All permanent supportive housing programs follow a housing first model. Our CoC was also able to identify these individuals for immediate housing through the coordinated entry system. However, we also experienced some individuals previously counted in the unsheltered count refusing to participate which we believe impacted the number of unsheltered individuals.

### **Sheltered Homelessness-**

We saw an increase in the 42 additional sheltered individuals between 2017 and 2018. Some of this increase was attributed to the increase in the number of beds available as a new 20 bed shelter opened, but we also ensured that all children were entered into HMIS which was an issue in the past for our largest shelter.

## **Discussion**

The CoC has a Coordinated Entry workgroup that follows HUD requirements, ensuring all CoC, ESG, PATH & SSVF funded programs follow a housing first model. Shelters admit clients with substance abuse and/or mental health issues, and criminal backgrounds. When clients that are noticeably intoxicated seek shelter for the night accommodations are made to limit the disruption to other shelter guests. The coordinated entry system has improved shelter access throughout the area and ensures available beds are utilized. An assessment of homeless data from 2018 indicated that shelters are near full capacity with a bed utilization rate of 95%. The CoC is actively coordinating with privately funded shelters to collect homeless data and to encourage utilization of the coordinated entry system and housing first model.

The CoC relies on information from stakeholders to identify and target known locations of unsheltered homeless people to analyze the housing needs of unsheltered persons.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction**

To determine the City's non-homeless needs the City of Salisbury assessed the housing needs of residents who are not homeless but require supportive housing. The assessment includes the following groups:

- Elderly Persons (65 years and older)
- Frail Elderly
- Persons with mental, physical, and/or developmental disabilities
- Persons with Alcohol or other Drug Addiction
- Persons with HIV/AIDS and their families
- Victims of domestic violence, dating violence, sexual assault, and stalking

The needs of each one of these groups were determined by consultations with stakeholders and statistical data.

### **Describe the characteristics of special needs populations in your community**

Elderly Persons (65 years and older) - According to the 2009-2013 American Community Survey, the elderly population represents 10.4% of the total population if the City of Salisbury. There is a high number of elderly households on a fixed income. There is a need for transportation and housing rehabilitation assistance.

Frail Elderly - According to the 2009-2013 American Community Survey 39.5% of the elderly population have a disability. 13.0% have a hearing difficulty, 7.0% have a vision difficulty, 10.1% have a cognitive difficulty, 23.8%, have an ambulatory difficulty, 9.8% have a self-care difficulty, and 16.1% have an independent living difficulty. There is a need for accessibility modifications to owner-occupied and renter-occupied housing units.

Persons with Mental, Physical, and/or Developmental Disabilities - According to the 2009-2013 American Community Survey, 4.1% of the population have a disability. Of the Under 18 Population, 6.3% have a disability. Of the 18-64 Population, 8.1% have a disability. For the 18-64 Age Group, 1.1% have a hearing difficulty, 2.4% have a vision difficulty, 3.9% have a cognitive difficulty, 4.1% have an ambulatory difficulty, 1.6% have a self-care difficulty, and 3.0% have an independent living difficulty. There is a need for accessible housing, employment opportunities, and supportive services.

Persons with Alcohol or other Drug Addiction – For Wicomico County the following alcohol and drug related deaths occurred: alcohol related intoxication deaths 9 in 2017, 12 in 2016, and 3 in 2015; benzodiazepine related intoxication deaths 2 in 2017, 1 in 2016, and 0 in 2015; cocaine related intoxication deaths 7 in 2017, 13 in 2016, and 7 in 2015; fentanyl related intoxication deaths 24 in 2017, 34 in 2016, and 1 in 2015; methadone related intoxication deaths 0 in 2017, 0 in 2016, and 2 in 2015; oxycodone

related intoxication deaths 0 in 2017, 5 in 2016, and 1 in 2015; opioid related intoxication deaths 0 in 2017, 5 in 2016, and 7 in 2015; and heroin related intoxication deaths 20 in 2017, 21 in 2016, and 13 in 2015. There is a need for supportive services and housing opportunities.

Persons with HIV/AIDS and their families - As of 2017, there were 16 adult/adolescents (age 13+) HIV cases diagnosed in Wicomico County. Of the 252-living adult/adolescent cases in Wicomico County at the end of 2017, 67.9% were male, and 32.5% were among adults aged 50-59 years old. Non-Hispanic (NH) Blacks made up the majority (62.7%) of living adult/adolescent cases. Among living adult/adolescent cases, the most common exposure category was male-to-male sexual contact (44.4%), followed by heterosexual contact (40.2%), and injection drug use (10.4%). There is a need for supportive services and housing opportunities.

Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking - Based on crime statistics and social service agency responses, it can be estimated that a total of 100 single person households and family households are victims of domestic violence, dating violence, sexual assault, and stalking and are in need of housing assistance. There is a need for supportive services and housing opportunities.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

Based on an update to previous housing needs estimates, the following housing and supportive service needs have been identified:

Elderly - 300 units, plus recreational and health care services

Frail Elderly - 260 units, plus in-home health care services and Meals on Wheels

Persons with Mental Illness - 200 units, plus health care services

Developmentally Disabled – 180 units, plus job training and recreational services

Physically Disabled – 240 units, plus rehabilitation and accessibility services

Persons with Alcohol/Drug Addiction – 180 units, plus health care counseling and job training

Persons with HIV/AIDS – 20 units, plus health care counseling

Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking – 40 units, plus counseling and health care services

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area**

As of 2017, there were 16 adult/adolescents (age 13+) HIV cases diagnosed in Wicomico County. Of the 252-living adult/adolescent cases in Wicomico County at the end of 2017, 67.9% were male, and 32.5% were among adults aged 50-59 years old. Non-Hispanic (NH) Blacks made up the majority (62.7%) of living adult/adolescent cases. Among living adult/adolescent cases, the most common exposure category was male-to-male sexual contact (44.4%), followed by heterosexual contact (40.2%), and injection drug use (10.4%). There is a need for supportive services and housing opportunities.

## **Discussion**

Special needs populations include the elderly, frail elderly, persons with mental, physical, and/or developmental disabilities, persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, and victims of domestic violence, dating violence, sexual assault, and stalking. While Salisbury serves as the nexus for supportive service providers, the special needs population is provided housing and supportive services through state, county and private non-profit housing and supportive service providers in the City. The primary providers of support services are the Maryland Department of Health and Mental Hygiene (DHMH) and the County Health Department. The Wicomico Health and Social Services Department provides funding and oversight for community residential programs for persons with mental and physical illness and service to all special needs populations in the City of Salisbury. The Wicomico Health Department also refers persons with HIV/AIDS and persons with alcohol or other drug addiction problems to local non-profit service organizations.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities**

The following public facility needs were identified by the City of Salisbury in the City's 2010 Comprehensive Plan:

- Provide community facilities that will assure an adequate level of public services to all residents of the City of Salisbury.
- Maintain and make efficient use of the existing community facilities.
- Expand the existing community facilities to meet the needs of the expected growth in population.

The following objectives were identified by the City of Salisbury in the City's 2010 Comprehensive Plan:

- Maintain and provide adequate sewer and drainage systems to protect the health, safety, and welfare of all City residents.
- Insure that the costs associated with providing public water and sewer facilities are equitably distributed between public and private sectors.
- Provide management and disposal of all non-hazardous waste materials generated within the City of Salisbury in an efficient and environmentally sound manner.
- Encourage the preservation of land and cultural resources.
- Increase the availability of recreational areas to improve the quality of life within the City.
- Provide an array of recreational facilities and programs throughout the City that are available to all City residents.
- Provide an open space network along rivers and waterways, which will establish an interconnected open space network.
- Provide connectivity to community spaces, schools, fire stations, libraries, and parks for pedestrians, bicyclists, and automobile drivers.

### **How were these needs determined?**

These needs were determined from public input, interviews with City staff, and from the City of Salisbury's Comprehensive Plan.

### **Describe the jurisdiction's need for Public Improvements**

The following public improvement needs were identified by the City of Salisbury in the City's 2010 Comprehensive Plan:

- Implement the strategies contained in the City Water – Sewer Allocation Management Plan.
- Update and implement the City's Stormwater Management Ordinance to reflect recent and future revisions to the State's stormwater regulations.

- Obtain an expanded groundwater appropriation permit to meet future demand.
- Research, identify, and implement best management practices of Stormwater Management in an effort to reduce floatables and other undesired debris from entering the water bodies.
- Map key community facilities with respect to their location on roadways, bikeways and pedestrian networks.
- Identify capital projects to create necessary linkages throughout the City.
- Explore and identify possible locations for a separate City Hall in the Downtown area.
- Continue to coordinate with the Wicomico County Board of Education to improve educational facilities to meet future enrollment.
- Preserve open spaces and provide a system of green corridors along the riverbanks throughout the City.

### **How were these needs determined?**

These needs were determined from public input, interviews with City staff, and from the City of Salisbury's Comprehensive Plan.

### **Describe the jurisdiction's need for Public Services**

The following public service needs were identified by the City of Salisbury in the City's 2010 Comprehensive Plan:

- **Police** - The Salisbury Police Department (SPD) is an accredited full service police department employing 88 police officers and 28 civilians. The Police Department consists of three divisions that offer the following services: Community Action Team; Criminal Investigation; Narcotics Task Force; Accident Investigation; Victims Assistance; Citizens and Youth Police Academies; Fingerprinting of Children; Graffiti Elimination; and Animal Control. There is a need for additional funding to enable the SPD to continue to provide the current level of public safety for enforcement and crime prevention programs. Additionally, with an increasing population in the City, the SPD will need to expand the size of its department and services offered. There is a need for beat patrolmen and new police vehicles and equipment.
- **Fire, Rescue and EMS** - The Salisbury Fire Department (SFD) ensures the health, safety and wellbeing of the City by providing prevention and mitigation of fire and life safety hazards in an effective and efficient manner. The SFD operates three fire stations (Headquarters located at 325 Cypress Street, Station 1 located at 1100 Beaglin Park Drive, and Station 2 located at 801 Brown Street) and is a combination of volunteer and paid firefighters. The Salisbury Fire District is approximately 54 square miles which includes the City and all incorporated areas outside of the City limits. The SFD provides fire, emergency medical and special operations services including: Emergency Medical Services and Advanced Life Support; heavy rescue and extrication; hazardous materials response and mitigation; confined space entry and rescue; marine surface and sub-surface firefighting and rescue; trench collapse entry and rescue; high angle rescue; hazardous devices; protection from acts of terrorism; and public education and fire prevention services. The



Fire Department is staffed by 64 paid employees, 120 active volunteer firefighters, and two civilians. The SFD's capital apparatus inventory includes the following: four engines; one tower ladder/aerial; two ladder trucks; one heavy rescue; five advanced life support state certified ambulances; one brush unit; one Dive Rescue Unit; one HAZMAT/CBRNE vehicle; one spill response trailer; two marine vessels; and one command unit. There is a need for additional funding to enable the Salisbury Fire Department to continue to provide the current level of fire safety, rescue services, and emergency medical services. Additionally, with an increasing population in the City, the SFD will need to expand the size of its department, equipment, and services.

- Education - There are 15 public schools serving City of Salisbury students: nine elementary schools, three middle schools, and three high schools. The Wicomico County Board of Education (WCBOE) operates and maintains the schools that serve the entire County including the City. Additionally, there are 13 State certified private schools located in the County, Salisbury University and Wor-Wic Community College. There is a need to continue to coordinate with the WCBOE to ensure educational facilities are adequate in size to accommodate the anticipated enrollment in their service areas and a need for the City/University/Community College to collaborate on meeting community business initiatives and focus on retaining graduates in the community after graduation.
- Transportation - the City's goal is to provide a comprehensive multi-modal network to ensure the safe, convenient and efficient movement of people and goods among places of residence, employment, shopping, service, education and recreation throughout the region in a manner as least disruptive as possible to residents.

### **How were these needs determined?**

These needs were determined from public input, interviews with City staff, and from the City of Salisbury's Comprehensive Plan.

# **Housing Market Analysis**

## **MA-05 Overview**

### **Housing Market Analysis Overview**

The City determined the funding priorities of its Strategic Plan by assessing the following market segments:

- Housing Market
- Facilities, Housing and Services for Homeless Persons
- Special Needs Facilities and Services
- Community and Economic Market

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

Per the 2009-2013 ACS data, there were 14,210 total housing units in the City of Salisbury. Of these units, there were 7,415 single family housing units (53%), 1,365 two to four family housing units (10%), and 5,290 multi-family housing units (37%). There was a total of 3,738 owner-occupied housing units (30.9%) and 8,350 renter-occupied housing units (69.1%). There were 55 one-bedroom owner occupied and 1,410 one-bedroom renter occupied housing units. There were 690 two-bedroom owner occupied and 3,155 two-bedroom renter occupied housing units. There were 2,993 three or more-bedroom owner occupied and 3,435 three or more-bedroom renter occupied housing units.

### All residential properties by number of units

| Property Type                    | Number        | %           |
|----------------------------------|---------------|-------------|
| 1-unit detached structure        | 5,920         | 42%         |
| 1-unit, attached structure       | 1,495         | 11%         |
| 2-4 units                        | 1,365         | 10%         |
| 5-19 units                       | 4,240         | 30%         |
| 20 or more units                 | 1,050         | 7%          |
| Mobile Home, boat, RV, van, etc. | 140           | 1%          |
| <b>Total</b>                     | <b>14,210</b> | <b>100%</b> |

**Table 27 – Residential Properties by Unit Number**

Data Source: 2011-2015 ACS

### Unit Size by Tenure

|                    | Owners       |            | Renters      |             |
|--------------------|--------------|------------|--------------|-------------|
|                    | Number       | %          | Number       | %           |
| No bedroom         | 0            | 0%         | 350          | 4%          |
| 1 bedroom          | 55           | 1%         | 1,410        | 17%         |
| 2 bedrooms         | 690          | 18%        | 3,155        | 38%         |
| 3 or more bedrooms | 2,993        | 80%        | 3,435        | 41%         |
| <b>Total</b>       | <b>3,738</b> | <b>99%</b> | <b>8,350</b> | <b>100%</b> |

**Table 28 – Unit Size by Tenure**

Data Source: 2011-2015 ACS

### Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs

Included in the "Grantee Unique Appendices" attachment is a document titled, "Affordable Housing Resources," which lists affordable housing units located in the City of Salisbury.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts**

There are no units expected to be lost from the affordable housing inventory.

**Does the availability of housing units meet the needs of the population?**

Based on the 2009-2013 American Community Survey, 85% of the total housing units in the City of Salisbury were occupied and 15% were unoccupied. Homeowner vacancy rates were 4.6% and renter vacancy rates were 7.3%. Unoccupied housing units were not occupied for the following reasons: For rent 32.9%; Other 25.7%; Rented but not occupied 20.6%; For sale 10.6%; Seasonal 7.6%; and Sold 2.6%. From a statistical supply analysis of total available housing units in the City, there is an ample supply of housing units but in combination with housing condition and affordability there is a specific need for more units of the following types: affordable units for low to moderate income owners and renters, senior housing, accessible housing, and single person households.

**Describe the need for specific types of housing**

The greatest need for housing in the City of Salisbury is decent, safe, sanitary and affordable housing.

**Discussion**

A little over forty percent (41.5%) of the City's housing stock was built prior to 1970, which is now 50 years old. Since 2010, there have only been 72 housing units, or 0.5% of the housing stock, built as compared to the previous ten-year period, 2000-2009, when 3,328 housing units, or 24.6% of the housing stock, was built. There have been minor shifts in the percentage breakdowns of the housing stock in the City of Salisbury between 2000 and the 2009-2013 American Community Survey; single-unit detached housing units remained the most common housing type representing 43.4% (5,863 units) of the City's housing units as of 2013. All types of housing units increased between 2000 and 2013; single family housing units increased from 6,871 units to 7,069 units (increase of 2.8%) and multifamily units increased from 5,657 units to 6,215 units (increase of 9.0%).

The City's ratio of owner-occupied housing units to renter-occupied housing units of approximately 1 to 2. The City is prioritizing the development and maintenance of owner occupied housing units.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

The value of housing in Salisbury has almost doubled in the past thirteen years. In 2000, the median home value was \$81,700 and in 2013, it had risen to \$153,800; an increase of 88.2%. Likewise, the median contract rent has also almost doubled in cost. The median contract rent in 2000 was \$574/month and in the year 2013, it had increased to \$986/month; an increase of 71.8%. Per the 2009-2013 ACS, 57.6% of renter households in the City paid rents that exceeded 30% of their household income and 41.2% of owner households with a mortgage in the City had housing costs that exceed 30% of their household income.

### Cost of Housing

|                      | Base Year: 2000 | Most Recent Year: 2013 | % Change |
|----------------------|-----------------|------------------------|----------|
| Median Home Value    | 81,700          | 153,800                | 88%      |
| Median Contract Rent | 574             | 986                    | 72%      |

**Table 29 – Cost of Housing**

**Alternate Data Source Name:**

US Census

**Data Source Comments:** 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

| Rent Paid       | Number       | %            |
|-----------------|--------------|--------------|
| Less than \$500 | 596          | 13.9%        |
| \$500-999       | 3,212        | 65.3%        |
| \$1,000-1,499   | 2,889        | 16.6%        |
| \$1,500-1,999   | 633          | 2.1%         |
| \$2,000 or more | 0            | 2.2%         |
| <b>Total</b>    | <b>7,330</b> | <b>99.9%</b> |

**Table 30 - Rent Paid**

**Alternate Data Source Name:**

US Census

**Data Source Comments:** 2009-2013 ACS (Most Recent Year)

### Housing Affordability

| % Units affordable to Households earning | Renter       | Owner        |
|--|--------------|--------------|
| 30% HAMFI                                | 400          | No Data      |
| 50% HAMFI                                | 1,240        | 304          |
| 80% HAMFI                                | 5,115        | 1,088        |
| 100% HAMFI                               | No Data      | 1,560        |
| <b>Total</b>                             | <b>6,755</b> | <b>2,952</b> |

**Table 31 – Housing Affordability**

**Data Source:** 2011-2015 CHAS

## Monthly Rent

| Monthly Rent (\$) | Efficiency (no bedroom) | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|-------------------|-------------------------|-----------|-----------|-----------|-----------|
| Fair Market Rent  | 662                     | 782       | 1,001     | 1,300     | 1,710     |
| High HOME Rent    | 662                     | 782       | 1,001     | 1,297     | 1,428     |
| Low HOME Rent     | 662                     | 715       | 857       | 990       | 1,105     |

**Table 32 – Monthly Rent**

**Data Source Comments:** 2018 HUD FMR and HOME Rents

## Is there sufficient housing for households at all income levels?

There is a need for affordable housing at all income levels below median HAMFI. The demand is the proportionately greatest at lower income levels.

Based on the 2009-2013 ACS data, the following housing affordability applies to City residents:

- Household Income < \$20,000 - 24% of owner-occupied and 4% of renter-occupied households live in affordable housing
- Household Income \$20,000 to \$35,000 - 30% of owner-occupied and 23% of renter-occupied households live in affordable housing
- Household Income \$35,000 to \$50,000 - 44% of owner-occupied and 62% of renter-occupied households live in affordable housing
- Household Income \$50,000 to \$75,000 - 73% of owner-occupied and 93% of renter-occupied households live in affordable housing

## How is affordability of housing likely to change considering changes to home values and/or rents?

Based on a comparison of the 2000 U.S. Census and the 2009-2013 American Community Survey, the City of Salisbury experienced population growth (5% increase), a significant increase in the number of households (13% increase) and a decrease in household median income (7% decrease) over the thirteen-year period analyzed. In general, these changes have affected the housing market by increasing the demand for housing while incomes to afford housing have decreased. Per the 2009-2013 ACS, 57.6% of renter households in the City paid rents that exceeded 30% of their household income and 41.2% of owner households with a mortgage in the City had housing costs that exceed 30% of their household income.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

The City of Salisbury is part of the Salisbury, MD HUD Metro FMR Area, which consists of the following counties: Wicomico County, MD. All information here applies to the entirety of the Salisbury, MD HUD Metro FMR Area.

The area median rent is calculated by the U.S. Census to be \$986 which is approximately the cost of a two-bedroom rental and within market expectations. The average rents posted commercially exceed the area median rent and fair market rents but only by a small factor. The rental market in Salisbury is competitive and assisted rental housing units do not disproportionately impact the market forces dictating rents in the City.

**Discussion**

The housing market is strong in the City of Salisbury. The median home value and the median contract rent have almost doubled in the last thirteen years. This has created a problem for lower-income households who cannot afford to purchase a home or pay the area rent. As the City grows in population and the demand for housing increases, there are fewer options for affordable housing.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

The City of Salisbury contains 5,605 housing units (or 41.5% of all housing units) which were built prior to 1970 and are now over fifty years old. There was a building boom from 2000 to 2009 that added 3,328 housing units and accounts for 24.6% of all housing units in the City. Of the 12,089 total housing units in the City, 5,330 (or 44.1%) housing units have at least one "selected condition." Additionally, 7,258 (or 53.7%) housing units were built before 1980 and potentially contain lead-based paint hazard.

### Definitions

The following definitions are used in the table below:

"Selected Housing Condition" - Over-crowding (1.01 or more persons per room), lacking a complete kitchen, lack of plumbing facilities, and/or other utilities, and cost over-burden.

"Substandard condition" - Does not meet code standards, or contains one of the selected housing conditions.

"Suitable for Rehabilitation" - The amount of work required to bring the unit up to minimum code standard, and the existing debt on the property, together are less than the fair market value of the property.

"Not Suitable for Rehabilitation" - The amount of work required to bring the unit up to minimum code standard exceeds the fair market value of the property after rehabilitation work is complete.

### Condition of Units

| Condition of Units             | Owner-Occupied |             | Renter-Occupied |             |
|--------------------------------|----------------|-------------|-----------------|-------------|
|                                | Number         | %           | Number          | %           |
| With one selected Condition    | 905            | 24%         | 4,425           | 53%         |
| With two selected Conditions   | 24             | 1%          | 435             | 5%          |
| With three selected Conditions | 0              | 0%          | 0               | 0%          |
| With four selected Conditions  | 0              | 0%          | 0               | 0%          |
| No selected Conditions         | 2,805          | 75%         | 3,495           | 42%         |
| <b>Total</b>                   | <b>3,734</b>   | <b>100%</b> | <b>8,355</b>    | <b>100%</b> |

Table 33 - Condition of Units

Data Source: 2011-2015 ACS



## Year Unit Built

| Year Unit Built | Owner-Occupied |             | Renter-Occupied |             |
|-----------------|----------------|-------------|-----------------|-------------|
|                 | Number         | %           | Number          | %           |
| 2000 or later   | 885            | 24%         | 2,355           | 28%         |
| 1980-1999       | 930            | 25%         | 2,065           | 25%         |
| 1950-1979       | 954            | 25%         | 2,299           | 28%         |
| Before 1950     | 970            | 26%         | 1,630           | 20%         |
| <b>Total</b>    | <b>3,739</b>   | <b>100%</b> | <b>8,349</b>    | <b>101%</b> |

**Table 34 – Year Unit Built**

Data Source: 2011-2015 CHAS

## Risk of Lead-Based Paint Hazard

| Risk of Lead-Based Paint Hazard                       | Owner-Occupied |     | Renter-Occupied |     |
|---|----------------|-----|-----------------|-----|
|   | Number         | %   | Number          | %   |
| Total Number of Units Built Before 1980               | 1,924          | 51% | 3,929           | 47% |
| Housing Units build before 1980 with children present | 1,136          | 30% | 288             | 3%  |

**Table 35 – Risk of Lead-Based Paint**

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

## Vacant Units

|                          | Suitable for Rehabilitation | Not Suitable for Rehabilitation | Total |
|--------------------------|-----------------------------|---------------------------------|-------|
| Vacant Units             | 516                         | 221                             | 737   |
| Abandoned Vacant Units   | 0                           | 185                             | 185   |
| REO Properties           | 62                          | 26                              | 88    |
| Abandoned REO Properties | 2                           | 20                              | 22    |

**Table 36 - Vacant Units**

Data Source Comments: 2009-2013 ACS and foreclosure data from Realtytrac.com.

## Need for Owner and Rental Rehabilitation

Per the 2009-2013 ACS data, 1979 was the median year all housing units were built, 1973 was the median year owner-occupied housing units were built and 1980 was the median year renter-occupied housing units were built. On average the City's housing units are over 40 years old and in need of housing rehabilitation. Additionally, there is a greater need for rental rehabilitations by a factor of 4 to 1.

The cost of rehabilitation in many situations exceeds the incomes and assets of many low- and moderate-income persons, as well as the market value of many affordable housing units. To offset this disparity, there is a need for increased federal and state funding to provide financial rehabilitation assistance to

owner-occupied and renter-occupied housing units to sustain and increase the supply of affordable housing.

### **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

Lead based paint is one of the most significant environmental factors that affects residential housing units. Lead-based paint in residential housing can cause severe health risks for children. In 1978, lead was banned from use in residential paint. It is estimated that 20 million housing units in the United States contain lead based paint hazards, which includes flaking or peeling of lead based paint and excessive levels of tiny lead particles in household dust. HUD estimates that 3.8 million homes containing such immediate lead hazards are occupied by families with young children who are at immediate risk of lead poisoning.

Per CHAS data, it is estimated that there are 1136 (or 30% of) owner-occupied housing units and 288 (or 3% of) renter-occupied housing units built before 1980 with children present located in the City.

### **Discussion**

The City has a diverse housing stock. Renter-occupied housing units are in greater need of housing rehabilitation assistance and owner-occupied housing units are in greater need of LBP hazard control assistance.

### **Narrowing the Digital Divide 91.210(a)(4)**

The City is a partner in the Maryland Broadband Cooperative (MDBC), a public/private partnership to promote economic development through the deployment of technology supporting infrastructures. MDBC is developing an open access fiber optic network throughout the lower eastern shore. The MDBC receives funding to build the infrastructure through the Maryland Rural Broadband Coordination Board.

The development of the network will allow low- and moderate-income households to connect their housing to the fiber network. Existing internet connections consist of either DSL or Cable broadband access. The cost of those connections can be prohibitive for LMI households to access broadband in their homes. By developing a broadband infrastructure, the costs of accessing internet in LMI homes will decrease.

Additionally, the City's Department of Information Services Connectivity Division provides free public Wi-Fi access at the Salisbury Zoo and Downtown Plaza. The City plans to expand free public Wi-Fi access in the future.

### **Increasing Resilience to Natural Hazards 91.210(a)(5)**

In 2008, the City created the Environmental Policy Task Force to develop policies intended to reduce the environmental impact of the City and its residents. The Task Force made the following recommendations:

- Purchasing hybrid and electric vehicles when appropriate, using green cleaning supplies, bulk purchasing of electricity from sustainable sources, applying LEED (Leadership in Energy and Environmental Design) standards to new facilities and promoting citizen education programs to stimulate citizens to take actions, such as reducing water usage, within their households and businesses.
- Establishing a stormwater utility to provide a dedicated funding source that could support staff and equipment, street cleaning, and a trash reduction education program.
- Creating a new position, Director of Sustainability, to focus on expanding public open space, including a trail system, developing a green infrastructure plan, and protecting and enhancing the tree canopy.

The City has adopted the suggested recommendations and has implemented environmentally friendly guidelines for the City, especially in stormwater management. Additionally, the City is certified as a Sustainable Maryland City, a Sustainable Growth Community, and a Maryland Energy Smart Community. These certifications assist the City in promoting environmentally responsible growth.

LMI households are at a greater risk of loss due to the increased natural hazard risks associated with climate change. City rehabilitation and redevelopment efforts recognize the possible impacts severe weather can have on LMI households. As such, activities are designed to promote sustainability. The City complies with HUD environmental review requirements that obligate the City to assess federally funded projects regarding an undertaking's potential environmental and human health impact, especially as it relates to LMI and minority populations. Additionally, the City requires flood insurance for any activity that occurs in a flood zone.

## **MA-25 Public and Assisted Housing – 91.210(b)**

### **Introduction**

The Wicomico County Housing Authority (WCHA) is the Public Housing Authority serving the City of Salisbury and Wicomico County. WCHA owns and manages 227 units of public housing of which 179 units are in the City of Salisbury. Additionally, the WCHA administers 383 Housing Choice Vouchers, all of which are tenant based.

The Housing Authority administers the following programs:

- Low Income Public Housing Program
- Rental Assistance Demonstration (RAD) Program
- Capital Fund Program
- Housing Choice Vouchers Program

The Housing Authority owns and manages the following Public Housing Units:

- Booth Street - 112 units
- Riverside Homes - 75 units
- Scattered Sites - 90 units

## Totals Number of Units

|  | Program Type |           |                |          |                |               |                                     |                            |            |
|--|--------------|-----------|----------------|----------|----------------|---------------|-------------------------------------|----------------------------|------------|
|  | Certificate  | Mod-Rehab | Public Housing | Vouchers |                |               |                                     |                            |            |
|  |              |           |                | Total    | Project -based | Tenant -based | Special Purpose Voucher             |                            |            |
|  |              |           |                |          |                |               | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| # of units vouchers, available   | 0            | 0         | 227            | 383      | 0              | 383           | 0                                   | 0                          | 0          |
| # of accessible units  |              |           | 12             |          |                |               |                                     |                            |            |
| *includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition |              |           |                |          |                |               |                                     |                            |            |

**Table 37 – Total Number of Units by Program Type**

**Alternate Data Source Name:**  
Wicomico County Housing Authority  
**Data Source Comments:**

## Describe the supply of public housing developments

### Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan

The Housing Authority owns and manages the following Public Housing Units:

- Booth Street, 911 Booth Street, Salisbury, Maryland 21801 - 112 units general occupancy
- Riverside Homes, 521 Alabama Ave, Salisbury, Maryland 21801 - 75 units general occupancy
- Scattered Sites - 90 units general occupancy

The public housing units in the City of Salisbury are obsolete and need of rehabilitation and replacement.

## Public Housing Condition

| Public Housing Development | Average Inspection Score |
|----------------------------|--------------------------|
| Booth Street               | 59                       |
| Riverside Homes            | 82                       |
| Scattered Sites            | 62                       |

Table 38 - Public Housing Condition

### Describe the restoration and revitalization needs of public housing units in the jurisdiction

The WCHA is in the midst of a comprehensive redevelopment plan to address the vacancies and poor living conditions at the Booth Street and Scattered Site public housing units.

Stone Grove Crossing was the first phase of the Booth Street Redevelopment Plan and started in 2014. Completed in 2018, the Housing Authority razed 50 units at Booth Street and replaced the units with 82 new housing units utilizing LIHTC and RAD funding in the amount of \$22 million.

The Square at Merritt Mill is the second phase of the Booth Street Redevelopment Plan. Originally planned to complete the demolition of the remaining 50 units at Booth Street the project was relocated to Merritt Mill. The project is underway and will include 75 units of new housing construction expected to be completed in the beginning of 2020.

The 50 units at Booth Street still need to be demolished. The Housing Authority has received a grant for demolition and replacement of 3 of 5 of the buildings at Booth Street. The Housing Authority is applying for additional funding to demolish and replace the final 2 buildings at Booth Street.

Additionally, the Housing Authority is using RAD funding to renovate its 90 Scattered Site public housing units. To date, 15 units have been completed.

### Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing

The Housing Authority has the following goals and objectives:

- Applied for and was awarded RAD funding for 100 public housing units located at Booth Street
- Applied for and was awarded RAD funding for 90 scattered site public housing units
- Applied for and was awarded LIHTC funding for the construction of 82 units at Stone Grove Crossing
- Continue to reduce public housing vacancies
- Continue to improve PHAS scores
- Continue to improve voucher management
- Continue to improve customer satisfaction

- Continue to renovate public housing units
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement measures to deconcentrate poverty by integrating higher income residents into lower income developments
- Continue to increase public housing security improvements
- Continue to increase the number and percentage of employed persons in assisted families
- Continue to attract supportive services to offer a means to improve the marketability of participating residents
- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, familial status, and disability
- Leverage the Authority's ability to further its mission through partnering with other entities (such as banking institutions, local, state and federal agencies, landlords, private developers, and law enforcement agencies)

## **Discussion**

In 2015 the Wicomico County Housing Authority was reorganized and day to day operations was turned over to The Housing Commission of Talbot County. Since then, the Housing Authority has undertaken and accomplished a number of actions to increase the supply of decent, safe, sanitary and affordable housing. The Housing Authority continues to aggressively address the previous failures of the Housing Authority and has greatly contributed to the City's goal of providing decent, safe, sanitary and affordable housing for all income levels.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

HALS CoC addresses the needs of individuals and families who are homeless or at risk of homelessness through collaboration, advocacy, and resource development in Somerset, Wicomico, and Worcester Counties. The CoC provides a range of housing and supportive services options. To publicize this information the CoC has created a Resource Guide for Wicomico, Worcester and Somerset Counties. The Resource Guide provides information on the following: Crisis Information and 24-Hour Hotline; Community Assistance Services; Education and Job Training; Government Programs for Free Cell Phones; Low Cost Medical Providers; Local Shelters; Mental Health and Addiction Providers; Services for Veterans; Supportive Housing Programs; Transitional Housing; Transportation; and Tri-County Pantries and Soup Kitchens.

The CoC has the following beds that are available to homeless households.

### Facilities and Housing Targeted to Homeless Households

|   | Emergency Shelter Beds          |                                    | Transitional Housing Beds | Permanent Supportive Housing Beds |                   |
|---|---------------------------------|------------------------------------|---------------------------|-----------------------------------|-------------------|
|   | Year-Round Beds (Current & New) | Voucher / Seasonal / Overflow Beds | Current & New             | Current & New                     | Under Development |
| Households with Adult(s) and Child(ren) | 43                              | 0                                  | 23                        | 43                                | 0                 |
| Households with Only Adults             | 72                              | 65                                 | 7                         | 38                                | 0                 |
| Chronically Homeless Households         | 0                               | 65                                 | 0                         | 12                                | 0                 |
| Veterans                                | 10                              | 0                                  | 0                         | 3                                 | 0                 |
| Unaccompanied Youth                     | 0                               | 0                                  | 0                         | 0                                 | 0                 |

**Table 39 - Facilities and Housing Targeted to Homeless Households**

**Data Source Comments:** Data provided by the Homeless Alliance for the Lower Shore (HALS CoC) 2018 PIT Survey and HMIS.



**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

In general, the CoC provides: Street Outreach; Emergency Shelter; Homelessness Prevention; Rapid Re-Housing Assistance; HMIS documentation; and Administrative/Supportive Activities. The CoC uses its coordinated entry system to determine the housing and supportive service needs of clients.

The CoC provides the following housing: Local Shelters; Transitional Housing; and Permanent Supportive Housing Programs.

The Tri-County Area provides the following services: Education and job training; Low cost medical providers; Services for veterans; Mental health and addiction providers; Community assistance services; Assistance with disability claims; Government programs for free cell phones; Food pantries and soup kitchens.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations**

The following is a list of CoC member supported facilities:

**Christian Shelter** – 334 Barclay Street, Salisbury, MD 21804 Christian Shelter provides emergency short term shelter for homeless men, women and children including breakfast and dinner and practical and spiritual guidance for a maximum of 30 days.

**Samaritan Ministries** – 814 Fourth St, P.O. Box 661, Pocomoke City, MD 21851 Samaritan Ministries provides emergency housing, food, resources, support and clothing for families and individuals. Staff is available to help each individual work toward developing a plan of action to become self-sufficient and move to permanent housing or other housing to meet their needs.

**Diakonia, Inc.** – 12747 Old Bridge Road, Ocean City, MD 21842 Diakonia provides an emergency housing program for families and individuals to meet the needs and address the root causes of homelessness. Each individual or family works with a case manager and develops a plan to resolve the issues that brought them to Diakonia and works through their plan in order to move to permanent sustainable housing. In order to be eligible for intake, the individual (must be 18 years or older) or family must have lived in Worcester, Wicomico or Somerset County for at least 30 days.

**Cold Weather Shelter for Men** – Location changes weekly, only available during cold months January thru March.

**HALO Women and Children Shelter and Men's Shelter** – 119 South Boulevard, Salisbury, MD 21804  
Women and Men's shelter are separate. No family rooms available. Individuals or families may stay up to 90 days at a time in the shelter; however, must be out for 60 days before returning.

**Life Crisis Center** – Available 24 hours a day, 7 days a week Life Crisis offers emergency shelter for domestic violence victims and their families.

**Lower Shore Shelter** – 12518 Somerset Avenue, Princess Anne, MD 21853

**Ocean City Cold Weather Shelter** – Open only when temperatures are below 25 degrees.

**Village of Hope** – 1001 Lake Street, Salisbury, MD 21801 Provides transitional housing for women with children.

**Joseph House Workshop** – 816 Boundary Street, P.O. Box 1755, Salisbury, MD 21802-1755 Provides transitional housing for men.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

The City of Salisbury has identified the priorities for services and facilities for the City's special needs population. This includes the elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, and public housing residents.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

The City of Salisbury previously developed the following priorities for the non-homeless housing and supportive service needs. These priorities are based on the information obtained from housing providers and supportive service organizations as well as statistical information provided in the Housing and Homeless Needs Section of this Five Year Consolidated Plan.

### **Elderly and Frail Elderly**

Priority #1: Promote housing opportunities for the elderly and frail elderly in the City. Through various housing programs, the City of Salisbury will continue to address the housing needs of elderly households and will support activities, including rehabilitation, new construction, rental assistance, accessibility improvements, etc., which address these needs. Potential funding sources include CDBG, HOME, HUD Section 202, Section 8, State programs, LIHTC, FHL Bank, and private funds. Priority #2: Provide assistance to the elderly and frail elderly supportive service programs. The City will support the efforts of social and health care service providers who serve the elderly population. Potential funding sources include CDBG funds, state funds, federal funds, charitable contributions, and private foundations.

### **Persons with Disabilities**

Priority #1: Promote housing opportunities for persons with disabilities. Both Census data and anecdotal information indicate a need for accessible and affordable housing for persons with disabilities. The City will continue to support activities that increase the supply of accessible units. Such activities may include the following: Encourage the Housing Authority to meet the goal of having 5% of all public housing units be handicap accessible; Promote the availability of accessibility grants and loans through the City's housing improvement and new housing programs.; Continue to work with agencies that serve persons with disabilities to identify and address this population's housing needs. The City will endorse and encourage applications for public funds (federal, state, and local) and private funds to increase the supply of accessible units for persons with disabilities. Potential funding sources include CDBG, HOME, HUD Section 811, Section 8, WVDHDF programs, LIHTC, and private funds. Priority #2: Provide assistance to supportive services for persons with disabilities. The City will continue to encourage social service agencies to identify and address the supportive service needs of persons with disabilities. The City will endorse applications for public funds (federal, state, and local) and private funds to address the supportive services needs of persons with disabilities.

**Persons with Alcohol/Drug Addictions & Persons with AIDS/HIV**

Priority #1: Promote housing opportunities and supportive service needs of persons with alcohol/drug addictions and persons with AIDS/HIV. The City will continue to encourage social service agencies to identify and address the housing and supportive service needs of persons with alcohol/drug addictions. The City will endorse applications for public funds (federal, state, and local) and private funds to address the housing and supportive service needs of this sub-population. Priority #2: Provide assistance to supportive services for persons with alcohol/drug addictions and persons with AIDS/HIV. The City will continue to encourage social service agencies to identify and address the supportive service needs of persons with alcohol/drug addictions and persons with AIDS/HIV. The City will endorse applications for public funds (federal, state, and local) and private funds to address the supportive services needs of persons with disabilities.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

All area mental and physical health institutions have discharge policies to ensure clients receive the appropriate supportive services and are not discharged without housing. The institutions have case managers or case managers are provided through Maryland Department of Health to provide referral services for discharge plans.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

No direct activities are planned in the next year.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

Not Applicable.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

The City of Salisbury updated its Analysis of Impediments to Fair Housing Choice in conjunction with the development of the City's PF 2019-2023 Consolidated Five Year Plan. The City identified the following impediments, which directly and/or indirectly, affect housing affordability:

1. Fair Housing Education and Outreach - There is a need to improve the knowledge and understanding concerning the rights of individuals, families, and members of the protected classes in regard to the Fair Housing Act (FHA) and awareness of discriminatory practices.
2. Continuing Need for Affordable Housing - Two out of every three renter households in the City are paying over 30% of their monthly incomes on housing costs. One out of every three owner households with a mortgage is paying over 30% of their monthly income on housing costs.
3. Continuing Need for Accessible Housing - There is a lack of accessible housing units in the City of Salisbury as the supply of accessible housing has not kept pace with the demand of individuals desiring to live independently.
4. Public Policy - The City Zoning Ordinance needs additional definitions and provisions concerning Fair Housing.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

Development planning is the process by which the City identifies and seeks to achieve the most desirable future for the community. The development planning process has two principle outcomes: the first is a consensus on pursuing the vision for future growth; the second is a land use plan. Development planning involves the promotion of community goals and potential, including the development of human capital, a broader focus than simply land use or public facility provision.

Community-based economic development is aimed at bringing members of all groups into the local economy. Efforts take a variety of forms, ranging from the construction of affordable housing, to the establishment of businesses that support local workers, and through training opportunities that meet the local needs. The local labor force needs to be prepared to take advantage of new jobs.

### Economic Development Market Analysis

#### Business Activity

| Business by Sector                            | Number of Workers | Number of Jobs | Share of Workers % | Share of Jobs % | Jobs less workers % |
|---|-------------------|----------------|--------------------|-----------------|---------------------|
| Agriculture, Mining, Oil & Gas Extraction     | 92                | 4              | 1                  | 0               | -1                  |
| Arts, Entertainment, Accommodations           | 1,395             | 3,118          | 14                 | 15              | 1                   |
| Construction                                  | 537               | 837            | 5                  | 4               | -1                  |
| Education and Health Care Services            | 2,078             | 5,595          | 21                 | 27              | 6                   |
| Finance, Insurance, and Real Estate           | 472               | 1,345          | 5                  | 7               | 2                   |
| Information                                   | 125               | 330            | 1                  | 2               | 1                   |
| Manufacturing                                 | 1,791             | 2,971          | 18                 | 15              | -3                  |
| Other Services                                | 447               | 1,062          | 5                  | 5               | 0                   |
| Professional, Scientific, Management Services | 699               | 1,280          | 7                  | 6               | -1                  |
| Public Administration                         | 0                 | 0              | 0                  | 0               | 0                   |
| Retail Trade                                  | 1,441             | 2,802          | 15                 | 14              | -1                  |
| Transportation and Warehousing                | 331               | 230            | 3                  | 1               | -2                  |
| Wholesale Trade                               | 406               | 839            | 4                  | 4               | 0                   |
| Total   | 9,814             | 20,413         | --                 | --              | --                  |

**Table 40 - Business Activity**

**Data** 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)  
**Source:**

## Labor Force

|  |        |
|--|--------|
| Total Population in the Civilian Labor Force   | 15,753 |
| Civilian Employed Population 16 years and over | 14,115 |
| Unemployment Rate                              | 10.52  |
| Unemployment Rate for Ages 16-24               | 24.15  |
| Unemployment Rate for Ages 25-65               | 6.99   |

**Table 41 - Labor Force**

Data Source: 2011-2015 ACS

| Occupations by Sector                            | Number of People |
|--|------------------|
| Management, business and financial               | 2,575            |
| Farming, fisheries and forestry occupations      | 620              |
| Service  | 2,160            |
| Sales and office                                 | 3,420            |
| Construction, extraction, maintenance and repair | 895              |
| Production, transportation and material moving   | 960              |

**Table 42 – Occupations by Sector**

Data Source: 2011-2015 ACS

## Travel Time

| Travel Time        | Number        | Percentage  |
|--------------------|---------------|-------------|
| < 30 Minutes       | 10,432        | 77%         |
| 30-59 Minutes      | 2,375         | 17%         |
| 60 or More Minutes | 825           | 6%          |
| <b>Total</b>       | <b>13,632</b> | <b>100%</b> |

**Table 43 - Travel Time**

Data Source: 2011-2015 ACS

## Education

### Educational Attainment by Employment Status (Population 16 and Older)

| Educational Attainment                      | In Labor Force    |            | Not in Labor Force |
|---|-------------------|------------|--------------------|
|   | Civilian Employed | Unemployed |                    |
| Less than high school graduate              | 1,070             | 205        | 725                |
| High school graduate (includes equivalency) | 2,573             | 310        | 955                |
| Some college or Associate's degree          | 3,015             | 305        | 714                |
| Bachelor's degree or higher                 | 3,305             | 144        | 520                |

**Table 44 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

### Educational Attainment by Age

|   | Age       |           |           |           |         |
|---|-----------|-----------|-----------|-----------|---------|
|   | 18–24 yrs | 25–34 yrs | 35–44 yrs | 45–65 yrs | 65+ yrs |
| Less than 9th grade                       | 142       | 345       | 240       | 175       | 220     |
| 9th to 12th grade, no diploma             | 409       | 285       | 235       | 720       | 265     |
| High school graduate, GED, or alternative | 1,335     | 925       | 1,033     | 1,869     | 1,163   |
| Some college, no degree                   | 4,280     | 1,050     | 840       | 1,329     | 600     |
| Associate's degree                        | 278       | 264       | 204       | 398       | 71      |
| Bachelor's degree                         | 535       | 788       | 520       | 1,130     | 483     |
| Graduate or professional degree           | 38        | 325       | 525       | 670       | 545     |

**Table 45 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

| Educational Attainment                      | Median Earnings in the Past 12 Months |
|---|---------------------------------------|
| Less than high school graduate              | -                                     |
| High school graduate (includes equivalency) | -                                     |
| Some college or Associate's degree          | -                                     |
| Bachelor's degree                           | -                                     |
| Graduate or professional degree             | -                                     |

**Table 46 – Median Earnings in the Past 12 Months**

Alternate Data Source Name:

US Census

Data Source Comments: 2009-2013 ACS



**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

According to the Maryland Department of Commerce Brief Economic Facts for Wicomico County, "Wicomico is the number two agricultural producing county in Maryland, and ranks third in broiler chicken production. Popular crops include corn, soybeans, wheat and vegetables. In addition to agriculture and poultry, health care, educational sectors and a diverse industrial base offer stability and a firm foundation for Wicomico's economy." The following are the Top Ten Employers in Wicomico County as of 2018:

1. Peninsula Regional Medical Center, Medical services, 2,900 employees
2. Salisbury University, Higher education, 1,865 employees
3. Perdue Farms, HQ/poultry processing, 1,500 employees
4. Wor-Wic Community College, Higher education, 435 employees
5. Jubilant Cadista Pharmaceutical, Generic pharmaceuticals, 340 employees
6. Genesis HealthCare/Salisbury Rehabilitation and Nursing Center, Nursing care, 340 employees
7. Delmarva Power, Energy products and services, 300 employees
8. K&L Microwave, Electronics assembly, 265 employees
9. Dove Pointe, Services for the disabled, 250 employees
10. SHORE UP!, Social services, 250 employees

**Describe the workforce and infrastructure needs of the business community**

The following are the workforce and infrastructure needs of the City of Salisbury economy:

- Encourage future development that bolsters the downtown's role as the City center and home of government, retail business, arts and entertainment, and the waterfront.
- Creation of new jobs and encourage people to reside in the City.
- Encourage a commercial redevelopment or revitalization concept which will make appropriate use of the Wicomico River waterfront for private redevelopment, while encouraging maximum public use of the river front.
- Maintain the City of Salisbury as the center of retail trade and health services for the Lower Eastern Shore and much of the Delmarva Peninsula.
- Support the revitalization of existing neighborhoods.
- Improve public safety throughout the City.
- Maintain the status of the Port of Salisbury as an essential element of regional commerce.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

From the City's updated Comprehensive Plan, the City has identified the following goals:

- To use open space, pedestrian and street corridors to strengthen connections between residential neighborhoods, the downtown and employment areas.
- To provide for the appropriate use of limited land resources in the City of Salisbury in an orderly and controlled manner to grow and develop according to the specific needs of the City.
- To promote a compact development pattern and to grow in an orderly and controlled manner that enhances sustainability and provides a livable community.
- To pursue infill annexation opportunities while assuring that future growth does not outpace available public facilities.

The objectives to achieve an orderly and efficient growth while balancing the welfare of its residents are:

- Provide a clear direction for growth in the City, as well as the associated infrastructure and facilities necessary to support future growth and development.
- Redevelop underutilized areas in the City in an appropriate manner for the benefit of existing and future residents, while encouraging responsible and sustainable new development in appropriate areas.
- Provide a comprehensive, balanced transportation system for the safe, convenient, and efficient movement of people, goods, and services among places of residence, employment, shopping and recreation throughout the City.
- Strengthen Main Street and the Downtown Corridor to encourage continued commercial growth while also utilizing valuable resources outside of the Downtown.
- Promote Salisbury as the urban center of the Delmarva Peninsula by creating opportunities to expand into new tourism markets and enhancing existing tourism markets, such as interconnecting the existing hiking and biking trails through the City.
- Provide a variety of public-accessible open space areas and recreational facilities.
- Protect and restore historically- and culturally-significant places throughout Salisbury.
- Improve the quality of housing while offering a variety of housing types in the City to meet different income needs.
- Streamline the annexation process to reduce conflict between the City and Wicomico County, establish clear boundaries between Salisbury and the surrounding jurisdictions and to update annexation plans as necessary.
- Preserve and conserve the valuable natural resource lands and other sensitive areas in the City to improve the quality of the resource.

### **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

In 2000 according to the U.S. Census, 63.5% of the City's residents 16 years of age and over were considered a part of the labor force. The 2006-2010 American Community Survey estimates that

approximately 63.8% of the population is currently in the labor force. The following charts illustrate the categories of workers and their occupations. The largest portion of Salisbury workers are in management, business, science, and arts occupations. Approximately one fifth of all workers are in “service occupations,” and one quarter are in “sales and office occupations.” According to the 2006-2010 American Community Survey, an estimated 26.9% of households in the City of Salisbury receive income from Social Security. The majority of workers (80.5%) in the City of Salisbury are classified as Private Wage and Salary workers.

The unemployment rate in the City of Salisbury fluctuated greatly during the ten-year time period starting at an unemployment rate of 8.4% to a low of 3.6% and a high of 11.5%. In August 2013, according to the U.S. Bureau of Labor Statistics, the City of Salisbury had an unemployment rate of 8.5%, compared to the Wicomico County unemployment rate of 7.7%, Maryland’s unemployment rate of 7.0%, and the national average unemployment rate was 7.2%.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations**

**Describe how these efforts will support the jurisdiction's Consolidated Plan**

The City of Salisbury is located in the Lower Shore designated Local Workforce Investment Area (LWIA) under the Workforce Investment Act (WIA) of 1998. The Lower Shore Workforce Alliance (LSWA), a division of the Tri-County Council for the Lower Eastern Shore of Maryland, provides workforce training and placement for the City of Salisbury. The organization provides policy and oversight for Workforce Investment Act (WIA) funds and programs. WIA services are primarily delivered at the One-Stop Job Market located at 31901 Tri-County Way in Salisbury, Maryland (410-341-6515). The training and employment services currently offered by LSWA include skill and career assessment, occupational skills training, job search assistance, work experience, employability development counseling, supportive services and referral services which enable eligible participants to become economically self-sufficient and productive members of the community.

To better serve the local economy, the Lower Shore Workforce Alliance is partnering with other community agencies in a strategic shift towards the utilization of industry cluster advisory groups. This involves coordinating with existing organizations to ensure that workforce issues are brought to the forefront. Using an industry cluster model will allow staff to better focus on specific workforce issues. This strategy will assist in the transition from a supply-side (randomly trained individuals) approach to a demand-side (employer) approach to workforce development. For example, a healthcare industry advisory group (demand-side) identifies the need for nursing assistants, and then LSWA will broker relevant training, producing a skilled workforce (supply-side).

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

No

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Not applicable.

## **Discussion**

In 2016, Salisbury Mayor Jacob Day introduced Salisbury's "9 Pillars" as a blueprint for comprehensive development strategies for the City. The City is currently engaged in a number of large scale development plans that are tied to this blueprint and have a directional impact on the City's housing and community development strategies. The comprehensive development strategies are:

### **1. Economic Development**

As the Capital of the Eastern Shore, the City of Salisbury is proud to facilitate a diverse economy. We have an ever-expanding range of economic opportunities that exist within our bustling economy. We are proud to have the 7th fastest growing job market in the US as we cultivate entrepreneurs and encourage the proliferation of small, locally-owned businesses. In 2016 alone, Salisbury's metro economy had grown to \$16.9 billion. With only \$350 million in retail buying power in the City, Salisbury retailers had \$1.6 billion exchanged through retail spending. Manufacturing employment reached 12% of the workforce compared to 3% across the State of Maryland. The most important part of our economic growth strategy has been to turn our once-quiet Downtown into a vibrant center of arts and culture by investing in marketing efforts, arts organizations, recurring events, establishing a Downtown Visitor Center, an amphitheater, and recruiting the National Folk Festival and its \$90 million economic impact to the center of the city.

### **2. Brain Drain**

To continue as a leader at the vanguard of innovative concepts and technologies we are always looking for ways to beautify and better our City. We recently rebranded Salisbury in order to become more marketable as we encourage citizens and business to become involved in our community and take pride in being Salisburians. As a result, we are now known as Maryland's Coastal College Town. We have created an Entrepreneur Pipeline with Salisbury University, partnering with the School of Business to hold entrepreneur courses and business competitions, including awarding a Mayor's Prize to one winning business plan annually. Through our coordination with Salisbury University, we have successfully attracted the University to – for the first time – open a Downtown campus. In this landmark building, they are designing a major Entrepreneur Center which will continue to connect bright minds to the City's heart and soul. We have also funded our City's groundbreaking 'Buy a Home Build a Business' program that helps aspiring small business owners to both open a storefront and buy a house in Salisbury. In support of the young people who grow up in Salisbury, we have established a Youth Civics Council and Youth Development Advisory Committee this year. The Committee has, among other things, recommended the

City establish 2 youth community centers in our distressed neighborhoods in Salisbury and we have acquired sites and begun the design process for these transformative centers.

### 3. Transparency

Throughout Mayor Day's administration there is an ongoing endeavor to hold our government accountable to you, the citizens of Salisbury, as we foster an environment of responsive government and promote open lines of communication between City Government and citizenry. We welcome the public to attend our City Council meetings and make access to government officials easier than ever by streaming Council meetings and work sessions live on PAC 14. Additionally, we remain steadfast in our commitment to transparency by openly sharing up-to-the-minute mapped data. Over the course of FY17 and FY18 we have – and will continue – developing our new City web site (including a new Downtown web site) and a City-operated 311 system. Tools are being adopted to make bill pay, job application, RFP/bid response and other citizen submissions much more user-friendly.

### 4. Neighborhoods & Housing

The City of Salisbury has a dedicated team of support staff and code enforcement officers in our Housing and Community Development Department (HCDD). HCDD serves our City in a myriad of ways from enforcing property and maintenance codes to making sure rental properties within City limits are registered and landlords are properly licensed. In addition to helping maintain order and consistency throughout the streets of Salisbury, HCDD is the home of Salisbury's new Housing First program, designed to help rehabilitate and house the chronically homeless in our City. Currently, HCDD is also working on new ways to encourage homeownership while supporting and strengthening our neighborhoods and encouraging a sense of pride throughout our City.

### 5. Fiscal Discipline

We work tirelessly to ensure that every dollar we expend is accounted for and each expense justified. Each of our City departments is challenged to strive for efficiency as we respect our commitment to you, the tax payer, to responsibly manage City revenue. As a testament to our fiscal responsibility and the dedication of every department, Salisbury has been able to reap the benefits of having a surplus in our budget. In 2016, we had \$280,000 returned to surplus. Furthermore, as a direct result of our fiscal responsibility and discipline, our City currently benefits from our AA Bond rating.

### 6. Public Safety

Maintaining the safety of our community is one of the most important duties our City government is tasked with. As an example of our ongoing commitment to promoting the safety of Salisbury's homes, streets, and business we are proud to host fully operational Police and Fire Departments. Salisbury's finest, the men and women of our Police and Fire Departments, work around the clock to ensure our City continues to be a safe, family friendly community. The commitment of our first responders has not gone

unnoticed or unrewarded, as Salisbury now enjoys the lowest real number of Part 1 crimes in 31 years, and the lowest per capita crime rate in that same time. As a testament to our Emergency Services commitment, it is worth noting that our Salisbury Police Department voluntarily seeks and maintains national accreditation. Furthermore, as a result of their proven track record of outstanding response times and ability to extinguish fires, our Salisbury Fire Department recently attained an ISO rating of 2, one of only 5 agencies in the State of Maryland in the top rating tier.

## 7. Environment

In Salisbury, we take pride in our beautiful environment and pristine waterways. We stand resolved in our commitment to the preservation of one of our most valued natural resources, the Wicomico River. As a demonstration of our determination to preserve our stunning environment for the utilization and enjoyment of future generations, we are proud to participate in efforts in partnership with the Wicomico Creek Watchers to improve the quality of our river and ponds, fulling funding their water testing program for the first time.

## 8. Transportation & Infrastructure

We are devoted to making commuting to and through Salisbury easier and safer than ever by keeping our roads, bridges, and sidewalks accessible to all. A City can only be as strong as the foundation upon which it is built; with this in mind we take pride in our transportation systems and are always looking for ways to improve Salisbury's infrastructure. Currently, we are improving the infrastructure of our Main Street and beautifying our streetscape. In addition to our ongoing projects, we have plans to continue to connect sections of the Salisbury Urban Greenway walking trail as well as to create an innovative biking and walking rail trail along the railroads that connect North and South Salisbury. We are also honored to have been designated as a Bike Friendly City with a Silver Status. In the past 12 months we have adopted a Bike Master Plan, Route 13 Corridor Plan, Urban Greenway Plan, Downtown Master Plan and Zoo Master Plan for upgrading and expanding our infrastructure.

## 9. Constituent Service & Management

Ultimately, the purpose of our City Government is to serve you, the citizens of Salisbury. Our City staff work every day to ensure that Salisbury continues to thrive. If you should have any questions, concerns, or comments regarding the daily operations of the City of Salisbury, please do not hesitate to contact the Mayor's Office or one of our City departments directly. It is our hope that Salisbury will continue to grow as a center of employment and opportunity for all. Our City has a dedicated staff of civil servants. It is our desire for employees of the City of Salisbury to be both engaged and challenged while they are members of our dedicated and innovative workforce.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

The City has identified the following five residential neighborhoods as areas that have a concentration of houses with multiple housing problems: North Camden; Newtown-North Division; Church Street-Doverdale; Presidents-Princeton; and West Side. These areas have been labeled as CDBG Target Areas.

Concentration is defined as the percentage of households with multiple housing problems are at least 20 percentage points higher than the percentage of households with multiple housing problems as a whole.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

The City defines an area of minority concentration as an area identified by Census tracts where at least 60% of the population who reside within the census tract are identified as minority households, as defined by the 2010 U.S. Census. Based on this definition there are two Census Tracts within the City of Salisbury which meet this definition; Census Tract 1 and Census Tract 3. Census Tract 1 encompasses the Church Street-Doverdale CDBG target neighborhood of Salisbury. The percentage of minority residents residing in Census Tract 1 is 60.92%. Census Tract 3 encompasses the Westside CDBG target neighborhood of Salisbury. The percentage of minority residents residing in Census Tract 3 is 88.27%.

### **What are the characteristics of the market in these areas/neighborhoods?**

The areas identified have a larger percentage of multiple housing problems as compared to the City as a whole. In general, these areas exhibit higher rates of vacancy and renter-occupied units. In addition, the economic and demographic characteristics of the areas have higher levels of minorities and lower income levels.

The percentage of minority residents residing in Census Tract 1 is 60.92%. There are a total of 6,211 people living in Census Tract 1 and 2,041 households. Of the residents, 1,783 live below poverty and 11.37% have annual incomes of less than \$14,999. Vacancy rates were 11.2%.

The percentage of minority residents residing in Census Tract 3 is 88.27%. There are a total of 1,449 people living in Census Tract 3 and 534 households. Of the residents, 455 live below poverty and 30.1% have annual incomes of less than \$14,999. Vacancy rates were 16.8%.

### **Are there any community assets in these areas/neighborhoods?**

The majority (62.6%) of the homes in these two areas are single unit detached structures. The areas also have close access to parks and recreational facilities, as well as being located close to essential City services such as police and fire protection. The areas border the Downtown Area of Salisbury, as well.

**Are there other strategic opportunities in any of these areas?**

The target areas directly border the Downtown Area of Salisbury. As the City of Salisbury continues its Downtown improvement goals, the surrounding areas will benefit from the community and economic investments that will occur in the Downtown such as the increase in job opportunities, increase in housing options, and increase in commercial facilities. The City will continue to look for linkages between strategic areas of the city to connect the lower income individuals to development opportunities.



# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan is a guide for the City of Salisbury to establish its housing, homeless, other special needs, community development, economic development, and anti-poverty priorities, objectives, and strategies that it anticipates will be completed during the next five years. The PY 2019-2023 Strategic Plan has been developed based on evaluating the needs and problems experienced by the City of Salisbury and its residents. This strategy is the result of the City's needs assessment and market analysis, which has determined the City's priorities based on this examination.

The goals, objectives, and activities are designed to assist those households with incomes less than 80% of the area median income (AMI). This group is referred to as the "target income" group. Areas in the City with 51% or more of households with incomes less than 80% AMI are designated as CDBG Target Areas. The City of Salisbury has an overall low- and moderate-income population of 64.4%.

The City of Salisbury based its goals and objectives for the PY 2019-2023 Consolidated Plan on the following guiding principles, which provided a framework for the development of the Five Year Consolidated Plan:

- Assist - Develop comprehensive strategies to support and assist those in need in the City of Salisbury.
- Involve - Involve the community and provide opportunities for public input and involvement in the Five Year Consolidated Plan process and the preparation of the report.
- Collaborate - Encourage collaboration between public, private, and non-profit agencies in order to ensure the most efficient and effective services.
- Leverage - Leverage CDBG funds and other local resources to maximize the effectiveness of programs and services.
- Promote - Encourage and support outside agencies and organizations to undertake specific projects and programs to assist low- and moderate-income persons.

The City of Salisbury's priority needs were determined based on:

- existing data on the needs of the community;
- through consultation with City Department Heads and staff
- attendees at round table discussions
- public hearings
- resident surveys
- surveys from social service providers, housing organizations, and community and economic development agencies

The key factors affecting the determination of the five-year priorities include the following:

- The types of target income households with greatest need for assistance.
- The City's low- and moderate-income areas with the greatest need.
- Those activities that will best address the needs of the City residents.
- The limited amount of funding available to meet the needs.
- The ability to leverage additional resources.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

|   |  |   |
|---|--|---|
| 1 | Area Name:   | Citywide Low-Mod                            |
|   | Area Type:   | Local Target area                           |
|   | Other Target Area Description:   | -   |
|   | HUD Approval Date:   | -   |
|   | % of Low/ Mod:   | -   |
|   | Revital Type:  | Comprehensive                               |
|   | Other Revital Description:   | -   |
|   | Identify the neighborhood boundaries for this target area.   | The boundaries are the city limits.         |
|   | Include specific housing and commercial characteristics of this target area.   | See sections NA and MA.                     |
|   | How did your consultation and citizen participation process help you to identify this neighborhood as a target area? | See PR-10 and PR-15.                        |
|   | Identify the needs in this target area.  | See section NA.                             |
|   | What are the opportunities for improvement in this target area?  | See section SP.                             |
|   | Are there barriers to improvement in this target area?   | See MA-40.                                  |
| 2 | Area Name:   | Church Street-Doverdale<br>CDBG Target Area |
|   | Area Type:   | Local Target area                           |
|   | Other Target Area Description:   | -   |
|   | HUD Approval Date:   | -   |
|   | % of Low/ Mod:   | -   |
|   | Revital Type:  | Comprehensive                               |
|   | Other Revital Description:   | -   |
|   | Identify the neighborhood boundaries for this target area.   | The boundaries are the city limits.         |
|   | Include specific housing and commercial characteristics of this target area.   | See sections NA and MA.                     |
|   | How did your consultation and citizen participation process help you to identify this neighborhood as a target area? | See PR-10 and PR-15.                        |

|   |  |  |
|---|--|--|
|   | Identify the needs in this target area.  | See section NA.                            |
|   | What are the opportunities for improvement in this target area?  | See section SP.                            |
|   | Are there barriers to improvement in this target area?   | See MA-40.                                 |
| 3 | Area Name:   | Newtown-North Division<br>CDBG Target Area |
|   | Area Type:   | Local Target area                          |
|   | Other Target Area Description:   | -  |
|   | HUD Approval Date:   | -  |
|   | % of Low/ Mod:   | -  |
|   | Revital Type:  | Comprehensive                              |
|   | Other Revital Description:   | -  |
|   | Identify the neighborhood boundaries for this target area.   | The boundaries are the city limits.        |
|   | Include specific housing and commercial characteristics of this target area.   | See sections NA and MA.                    |
|   | How did your consultation and citizen participation process help you to identify this neighborhood as a target area? | See PR-10 and PR-15.                       |
|   | Identify the needs in this target area.  | See section NA.                            |
|   | What are the opportunities for improvement in this target area?  | See section SP.                            |
|   | Are there barriers to improvement in this target area?   | See MA-40.                                 |
|   | Area Name:   | North Camden CDBG<br>Target Area           |
|   | Area Type:   | Local Target area                          |
| 4 | Other Target Area Description:   | -  |
|   | HUD Approval Date:   | -  |
|   | % of Low/ Mod:   | -  |
|   | Revital Type:  | Comprehensive                              |
|   | Other Revital Description:   | -  |
|   | Identify the neighborhood boundaries for this target area.   | The boundaries are the city limits.        |
|   | Include specific housing and commercial characteristics of this target area.   | See sections NA and MA.                    |
|   | Area Name:   | North Camden CDBG<br>Target Area           |
|   | Area Type:   | Local Target area                          |

|   |  |                                       |
|---|--|---------------------------------------|
|   | How did your consultation and citizen participation process help you to identify this neighborhood as a target area? | See PR-10 and PR-15.                  |
|   | Identify the needs in this target area.  | See section NA.                       |
|   | What are the opportunities for improvement in this target area?  | See section SP.                       |
|   | Are there barriers to improvement in this target area?   | See MA-40.                            |
| 5 | Area Name:   | Presidents-Princeton CDBG Target Area |
|   | Area Type:   | Local Target area                     |
|   | Other Target Area Description:   | -                                     |
|   | HUD Approval Date:   | -                                     |
|   | % of Low/ Mod:   | -                                     |
|   | Revital Type:  | Comprehensive                         |
|   | Other Revital Description:   | -                                     |
|   | Identify the neighborhood boundaries for this target area.   | The boundaries are the city limits.   |
|   | Include specific housing and commercial characteristics of this target area.   | See sections NA and MA.               |
|   | How did your consultation and citizen participation process help you to identify this neighborhood as a target area? | See PR-10 and PR-15.                  |
|   | Identify the needs in this target area.  | See section NA.                       |
|   | What are the opportunities for improvement in this target area?  | See section SP.                       |
|   | Are there barriers to improvement in this target area?   | See MA-40.                            |
|   |  |                                       |
| 6 | Area Name:   | West Side CDBG Target Area            |
|   | Area Type:   | Local Target area                     |
|   | Other Target Area Description:   | -                                     |
|   | HUD Approval Date:   | -                                     |
|   | % of Low/ Mod:   | -                                     |
|   | Revital Type:  | Comprehensive                         |
|   | Other Revital Description:   | -                                     |
|   | Identify the neighborhood boundaries for this target area.   | The boundaries are the city limits.   |

|  |                         |
|--|-------------------------|
| Include specific housing and commercial characteristics of this target area.   | See sections NA and MA. |
| How did your consultation and citizen participation process help you to identify this neighborhood as a target area? | See PR-10 and PR-15.    |
| Identify the needs in this target area.  | See section NA.         |
| What are the opportunities for improvement in this target area?  | See section SP.         |
| Are there barriers to improvement in this target area?   | See MA-40.              |

**Table 47 - Geographic Priority Areas**

**General Allocation Priorities** *Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)*

The City of Salisbury has identified the City's urban core as a priority area for revitalization that includes the rehabilitation of the housing stock, reduction in crime in the adjacent five neighborhoods, and creating connectivity between the urban core neighborhoods and business district.

In addition to the City's Downtown, the five prioritized neighborhoods are North Camden, Newtown/North Division Street, Church Street/Doverdale, Presidents/Princeton Area, and the Westside. The City has been focusing on the revitalization of these target neighborhoods for several years, utilizing a number of different funding programs. All of these neighborhoods have suffered from age, neglect, an overabundance of rental properties, and irresponsible and/or absent landlords. Of the five neighborhoods, the Westside neighborhood has the highest rate of minority concentration (88.27%), as well as a large number of people with low median household incomes and high rates of poverty. Besides capital investments to improve and increase the stock of affordable housing and support homeownership opportunities, the City has made a commitment of resources to reduce crime, promote job training, and revitalize the Downtown. The City of Salisbury Consolidated Plan defines an Area of Minority Concentration as follows; "Census tracts where at least 60% of the population who reside within the census tract are identified as minority households, as defined by the 2010 U.S. Census." There are two census tracts within the City of Salisbury which qualify as areas of minority concentration: Census Tract 1 and Census Tract 3. Census Tract 1 includes the Church Street/Doverdale CDBG target neighborhood. The percentage of minority residents residing in Census Tract 1 is 60.92%. Census Tract 3 encompasses the Westside CDBG target neighborhood of Salisbury. The percentage of minority residents residing in Census Tract 3 is 88.27%.

The City has determined that CDBG funds for program years 2019 to 2023 be directed to all of the CDBG target areas. Priority will be given to projects located in the following areas:

- Church Street / Doverdale CDBG Target Neighborhood
- Westside CDBG Target Neighborhood
- Presidents / Princeton CDBG Target Neighborhood

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

|   |                           |  |
|---|---------------------------|--|
| 1 | Priority Need Name        | Housing Need   |
|   | Priority Level            | High   |
|   | Population                | Extremely Low<br>Low<br>Moderate<br>Middle<br>Large Families<br>Families with Children<br>Elderly<br>Public Housing Residents<br>Rural<br>Chronic Homelessness<br>Individuals<br>Families with Children<br>Mentally Ill<br>Chronic Substance Abuse<br>veterans<br>Persons with HIV/AIDS<br>Victims of Domestic Violence<br>Unaccompanied Youth<br>Elderly<br>Frail Elderly<br>Persons with Mental Disabilities<br>Persons with Physical Disabilities<br>Persons with Developmental Disabilities<br>Persons with Alcohol or Other Addictions<br>Persons with HIV/AIDS and their Families<br>Victims of Domestic Violence<br>Non-housing Community Development |
|   | Geographic Areas Affected | Citywide Low-Mod<br>North Camden CDBG Target Area<br>Presidents-Princeton CDBG Target Area<br>Church Street-Doverdale CDBG Target Area<br>Newtown-North Division CDBG Target Area<br>West Side CDBG Target Area  |

|          |                                    |  |
|----------|------------------------------------|--|
|          | <b>Associated Goals</b>            | HS-1 Homeownership<br>HS-2 Housing Construction<br>HS-3 Housing Rehabilitation   |
|          | <b>Description</b>                 | There is a need for additional decent, safe, sanitary, and affordable housing for homebuyers, homeowners, and renters.   |
|          | <b>Basis for Relative Priority</b> | This priority was determined through consultation with public, nonprofit, and private entities.  |
| <b>2</b> | <b>Priority Need Name</b>          | <b>Homeless Need</b>   |
|          | <b>Priority Level</b>              | High   |
|          | <b>Population</b>                  | Extremely Low<br>Low<br>Moderate<br>Middle<br>Large Families<br>Families with Children<br>Elderly<br>Public Housing Residents<br>Rural<br>Chronic Homelessness<br>Individuals<br>Families with Children<br>Mentally Ill<br>Chronic Substance Abuse<br>veterans<br>Persons with HIV/AIDS<br>Victims of Domestic Violence<br>Unaccompanied Youth |
|          | <b>Geographic Areas Affected</b>   | Citywide Low-Mod<br>North Camden CDBG Target Area<br>Presidents-Princeton CDBG Target Area<br>Church Street-Doverdale CDBG Target Area<br>Newtown-North Division CDBG Target Area<br>West Side CDBG Target Area  |
|          | <b>Associated Goals</b>            | HO-1 Housing<br>HO-2 Operation/Support   |
|          | <b>Description</b>                 | There is a need for housing access for homeless persons and persons at-risk of becoming homeless.  |



|          |                                    |   |
|----------|------------------------------------|---|
|          | <b>Basis for Relative Priority</b> | This priority was determined through consultation with public, nonprofit, and private entities.   |
| <b>3</b> | <b>Priority Need Name</b>          | <b>Other Special Needs</b>  |
|          | <b>Priority Level</b>              | High  |
|          | <b>Population</b>                  | Extremely Low<br>Low<br>Moderate<br>Middle<br>Large Families<br>Families with Children<br>Elderly<br>Public Housing Residents<br>Elderly<br>Frail Elderly<br>Persons with Mental Disabilities<br>Persons with Physical Disabilities<br>Persons with Developmental Disabilities<br>Persons with Alcohol or Other Addictions<br>Persons with HIV/AIDS and their Families<br>Victims of Domestic Violence<br>Non-housing Community Development |
|          | <b>Geographic Areas Affected</b>   | Citywide Low-Mod<br>North Camden CDBG Target Area<br>Presidents-Princeton CDBG Target Area<br>Church Street-Doverdale CDBG Target Area<br>Newtown-North Division CDBG Target Area<br>West Side CDBG Target Area   |
|          | <b>Associated Goals</b>            | SN-1 Housing<br>SN-2 Social Services  |
|          | <b>Description</b>                 | There is a need for housing access, services, and facilities for persons with special needs.  |
|          | <b>Basis for Relative Priority</b> | This priority was determined through consultation with public, nonprofit, and private entities.   |
| <b>4</b> | <b>Priority Need Name</b>          | <b>Community Development Need</b>   |
|          | <b>Priority Level</b>              | High  |

|  |                                  |  |
|--|----------------------------------|--|
|  | <b>Population</b>                | Extremely Low<br>Low<br>Moderate<br>Middle<br>Large Families<br>Families with Children<br>Elderly<br>Public Housing Residents<br>Rural<br>Chronic Homelessness<br>Individuals<br>Families with Children<br>Mentally Ill<br>Chronic Substance Abuse<br>veterans<br>Persons with HIV/AIDS<br>Victims of Domestic Violence<br>Unaccompanied Youth<br>Elderly<br>Frail Elderly<br>Persons with Mental Disabilities<br>Persons with Physical Disabilities<br>Persons with Developmental Disabilities<br>Persons with Alcohol or Other Addictions<br>Persons with HIV/AIDS and their Families<br>Victims of Domestic Violence<br>Non-housing Community Development |
|  | <b>Geographic Areas Affected</b> | Citywide Low-Mod<br>North Camden CDBG Target Area<br>Presidents-Princeton CDBG Target Area<br>Church Street-Doverdale CDBG Target Area<br>Newtown-North Division CDBG Target Area<br>West Side CDBG Target Area  |
|  | <b>Associated Goals</b>          | CD-1 Community Facilities and Infrastructure<br>CD-2 Public Safety and Services<br>CD-3 Connectivity<br>CD-4 Clearance/Demolition  |
|  | <b>Description</b>               | There is a need to improve the community facilities, infrastructure, public services, and quality of life in the City of Salisbury.  |

|          |                                    |  |
|----------|------------------------------------|--|
|          | <b>Basis for Relative Priority</b> | This priority was determined through consultation with public, nonprofit, and private entities.  |
| <b>5</b> | <b>Priority Need Name</b>          | <b>Economic Development Need</b>   |
|          | <b>Priority Level</b>              | Low  |
|          | <b>Population</b>                  | Extremely Low<br>Low<br>Moderate<br>Middle<br>Large Families<br>Families with Children<br>Elderly<br>Public Housing Residents<br>Rural<br>Chronic Homelessness<br>Individuals<br>Families with Children<br>Mentally Ill<br>Chronic Substance Abuse<br>veterans<br>Persons with HIV/AIDS<br>Victims of Domestic Violence<br>Unaccompanied Youth<br>Elderly<br>Frail Elderly<br>Persons with Mental Disabilities<br>Persons with Physical Disabilities<br>Persons with Developmental Disabilities<br>Persons with Alcohol or Other Addictions<br>Persons with HIV/AIDS and their Families<br>Victims of Domestic Violence<br>Non-housing Community Development |
|          | <b>Geographic Areas Affected</b>   | Citywide Low-Mod<br>North Camden CDBG Target Area<br>Presidents-Princeton CDBG Target Area<br>Church Street-Doverdale CDBG Target Area<br>Newtown-North Division CDBG Target Area<br>West Side CDBG Target Area  |

|   |                                    |  |
|---|------------------------------------|--|
|   | <b>Associated Goals</b>            | ED-1 Employment<br>ED-2 Development<br>ED-3 Redevelopment<br>ED-4 Financial Assistance<br>ED-5 Access to Transportation  |
|   | <b>Description</b>                 | There is a need to encourage employment and economic opportunities in the City of Salisbury.   |
|   | <b>Basis for Relative Priority</b> | This priority was determined through consultation with public, nonprofit, and private entities.  |
| 6 | <b>Priority Need Name</b>          | <b>Administration, Planning, and Management Need</b>   |
|   | <b>Priority Level</b>              | High   |
|   | <b>Population</b>                  | Extremely Low<br>Low<br>Moderate<br>Middle<br>Large Families<br>Families with Children<br>Elderly<br>Public Housing Residents<br>Rural<br>Chronic Homelessness<br>Individuals<br>Families with Children<br>Mentally Ill<br>Chronic Substance Abuse<br>veterans<br>Persons with HIV/AIDS<br>Victims of Domestic Violence<br>Unaccompanied Youth<br>Elderly<br>Frail Elderly<br>Persons with Mental Disabilities<br>Persons with Physical Disabilities<br>Persons with Developmental Disabilities<br>Persons with Alcohol or Other Addictions<br>Persons with HIV/AIDS and their Families<br>Victims of Domestic Violence<br>Non-housing Community Development |

|  |                                    |   |
|--|------------------------------------|---|
|  | <b>Geographic Areas Affected</b>   | Citywide Low-Mod<br>North Camden CDBG Target Area<br>Presidents-Princeton CDBG Target Area<br>Church Street-Doverdale CDBG Target Area<br>Newtown-North Division CDBG Target Area<br>West Side CDBG Target Area |
|  | <b>Associated Goals</b>            | AM-1 Overall Coordination   |
|  | <b>Description</b>                 | There is a need for planning, administration, management, and oversight of federal, state, and local funded programs.   |
|  | <b>Basis for Relative Priority</b> | This priority was determined through consultation with public, nonprofit, and private entities.   |

**Table 48 – Priority Needs Summary**

### **Narrative (Optional)**

The priority ranking of needs for the housing, homeless, other special needs, community development, economic development, and administration, planning, and management strategies are as follows:

- High Priority - Activities are assigned a high priority if the City expects to fund them during the Five Year Consolidated Plan period.
- Low Priority - Activities are assigned a low priority if the activity may not be funded by the City during the Five Year Consolidated Plan period. The City may support applications for other funding if those activities are consistent with the needs identified in the Five Year Consolidated Plan.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

| Affordable Housing Type               | Market Characteristics that will influence the use of funds available for housing type  |
|---------------------------------------|---|
| Tenant Based Rental Assistance (TBRA) | CDBG funds are limited for use within the City; housing assistance is limited to homeowners, as well as non-profit affordable housing providers. The City is not a HOME entitlement community. A state allocation of ESG funds are used locally for Rapid Re-housing activities.  |
| TBRA for Non-Homeless Special Needs   | CDBG funds are limited for use within the City; housing assistance is limited to homeowners, as well as non-profit affordable housing providers. The City is not a HOME entitlement community. A state allocation of ESG funds are used locally for Rapid Re-housing activities.  |
| New Unit Production                   | The housing needs in the City are for accessible, decent, safe, sanitary and affordable housing units. The City will utilize various funding sources and stakeholders to support neighborhood revitalization activities throughout the City related to the creation and preservation of affordable housing.   |
| Rehabilitation                        | The housing needs in the City are for accessible, decent, safe, sanitary and affordable housing units. The City will utilize various funding sources and stakeholders to support neighborhood revitalization activities throughout the City related to the creation and preservation of affordable housing.   |
| Acquisition, including preservation   | <p>The housing needs in the City are for accessible, decent, safe, sanitary and affordable housing units. The City will utilize various funding sources and stakeholders to support neighborhood revitalization activities throughout the City related to the creation and preservation of affordable housing.</p> <p>There are three historic districts: Downtown, Newtown, and Camden. The City has developed guidelines for historic preservation.</p> |

**Table 48 – Influence of Market Conditions**

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

Salisbury will receive \$349,401 in CDBG funds for the PY 2019 program year. The City's PY 2019 CDBG program year starts on July 1, 2019 and concludes on June 30, 2020. The City projects its CDBG allocations will remain level over the five-year period.

The City is not a direct recipient of HUD's Emergency Solutions Grant (ESG), Housing Opportunities for People With AIDS (HOPWA), or HOME Partnership (HOME) funds. Entities within the City are encouraged to apply for funding under these programs through the Maryland Department of Housing and Community Development (DHCD). The City will support applications that are submitted to DHCD that address the needs and strategies identified in the Consolidated Plan.

### 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<br>Admin and Planning<br>Economic Development<br>Housing<br>Public Improvements<br>Public Services | \$349,401                        | \$0             | \$0                   | \$349,401 | \$1,400,000                                    | The CDBG entitlement program allocates annual grants to larger cities and urban counties to develop viable communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low- and moderate-income persons. |

Table 49 - Anticipated Resources

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

The City will continue to utilize federal, state and private resources currently available to develop and expand affordable rental opportunities, homeownership options for low- and moderate-income households, and to promote other critical community sustainability initiatives.

Other resources available to help the City address its housing and community development needs include funds from the Maryland Department of Housing and Community Development (DHCD), such as low interest mortgage finance (HOME funds), housing rehabilitation money (Maryland Housing Rehabilitation Program - MHRP funds), Special Targeted Area Rehabilitation (STAR) Program funds, lead-based paint reduction funds (Lead Hazard Reduction Program), first-time homebuyer settlement expenses, rental allowance funds (Rental Allowance Program), and neighborhood revitalization program (Community Legacy and Neighborhood Partnership) funds.

Salisbury has successfully obtained funding from the Environmental Protection Agency, the National Fish & Wildlife Foundation, the Maryland Department of Natural Resources, the Department of Transportation, and the State Highway Administration. To help with crime reduction and revitalization activities the City has received funds through the Law Enforcement Block Grant program, the Edward Byrne Memorial Justice Assistance Grant (JAG) program, the Bulletproof Vest Partnership Program (DOJ), as well as Wicomico Exile (gun control), the Gun Violence Reduction Initiative, and the Maryland Criminal Intelligence Network (MCIN) through the Governor's Office of Crime Control & Prevention (GOCCP).

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

The City does not intend to use, acquire or improve any publicly owned land or property using CDBG funds to address the needs identified in the City's Consolidated Plan.

**Discussion**

The City will utilize available federal, state and private resources currently available to address the needs identified in the City's Consolidated Plan.



## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

| Responsible Entity  | Responsible Entity Type  | Role           | Geographic Area Served |
|---|--------------------------|----------------|------------------------|
| City of Salisbury   | Departments and agencies | Planning       | Jurisdiction           |
| Wicomico County Housing Authority                                 | PHA                      | Public Housing | Region                 |
| Homeless Alliance for the Lower Shore Continuum of Care Committee | Continuum of care        | Homelessness   | Region                 |

Table 50 - Institutional Delivery Structure

### Assess of Strengths and Gaps in the Institutional Delivery System

The City's Housing & Community Development Department (HCDD) coordinates and consults with the multiple municipal departments and authorities, the Maryland Department of Housing and Community Development (DHCD), and local non-profit and for profit stakeholders to address its housing and community development priorities. The City coordinates and consults with the Wicomico Housing Authority on issues of affordable housing for extremely low-, very low-, and low-income residents. Additionally, the City coordinates and consults with the HALS CoC on issues concerning rapid rehousing, homeless prevention, emergency shelter housing, transitional housing, and permanent supportive housing for the City.

The largest barrier for the City to address its housing and community development needs is the lack of adequate funding for the City and stakeholders to undertake projects that will address the needs identified in this plan.

### Availability of services targeted to homeless persons and persons with HIV and mainstream services

| Homelessness Prevention Services | Available in the Community | Targeted to Homeless | Targeted to People with HIV |
|----------------------------------|----------------------------|----------------------|-----------------------------|
| Homelessness Prevention Services |                            |                      |                             |
| Counseling/Advocacy              | X                          | X                    |                             |
| Legal Assistance                 | X                          | X                    |                             |
| Mortgage Assistance              | X                          | X                    |                             |
| Rental Assistance                | X                          | X                    |                             |

| Homelessness Prevention Services        | Available in the Community | Targeted to Homeless | Targeted to People with HIV |
|---|----------------------------|----------------------|-----------------------------|
| <b>Homelessness Prevention Services</b> |                            |                      |                             |
| Utilities Assistance                    | X                          | X                    |                             |
| <b>Street Outreach Services</b>         |                            |                      |                             |
| Law Enforcement                         | X                          | X                    |                             |
| Mobile Clinics                          | X                          | X                    |                             |
| Other Street Outreach Services          | X                          | X                    |                             |
| <b>Supportive Services</b>              |                            |                      |                             |
| Alcohol & Drug Abuse                    | X                          | X                    |                             |
| Child Care                              | X                          | X                    |                             |
| Education                               | X                          | X                    |                             |
| Employment and Employment Training      | X                          | X                    |                             |
| Healthcare                              | X                          | X                    |                             |
| HIV/AIDS                                | X                          | X                    |                             |
| Life Skills                             | X                          | X                    |                             |
| Mental Health Counseling                | X                          | X                    |                             |
| Transportation                          | X                          | X                    |                             |

**Table 51 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The Maryland Department of Health and Mental Hygiene (DHMH) provides referral services and case management to persons with HIV to ensure that those persons receive the supportive services that they will need.

The HALS CoC provides a number of housing/shelter options, as well as supportive services for homeless persons.

The City of Salisbury also provides referral services and information on affordable housing options in the City.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

To adequately address the needs of the homeless, there is a need for increased cooperation and coordination among the many housing developers and social service providers. All of these actions, once

coordinated and implemented, will greatly enhance the City's efforts to address the homeless population's needs.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The HALS CoC performs an annual gap analysis to determine the unmet supportive service and housing needs for the homeless population. In previous years, the CoC identified the need for additional housing options for veterans.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

| Sort Order | Goal Name                 | Start Year | End Year | Category           | Geographic Area   | Needs Addressed | Funding            | Goal Outcome Indicator                                |
|------------|---------------------------|------------|----------|--------------------|---|-----------------|--------------------|---|
| 1          | HS-1 Homeownership        | 2019       | 2023     | Affordable Housing | Citywide Low-Mod<br>North Camden CDBG Target Area<br>Presidents-Princeton CDBG Target Area<br>Church Street-Doverdale CDBG Target Area<br>Newtown-North Division CDBG Target Area<br>West Side CDBG Target Area | Housing Need    | CDBG:<br>\$300,000 | Homeowner Housing Added:<br>54 Household Housing Unit |
| 2          | HS-2 Housing Construction | 2019       | 2023     | Affordable Housing | Citywide Low-Mod<br>North Camden CDBG Target Area<br>Presidents-Princeton CDBG Target Area<br>Church Street-Doverdale CDBG Target Area<br>Newtown-North Division CDBG Target Area<br>West Side CDBG Target Area | Housing Need    | CDBG:<br>\$249,521 | Homeowner Housing Added:<br>2 Household Housing Unit  |

| Sort Order | Goal Name                   | Start Year | End Year | Category           | Geographic Area   | Needs Addressed | Funding   | Goal Outcome Indicator  |
|------------|-----------------------------|------------|----------|--------------------|---|-----------------|-----------|---|
| 3          | HS-3 Housing Rehabilitation | 2019       | 2023     | Affordable Housing | Citywide Low-Mod<br>North Camden CDBG Target Area<br>Presidents-Princeton CDBG Target Area<br>Church Street-Doverdale CDBG Target Area<br>Newtown-North Division CDBG Target Area<br>West Side CDBG Target Area | Housing Need    | CDBG: \$0 | Homeowner Housing Rehabilitated:<br>0 Household Housing Unit                                    |
| 4          | HO-1 Housing                | 2019       | 2023     | Homeless           | Citywide Low-Mod<br>North Camden CDBG Target Area<br>Presidents-Princeton CDBG Target Area<br>Church Street-Doverdale CDBG Target Area<br>Newtown-North Division CDBG Target Area<br>West Side CDBG Target Area | Homeless Need   | CDBG: \$0 | Homeless Person Overnight Shelter:<br>0 Persons Assisted  |
| 5          | HO-2 Operation/Support      | 2019       | 2023     | Homeless           | Citywide Low-Mod<br>North Camden CDBG Target Area<br>Presidents-Princeton CDBG Target Area<br>Church Street-Doverdale CDBG Target Area<br>Newtown-North Division CDBG Target Area<br>West Side CDBG Target Area | Homeless Need   | CDBG: \$0 | Public service activities other than Low/Moderate Income Housing Benefit:<br>0 Persons Assisted |

| Sort Order | Goal Name                                    | Start Year | End Year | Category                          | Geographic Area   | Needs Addressed            | Funding         | Goal Outcome Indicator  |
|------------|--|------------|----------|-----------------------------------|---|----------------------------|-----------------|---|
| 6          | SN-1 Housing                                 | 2019       | 2023     | Non-Homeless Special Needs        | Citywide Low-Mod<br>North Camden CDBG Target Area<br>Presidents-Princeton CDBG Target Area<br>Church Street-Doverdale CDBG Target Area<br>Newtown-North Division CDBG Target Area<br>West Side CDBG Target Area | Other Special Needs        | CDBG: \$0       | Public service activities for Low/Moderate Income Housing Benefit: 0 Households Assisted                            |
| 7          | SN-2 Social Services                         | 2019       | 2023     | Non-Homeless Special Needs        | Citywide Low-Mod<br>North Camden CDBG Target Area<br>Presidents-Princeton CDBG Target Area<br>Church Street-Doverdale CDBG Target Area<br>Newtown-North Division CDBG Target Area<br>West Side CDBG Target Area | Other Special Needs        | CDBG: \$0       | Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted                        |
| 8          | CD-1 Community Facilities and Infrastructure | 2019       | 2023     | Non-Housing Community Development | Citywide Low-Mod<br>North Camden CDBG Target Area<br>Presidents-Princeton CDBG Target Area<br>Church Street-Doverdale CDBG Target Area<br>Newtown-North Division CDBG Target Area<br>West Side CDBG Target Area | Community Development Need | CDBG: \$750,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted |

| Sort Order | Goal Name                       | Start Year | End Year | Category                          | Geographic Area   | Needs Addressed            | Funding         | Goal Outcome Indicator  |
|------------|---------------------------------|------------|----------|-----------------------------------|---|----------------------------|-----------------|---|
| 9          | CD-2 Public Safety and Services | 2019       | 2023     | Non-Housing Community Development | Citywide Low-Mod<br>North Camden CDBG Target Area<br>Presidents-Princeton CDBG Target Area<br>Church Street-Doverdale CDBG Target Area<br>Newtown-North Division CDBG Target Area<br>West Side CDBG Target Area | Community Development Need | CDBG: \$100,000 | Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted                  |
| 10         | CD-3 Connectivity               | 2019       | 2023     | Non-Housing Community Development | Citywide Low-Mod<br>North Camden CDBG Target Area<br>Presidents-Princeton CDBG Target Area<br>Church Street-Doverdale CDBG Target Area<br>Newtown-North Division CDBG Target Area<br>West Side CDBG Target Area | Community Development Need | CDBG: \$0       | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted |
| 11         | CD-4 Clearance/Demolition       | 2019       | 2023     | Non-Housing Community Development | Citywide Low-Mod<br>North Camden CDBG Target Area<br>Presidents-Princeton CDBG Target Area<br>Church Street-Doverdale CDBG Target Area<br>Newtown-North Division CDBG Target Area<br>West Side CDBG Target Area | Community Development Need | CDBG: \$0       | Buildings Demolished: 0 Buildings   |

| Sort Order | Goal Name          | Start Year | End Year | Category             | Geographic Area   | Needs Addressed           | Funding   | Goal Outcome Indicator                        |
|------------|--------------------|------------|----------|----------------------|---|---------------------------|-----------|---|
| 12         | ED-1 Employment    | 2019       | 2023     | Economic Development | Citywide Low-Mod<br>North Camden CDBG Target Area<br>Presidents-Princeton CDBG Target Area<br>Church Street-Doverdale CDBG Target Area<br>Newtown-North Division CDBG Target Area<br>West Side CDBG Target Area | Economic Development Need | CDBG: \$0 | Jobs created/retained:<br>0 Jobs              |
| 13         | ED-2 Development   | 2019       | 2023     | Economic Development | Citywide Low-Mod<br>North Camden CDBG Target Area<br>Presidents-Princeton CDBG Target Area<br>Church Street-Doverdale CDBG Target Area<br>Newtown-North Division CDBG Target Area<br>West Side CDBG Target Area | Economic Development Need | CDBG: \$0 | Businesses assisted:<br>0 Businesses Assisted |
| 14         | ED-3 Redevelopment | 2019       | 2023     | Economic Development | Citywide Low-Mod<br>North Camden CDBG Target Area<br>Presidents-Princeton CDBG Target Area<br>Church Street-Doverdale CDBG Target Area<br>Newtown-North Division CDBG Target Area<br>West Side CDBG Target Area | Economic Development Need | CDBG: \$0 | Other:<br>0 Other                             |



| Sort Order | Goal Name                     | Start Year | End Year | Category             | Geographic Area   | Needs Addressed                               | Funding         | Goal Outcome Indicator  |
|------------|-------------------------------|------------|----------|----------------------|---|---|-----------------|---|
| 15         | ED-4 Financial Assistance     | 2019       | 2023     | Economic Development | Citywide Low-Mod<br>North Camden CDBG Target Area<br>Presidents-Princeton CDBG Target Area<br>Church Street-Doverdale CDBG Target Area<br>Newtown-North Division CDBG Target Area<br>West Side CDBG Target Area | Economic Development Need                     | CDBG: \$0       | Other:<br>0 Other   |
| 16         | ED-5 Access to Transportation | 2019       | 2023     | Economic Development | Citywide Low-Mod<br>North Camden CDBG Target Area<br>Presidents-Princeton CDBG Target Area<br>Church Street-Doverdale CDBG Target Area<br>Newtown-North Division CDBG Target Area<br>West Side CDBG Target Area | Economic Development Need                     | CDBG: \$0       | Public service activities other than Low/Moderate Income Housing Benefit:<br>0 Persons Assisted |
| 17         | AM-1 Overall Coordination     | 2019       | 2023     | Planning             | Citywide Low-Mod<br>North Camden CDBG Target Area<br>Presidents-Princeton CDBG Target Area<br>Church Street-Doverdale CDBG Target Area<br>Newtown-North Division CDBG Target Area<br>West Side CDBG Target Area | Administration, Planning, and Management Need | CDBG: \$349,880 | Other:<br>5 Other   |

**Table 52 – Goals Summary**

## Goal Descriptions

|   |                  |  |
|---|------------------|--|
| 1 | Goal Name        | HS-1 Homeownership   |
|   | Goal Description | Increase the supply of owner-occupied housing units through housing counseling, down payment assistance, and closing cost assistance.  |
| 2 | Goal Name        | HS-2 Housing Construction  |
|   | Goal Description | Encourage the construction of new affordable housing units in the City for owners and renters.   |
| 3 | Goal Name        | HS-3 Housing Rehabilitation  |
|   | Goal Description | Conserve and rehabilitate existing affordable housing units occupied by owners and renters in the City by addressing code violations, emergency repairs and handicap accessibility.  |
| 4 | Goal Name        | HO-1 Housing   |
|   | Goal Description | Support the Continuum of Care's efforts to provide emergency shelter, transitional housing, permanent supportive housing, and other permanent housing opportunities.   |
| 5 | Goal Name        | HO-2 Operation/Support   |
|   | Goal Description | Assist providers operating housing or providing support services for the homeless and persons or families at-risk of becoming homeless.  |
| 6 | Goal Name        | SN-1 Housing   |
|   | Goal Description | Increase the supply of accessible, decent, safe, sanitary, and affordable housing for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs through rehabilitation of existing buildings and new construction. |
| 7 | Goal Name        | SN-2 Social Services   |
|   | Goal Description | Support social service programs and facilities for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol/drug dependency, and persons with other special needs.  |

|    |                  |   |
|----|------------------|---|
| 8  | Goal Name        | CD-1 Community Facilities and Infrastructure  |
|    | Goal Description | Improve the City's public facilities and infrastructure through rehabilitation, reconstruction, and new construction.                         |
| 9  | Goal Name        | CD-2 Public Safety and Services   |
|    | Goal Description | Improve and enhance public safety, public services, and public programs.  |
| 10 | Goal Name        | CD-3 Connectivity   |
|    | Goal Description | Improve connectivity within the City and to surrounding communities through physical, visual, transportation, and accessibility improvements. |
| 11 | Goal Name        | CD-4 Clearance/Demolition   |
|    | Goal Description | Remove and eliminate slum and blighting conditions throughout the City.   |
| 12 | Goal Name        | ED-1 Employment   |
|    | Goal Description | Support and encourage job creation, job retention, and job training opportunities.  |
| 13 | Goal Name        | ED-2 Development  |
|    | Goal Description | Support business and commercial growth through expansion and new development.   |
| 14 | Goal Name        | ED-3 Redevelopment  |
|    | Goal Description | Plan and promote the development, redevelopment, and revitalization of vacant commercial and industrial sites.                                |

|    |                  |  |
|----|------------------|--|
| 15 | Goal Name        | ED-4 Financial Assistance  |
|    | Goal Description | Support and encourage new economic development through local, state, and federal tax incentives and programs such as Tax Incremental Financing (TIF), Tax Abatements (LERTA), Payment in Lieu of Taxes (Pilot), Enterprise Zones/Entitlement Communities, Section 108 Loan Guarantees, Economic Development Initiative (EDI) funds, etc. |
| 16 | Goal Name        | ED-5 Access to Transportation  |
|    | Goal Description | Support the expansion of public transportation and access to bus and automobile service to assist residents' transportation needs for employment and job training opportunities.   |
| 17 | Goal Name        | AM-1 Overall Coordination  |
|    | Goal Description | Provide program management and oversight for the successful administration of federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing activities, and compliance with all federal, state, and local laws and regulations.                                      |

**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 91.315(b)(2)**

The City of Salisbury owns Mitchell Landing Apartments, a 24-unit apartment complex which was built with Partnership Rental Housing Program (PRHP) funds received from CDA / DHCD. Severn Companies manages the property for the City. Mitchell Landing serves moderate income families. In PY 2016, the City of Salisbury, in partnership with the Wicomico County Health Department (WiCHD) and Help and Outreach Point of Entry, Inc. (HOPE), began running a pilot permanent supportive housing (PSH) program for 12 chronically homeless persons. This program adheres to a 'Housing First' philosophy, stressing a relatively low barrier for access to the program and high bar for ejection from the program. In PY 2017, the City of Salisbury placed 9 additional households in the PSH program, consisting of 9 adults and 6 children. Four households were exited from the program – one as a result of death, two for non-compliance and one was a voluntary exit. Currently the City's PSH has 11 active households, with 19 total people, consisting of 12 adults and 7 children. Participants are housed in private, scattered-site rentals, with the majority of the cost of housing (rent and utilities) covered by the City. Participants are required to contribute 30% of their income to the payment of their rent. The WiCHD provides targeted case management (TCM) to participants of the program, reimbursable through Medicaid. The case managers meet with the program participants approximately once a week. As needed, the Homeless Alliance of the Lower Shore provides ongoing support and advice to the City on operating the program.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

The Wicomico County Housing Authority was found to be in non-compliance with Section 504 of the Rehabilitation Act of 1973 based on a Compliance Review conducted by the Baltimore HUD Office on May 2003. The Housing Authority subsequently entered into a Voluntary Compliance Agreement with the Department. The Housing Authority is currently in compliance with its agreement.

### **Activities to Increase Resident Involvements**

The Housing Authority provides the following community amenities at its new affordable housing developments:

- Community building with meeting space and computer lab
- Supportive services on-site
- Fitness center
- On-site parking and access to public transportation
- On-site professional management team

The WCHA encourages resident involvement through a number of resident focused activities that utilize the Authority's community facilities. Residents have participated in the following activities:

- Back-to-School Night; including donated school supplies
- Food drop-offs
- Community Crock Pot dinners
- Onsite parent/teacher conferences
- Collaborations with various community groups to provide onsite services such as cooking classes, budgeting classes, and after-school activities

The Housing Authority will continue to offer these programs, as well as expand offerings as more partnerships with the community are created.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No

### **Plan to remove the 'troubled' designation**

Not applicable.

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

The City of Salisbury updated its Analysis of Impediments to Fair Housing Choice in conjunction with the development of the City's PF 2019-2023 Consolidated Five Year Plan. The City identified the following impediments, which directly and/or indirectly, affect housing affordability:

1. Fair Housing Education and Outreach - There is a need to improve the knowledge and understanding concerning the rights of individuals, families, and members of the protected classes in regard to the Fair Housing Act (FHA) and awareness of discriminatory practices.
2. Continuing Need for Affordable Housing - Two out of every three renter households in the City are paying over 30% of their monthly incomes on housing costs. One out of every three owner households with a mortgage is paying over 30% of their monthly income on housing costs.
3. Continuing Need for Accessible Housing - There is a lack of accessible housing units in the City of Salisbury as the supply of accessible housing has not kept pace with the demand of individuals desiring to live independently.
4. Public Policy - The City Zoning Ordinance needs additional definitions and provisions concerning Fair Housing.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

In the updated Analysis of Impediments, the City identified the following goals and strategies to address impediments identified:

**Impediment 1:** The Fair Housing Education and Outreach goal is to improve the knowledge and awareness of both the public and the local officials of the Fair Housing Act, related laws, regulations, and requirements to affirmatively further fair housing in the community. The City will utilize the following strategies to achieve this goal:

- 1-A Continue to educate and make residents aware of their rights under the Fair Housing Act (FHA) and the Americans with Disabilities Act (ADA).
- 1-B Continue to educate and make realtors, bankers, and housing providers aware of their responsibilities under the Fair Housing Act (FHA) and the Americans with Disabilities Act (ADA).
- 1-C Continue to support Fair Housing organizations and legal advocacy groups to assist persons who may be victims of housing discrimination and/or not aware of how to file a housing complaint.
- 1-D Continue to identify LEP persons to provide the specific language assistance that is needed.
- 1-E Continue to partner with regional jurisdictions and housing providers to encourage fair housing choice throughout the eastern shore.

**Impediment 2:** The Continuing Need for Affordable Housing goal is to increase the supply of affordable housing by new construction and rehabilitation of various types of housing that is affordable to lower income households. The City will utilize the following strategies to achieve this goal:

- 2-A Continue to support and encourage private developers and non-profit housing providers to create, through construction or rehabilitation, affordable and mixed-income housing located outside of areas of lower income and minority concentrations.
- 2-B Continue to support and encourage the rehabilitation of existing housing units in the City to become decent, safe, sound and affordable housing for households below 80% AMI.
- 2-C Continue to support homebuyer education and training programs to improve homebuyer awareness.
- 2-D Provide federal, state and local funding in response to HMDA data discrimination patterns to support a higher loan to value ratio for minority homebuyers.
- 2-E Continue to update the information available on the Affordable Housing Resources database located on the City of Salisbury website.

**Impediment 3:** The Continuing Need for Accessible Housing goal is to increase the supply of accessible housing by new construction and rehabilitation of accessible housing for persons who are disabled. The City will utilize the following strategies to achieve this goal:

- 3-A Continue to promote the need for accessible housing by supporting and encouraging private developers and non-profits to develop, construct, and/or rehabilitate housing that is accessible to persons who are disabled.
- 3-B Continue to provide financial assistance for accessibility improvements to owner-occupied housing units to enable the elderly and/or disabled to remain in their existing homes.
- 3-C Continue to enforce the ADA and Fair Housing requirements for landlords to make “reasonable accommodations” to their rental properties so they become accessible to tenants who are disabled.
- 3-D Continue to update the information, including accessibility and visitability. available on the Affordable Housing Resources database located on the City of Salisbury website.

**Impediment 4:** The Public Policy goal is to revise the City Zoning Ordinance to promote the development of various types of affordable housing throughout the City. The City will utilize the following strategies to achieve this goal:

- 4-A Revise the City Zoning Ordinance to include additional definitions, statements, and revisions.
- 4-B Adopt a written Reasonable Accommodation Policy for housing developers and the Planning/Zoning Commission to follow when reasonable accommodation requests are made concerning zoning and land use as it applies to protected classes under the Fair Housing Act.
- 4-C Develop financial incentives to encourage developers and housing providers to offer more affordable housing options in the City.
- 4-D Appoint City residents to the City’s CDBG Committee.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

The CoC will continue to provide the following outreach to homeless persons and families:

- Wicomico County has a designated PATH staff person to conduct street outreach including encampments
- Two day facilities offer meals, services and bathroom facilities
- Community Resource Days are scheduled to provide outreach, information, and referrals for housing and services
- Faith based organizations provide outreach and referral for housing and services
- Veteran outreach through SSVF
- SOAR case manager conducts outreach
- Homeless ID Project
- Distribution of Resource Cards and Guides throughout the area
- Outreach provided at community events
- Annual PIT count
- Food pantries and soup kitchen outreach
- 24-hour general help hotline 211
- HALS CoC website

The CoC will provide additional funding for its street outreach workers which includes training on the assessment tool. The assessment tool determines the priority of needs and uses a self-sufficiency outcome matrix to determine rapid rehousing and permanent housing needs to ensure that homeless persons are prioritized by need and in a timely manner.

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

According to 2018 HIC data, the CoC had 198 emergency shelter beds and 30 transitional housing beds. Both operated at 100% coverage rate. During 2019, the CoC emergency shelter beds and transitional housing beds available will increase/decrease/remain the same. The CoC will continue to operate two (2) day shelters that offer meals, services, and bathroom facilities: HALO, 119 South Boulevard, Salisbury, MD and Joseph House, 812 Boundary Street, Salisbury, MD. The following services will remain available:

- Wicomico County Department of Social Services
- Wicomico County Health Department
- Rapid rehousing and homeless prevention through Diakonia
- Catholic Charities - Seton Center
- Goodwill Industries
- HOPE



- Joseph House
- The Salvation Army
- Shore Transit
- Telemon Corporation
- Salisbury Urban Ministries

The CoC will continue to expand its permanent supportive housing programs which will result in additional beds being made available at emergency shelter and transitional housing locations.

**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**

The CoC works with its partners to resolve, reduce and remove barriers homeless persons' experience during their transition to permanent housing and independent living by:

- Establishing coordinated assessment process to reduce barriers to program entry
- Implementing the housing first model
- Connecting program participants to resources such as: income; utilities, rent, identification, case management, etc.) to sustain permanent housing
- Utilizing available housing resource lists to assist program participants to identify housing options
- Using HMIS data to analyze results

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The CoC has created a network of outreach programs, intake and assessment options, housing opportunities, and service referrals to help low-income individual families avoid becoming homeless. This process is linked to the coordinated entry system and housing first model. Additionally, the Maryland Department of Health and Mental Hygiene (DHMH) provides referral services and case management to persons 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) to ensure that those individuals receive the supportive services that match their needs.

While all of the publicly funded institutions and systems of care in the area have adopted discharge policies and procedures that are designed to not discharge clients into homelessness, CoC members have observed that the implementation of these plans is not flawless. The CoC has identified a lack of adequate staffing levels to properly access post-discharge housing and services. The largest area of improvement the CoC has identified to address this issue, is utilization of the CoC's coordinated entry system. The CoC will continue its efforts in collaboration with the City and tri-county members to improve knowledge and communication between publicly funded institutions and systems of care that could potentially discharge a client into homelessness and housing/service providers.

The City of Salisbury's Housing and Community Development Department has staff available to refer low-income individuals and families to available affordable housing options and supportive service programs in the City in order to help them avoid becoming homeless. Additionally, the Housing Authority has prioritized the waiting list status for seniors and persons with disabilities.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The Maryland Department of the Environment manages a lead poisoning prevention program that forms the foundation of the lead reduction and elimination strategy in the City. The City has several ongoing efforts to reduce risk of children's lead exposure and to detect lead exposure as follows:

- Under Maryland State Law “Lead Risk Reduction in Housing” owners of rental property built before 1950 must register their units with the Maryland Department of the Environment (MDE), distribute materials from MDE informing tenants of the hazards of lead-based paint, and meet specific lead paint risk reduction standards, in return for liability protection. The Law also requires landlords to perform lead hazard reduction treatments at each turnover in rental housing built before 1950. The protection also is available for owners of rental units built after 1950, if they choose to meet the requirements.
- Grants and loans for lead hazard reduction
- Locally based outreach programs to parents, health care providers, and property owners
- Targeted intensive outreach for blood lead testing for early detection and early intervention in at-risk areas

Statewide, the following blood lead testing requirements are in effect:

- Mandatory blood lead testing at age one and two of children enrolled in Medicaid (Federal Early Prevention Screening and Detection Treatment or "EPSDT" requirements)
- Mandatory evidence of screening within 30 days of entry into daycare for newborn children to six years of age with either a blood-lead test or risk assessment questionnaire
- Mandatory testing of children by age 12 months and by age 24 months living in an at-risk area
- Recommendations for medical and public health follow-up based on the Centers for Disease Control and Prevention (CDC) guidance in "Screening Young Children for Lead Poisoning, Guidance for State and Local Public Health Officials" and "Managing Elevated Blood-Lead Levels Among Young Children: Recommendations from the Advisory Committee on Childhood Lead Poisoning Prevention"

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

Lead based paint is one of the most significant environmental factors that affects residential housing units. Lead-based paint in residential housing can cause severe health risks for children. In 1978, lead was banned from use in residential paint. It is estimated that 20 million housing units in the United States contain lead based paint hazards, which includes flaking or peeling of lead based paint and excessive levels of tiny lead particles in household dust. HUD estimates that 3.8 million homes containing such immediate lead hazards are occupied by families with young children who are at immediate risk of lead poisoning.

According to CHAS data, it is estimated that there are 1136 (or 30% of) owner-occupied housing units and 288 (or 3% of) renter-occupied housing units built before 1980 with children present located in the City.

According to the Childhood Blood Lead Surveillance in Maryland 2017 Annual Report, there were 2,285 (or 24.8% on the population) children age 0-72 months tested for blood lead levels. There were 26 (1.1% of the population) reported cases of blood lead levels of 5-9 µg/dL and 7 reported cases of blood lead levels > 10 µg/dL (0.3% of the population) for children 0-72 months old.

### **How are the actions listed above integrated into housing policies and procedures?**

The reported cases of childhood lead poisoning in Wicomico County are low. State Health Department estimates emphasize that the number of unreported/undetected cases of childhood lead poisoning is unknown, and the low number of reported cases should not be misconstrued as evidence that lead poisoning is not more widespread.

The revised Federal lead-based paint regulations published on September 15, 1999 (24 CFR Part 35) have had a significant impact on many activities, such as: rehabilitation; tenant based rental assistance; and property acquisition; supported by the CDBG program. The City of Salisbury administers a housing rehabilitation program and a homebuyer assistance program; both of which complies with Title 24 Part 35: Lead-Based Paint Poisoning Prevention in Certain Residential Structures (Current Rule).

Rehabilitation Programs - The City of Salisbury will continue to ensure that:

- Applicants for rehabilitation funding receive the required lead-based paint information and understand their responsibilities.
- Staff properly determines whether proposed projects are exempt from some or all lead-based paint requirements.
- The level of federal rehabilitation assistance is properly calculated and the applicable lead-based paint requirements determined.
- Properly qualified personnel perform risk management, paint testing, lead hazard reduction, and clearance services when required.
- Required lead hazard reduction work and protective measures are incorporated into project rehabilitation specifications.
- Risk assessment, paint testing, lead hazard reduction, and clearance work are performed in accordance with the applicable standards established in 24 CFR Part 35.
- Required notices regarding lead-based paint evaluation, presumption, and hazard reduction are provided to occupants and documented.
- Program documents establish the rental property owner's responsibility to perform and document ongoing lead-based paint maintenance activities, when applicable.
- Program staff monitors owner compliance with ongoing lead-based paint maintenance activities, when applicable.

Homeownership Programs - The City of Salisbury will continue to ensure that:

- Applicants for homeownership assistance receive adequate information about lead-based paint requirements.
- Staff properly determines whether proposed projects are exempt from some or all lead based paint requirements.
- A proper visual assessment is performed to identify deteriorated paint in the dwelling unit, any common areas servicing the unit, and exterior surfaces of the building or soil.
- Prior to occupancy, properly qualified personnel perform paint stabilization and the dwelling passes a clearance exam in accordance with the standards established in 24 CFR Part 35.
- The home purchaser receives the required lead-based paint pamphlet and notices.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The City of Salisbury is committed to addressing the needs of its residents who live at or below the poverty level. During the five-year period from 2019-2023, the City, in conjunction with other public agencies and private non-profit organizations, will continue to pursue resources and innovative partnerships to support the development of affordable housing, rental assistance, homelessness prevention, emergency food and shelter, health care, family services, job training, and transportation. Partners with the City in these anti-poverty efforts include Wicomico County service agencies as well as WCHA, Shore-Up, the Salvation Army, DILA, the Village of Hope, SWED, GSC, local banks, Salisbury University, and Wor-Wic Community College.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?**

Poverty occurs when a household's basic needs for food, clothing, and shelter are not being met. Poverty is a function of income instability which is related to a number of factors such housing costs, health care costs, access to supportive services, education and training, employment opportunities, access to transportation, and unexpected crises. The City recognizes these linkages and in conjunction with other public and private agencies will fund and support activities that address the following strategies over the five-year period:

- Providing affordable housing
- Providing emergency and transitional housing
- Providing assistance to homeowners for housing maintenance
- Providing assistance to first time homebuyers
- Providing financial education and coaching to LMI persons
- Preventing homelessness by providing case management, budget counseling, and eviction prevention funds

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The City of Salisbury's Finance Department will have the primary responsibility for monitoring the City's Consolidated Plan. The Finance Department will maintain records on the progress toward meeting the goals and statutory and regulatory compliance of each activity. The Department will be responsible for the ongoing monitoring of sub-recipients, as well.

The City of Salisbury's Finance Department has a "Monitoring Process" that is directed towards the following:

- Program Performance
- Financial Performance
- Regulatory Compliance

It is the City's responsibility to ensure that Federal funds are used in accordance with all program requirements; determining the adequacy of performance under sub-recipient agreements; and taking appropriate action when performance problems arise. It is also the City's responsibility to manage the day to day operation of grant and sub-recipient activities. Monitoring is performed for each program, function, and activity.

The City has developed a "monitoring checklist" that it utilizes when programs and activities are reviewed. This checklist, approved by the U.S. Department of Housing and Urban Development, was developed in accordance with Sub-Part J of 24 CFR, Part 85 "Uniform Administrative Requirement for Grants and Cooperative Agreements of State and Local Governments" and the HUD Community Planning and Development Monitoring Handbook (HUD 6509.2).

The monitoring process is not a "one-time" event. The process is an on-going system of planning, implementation, communication and follow-up.

In the planning stage, sub-recipients are required to submit "proposals for funding." These proposals are reviewed by the City Staff and the CDBG Review Committee for eligibility; recommendations are then forwarded to the City's administration for final funding approval. A scope of services and budget are finalized and the contract with each agency is executed.

During the time when the project or program is underway, the City's staff may conduct an "on-site" monitoring visit where technical assistance is provided, files are reviewed and "corrective actions" are taken to resolve any potential deficiencies or problems.

The City of Salisbury provides the public with reasonable notice of, and the opportunity to comment on its Annual Action Plan, its performance under previously funded CDBG Program Years, and substantial amendments to the Five Year Consolidated Plan and Annual Action Plans. The City of Salisbury will respond within 15 days in writing to any written complaints or inquiries from the public in regard to the CDBG Program, its housing strategy, or its CAPER. This is enumerated in its Citizen Participation Plan.

The City monitors its performance with meeting its goals and objectives established in its Five Year Consolidated Plan. It reviews its goals on an annual basis in the preparation of its CAPER and makes adjustments to its goals as needed.

In the expenditure of CDBG funds for housing construction or project improvements, the City's inspectors make periodic on-site inspections to insure compliance with the local housing code. The City also requires submittal of architectural drawings, site plans, and work specifications for this work. These are reviewed prior to issuance of building permits and the distribution of CDBG funds.



## Annual Action Plan

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

#### Introduction

Salisbury will receive \$349,401 in CDBG funds for the PY 2019 program year. The City's PY 2019 CDBG program year starts on July 1, 2019 and concludes on June 30, 2020. The City projects its CDBG allocations will remain level over the five-year period.

The City is not a direct recipient of HUD's Emergency Solutions Grant (ESG), Housing Opportunities for People With AIDS (HOPWA), or HOME Partnership (HOME) funds. Entities within the City are encouraged to apply for funding under these programs through the Maryland Department of Housing and Community Development (DHCD). The City will support applications that are submitted to DHCD that address the needs and strategies identified in the Consolidated Plan.

#### 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<br>Admin and Planning<br>Economic Development<br>Housing<br>Public Improvements<br>Public Services | \$349,401                        | \$0             | \$0                   | \$349,401 | \$1,400,000                                    | The CDBG entitlement program allocates annual grants to larger cities and urban counties to develop viable communities by providing decent housing, a suitable living environment, and opportunities to expand economic opportunities, principally for low- and moderate-income persons. |

**Table 53 - 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**

The City will continue to utilize federal, state and private resources currently available to develop and expand affordable rental opportunities, homeownership options for low- and moderate-income households, and to promote other critical community sustainability initiatives.

Other resources available to help the City address its housing and community development needs include funds from the Maryland Department of Housing and Community Development (DHCD), such as low interest mortgage finance (HOME funds), housing rehabilitation money (Maryland Housing Rehabilitation Program - MHRP funds), Special Targeted Area Rehabilitation (STAR) Program funds, lead-based paint reduction funds (Lead Hazard Reduction Program), first-time homebuyer settlement expenses, rental allowance funds (Rental Allowance Program), and neighborhood revitalization program (Community Legacy and Neighborhood Partnership) funds.

Salisbury has successfully obtained funding from the Environmental Protection Agency, the National Fish & Wildlife Foundation, the Maryland Department of Natural Resources, the Department of Transportation, and the State Highway Administration. To help with crime reduction and revitalization activities the City has received funds through the Law Enforcement Block Grant program, the Edward Byrne Memorial Justice Assistance Grant (JAG) program, the Bulletproof Vest Partnership Program (DOJ), as well as Wicomico Exile (gun control), the Gun Violence Reduction Initiative, and the Maryland Criminal Intelligence Network (MCIN) through the Governor's Office of Crime Control & Prevention (GOCCP).

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

The City does not intend to use, acquire or improve any publicly owned land or property using CDBG funds to address the needs identified in the City's Consolidated Plan.

**Discussion**

The City will utilize available federal, state and private resources currently available to address the needs identified in the City's Consolidated Plan.

## 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          | HS-2 Housing Construction                    | 2019       | 2023     | Affordable Housing                | West Side CDBG Target Area               | Housing Need                                  | CDBG: \$88,000  | Homeowner Housing Added: 1 Household Housing Unit  |
| 2          | CD-1 Community Facilities and Infrastructure | 2019       | 2023     | Non-Housing Community Development | Church Street-Doverdale CDBG Target Area | Community Development Need                    | CDBG: \$191,521 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4310 Persons Assisted |
| 3          | AM-1 Overall Coordination                    | 2019       | 2023     | Planning                          | Citywide Low-Mod                         | Administration, Planning, and Management Need | CDBG: \$69,880  | Other: 1 Other   |

Table 54 – Goals Summary

#### Goal Descriptions

|   |                  |  |
|---|------------------|--|
| 1 | Goal Name        | HS-2 Housing Construction  |
|   | Goal Description | Encourage the construction of new affordable housing units in the City for owners and renters. |

|   |                  |   |
|---|------------------|---|
| 2 | Goal Name        | CD-1 Community Facilities and Infrastructure  |
|   | Goal Description | Improve the City's public facilities and infrastructure through rehabilitation, reconstruction, and new construction.   |
| 3 | Goal Name        | AM-1 Overall Coordination   |
|   | Goal Description | Provide program management and oversight for the successful administration of federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing activities, and compliance with all federal, state, and local laws and regulations. |

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The City of Salisbury's PY 2019 CDBG Program year begins July 1, 2019 and ends June 30, 2020. The following projects will be funded with the City's PY 2019 CDBG allocation:

1. Habitat for Humanity of Wicomico County - Housing Construction \$88,000
2. Low-Mod Neighborhood Sidewalk Construction \$191,521
3. CDBG Program Administration \$69,880

#### Projects

| # | Project Name   |
|---|--|
| 1 | Habitat for Humanity Owner-Occupied Housing Construction |
| 2 | Street Improvements in Low Mod CTs/BGs                   |
| 3 | CDBG Program Administration                              |

Table 55 – Project Information

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

The City allocated its CDBG funds to those geographic areas where the population exceeds 51% low- and moderate-income households. At least 70% of the City's CDBG funds are budgeted to activities that principally benefit low- and moderate-income persons. The following guidelines for allocating CDBG funds will be used for the PY 2019 Annual Action Plan:

- The Housing Construction activity will directly benefit an LMI household.
- The Community Facilities and Infrastructure activity is located in an LMI Census Tract Block Group service area – the Church Street/Doverdale CDBG Target Area.

The allocation priorities were established through consultations with stakeholders, a resident survey, and public meetings.

The most significant obstacle for the City to address the underserved community needs is access to additional funding opportunities to develop additional or enhanced housing and community development activities.

## AP-38 Project Summary

### Project Summary Information

|   |   |   |
|---|---|---|
| 1 | Project Name  | Habitat for Humanity Owner-Occupied Housing Construction  |
|   | Target Area   | West Side CDBG Target Area  |
|   | Goals Supported   | HS-2 Housing Construction   |
|   | Needs Addressed   | Housing Need  |
|   | Funding   | CDBG: \$88,000  |
|   | Description   | Construction of a new single family owner occupied home.  |
|   | Target Date   | 6/30/2020   |
|   | Estimate the number and type of families that will benefit from the proposed activities | One (1) LMI household   |
|   | Location Description  | 504 Tangier Street, Salisbury, MD 21801   |
|   | Planned Activities  | Matrix Code: 12 Construction of Housing<br>National Objective: LMH Low/mod housing benefit - activities that are carried out for the purpose of providing or improving permanent residential structures that will be occupied by low/mod income households. 570.208(a)(3) |
| 2 | Project Name  | Street Improvements in Low Mod CTs/BGs  |
|   | Target Area   | Church Street-Doverdale CDBG Target Area  |
|   | Goals Supported   | CD-1 Community Facilities and Infrastructure  |
|   | Needs Addressed   | Community Development Need  |
|   | Funding   | CDBG: \$191,521   |
|   | Description   | Construction of sidewalks in CDBG Target Areas.   |
|   | Target Date   | 6/30/2020   |
|   | Estimate the number and type of families that will benefit from the proposed activities | 4,310 persons – 77.6% LMI   |
|   | Location Description  | Church Street-Doverdale CDBG Target Area  |

|          |  |   |
|----------|--|---|
|          | <b>Planned Activities</b>  | Matrix Code: 03L Sidewalks<br><br>National Objective: LMA Low/mod area benefit - the service area identified for activities is primarily low/mod income.<br>570.208(a)(1) |
| <b>3</b> | <b>Project Name</b>  | CDBG Program Administration   |
|          | <b>Target Area</b>   | Citywide Low-Mod  |
|          | <b>Goals Supported</b>   | AM-1 Overall Coordination   |
|          | <b>Needs Addressed</b>   | Administration, Planning, and Management Need   |
|          | <b>Funding</b>   | CDBG: \$69,880  |
|          | <b>Description</b>   | Provide program management and oversight of the City's CDBG program.  |
|          | <b>Target Date</b>   | 6/30/2020   |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 30,570 persons (City of Salisbury population)   |
|          | <b>Location Description</b>  | City of Salisbury, Department of Housing and Community Development, 207 West Main Street, Suite 102, Salisbury, Maryland 21801  |
|          | <b>Planned Activities</b>  | Matrix Code: 21A General Program Administration   |



## 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

The City of Salisbury will provide CDBG funds to activities principally benefitting low/mod income persons throughout the City. While specific target areas have been identified in the City, the majority of CDBG project funding is not directed to any specific geographic area, but based on income benefit.

Salisbury has identified the following areas as target areas: the City's Downtown, North Camden Neighborhood, Newtown/North Division Street Neighborhood, Church Street/Doverdale Neighborhood, Presidents/Princeton Neighborhood, and the Westside Neighborhood. The City has been focusing on the revitalization of these target neighborhoods for several years, utilizing a number of different funding programs. All of these neighborhoods have suffered from age, neglect, an overabundance of rental properties, and irresponsible and/or absent landlords. Of the five neighborhoods, the Westside neighborhood has the highest rate of minority concentration (88.27%), as well as a large number of people with low-mod household incomes and high rates of poverty. Besides capital investments to improve and increase the stock of affordable housing and support homeownership opportunities in FY 2014, the City has made a commitment of staff to reduce crime, promote job training, and revitalize the Downtown.

The City of Salisbury Consolidated Plan defines an Area of Minority Concentration as follows; "Census tracts where at least 60% of the population who reside within the census tract are identified as minority households, as defined by the 2010 U.S. Census." There are two census tracts within the City of Salisbury which qualify; Census Tract 1 and Census Tract 3. Census Tract 1 includes the Church Street/Doverdale CDBG target neighborhood. The percentage of minority residents residing in Census Tract 1 is 60.92%. Census Tract 3 encompasses the Westside CDBG target neighborhood of Salisbury. The percentage of minority residents residing in Census Tract 3 is 88.27%.

### Geographic Distribution

| Target Area      | Percentage of Funds |
|------------------|---------------------|
| Citywide Low-Mod | 100%                |

Table 56 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

The rationale for funding activities was based on the eligibility of the activity. The activity must meet a national objective and demonstrate evidence of need in the community. Additional consideration was given based on the community's or the agency/organization's past history of expenditure of the CDBG funds, the ability to leverage other funds for this activity, and whether the PY 2019 request was related to projects that if not funded, would result in a special assessment against low- and moderate-income

households. Finally, a high priority was given to activities based on the community's or agency/organization's ability to complete the project in a timely manner. The City will provide CDBG funds to activities principally benefitting low/mod income persons in the City, but additional consideration is given to projects that benefit the target areas of the City.

The City of Salisbury has utilized the following criteria when establishing priorities for CDBG projects:

- Meeting the statutory requirements of the CDBG program
- Meeting the needs of very-low and low- and moderate-income residents
- Focusing on low- and moderate-income areas or communities
- Coordinating and leveraging of resources
- Response to expressed needs
- Projects that would otherwise cause a special assessment to be levied against low- and moderate-income households
- Ability to complete the project in a timely manner

Affordable housing was identified as one of the largest underserved needs in the City in the Five Year Consolidated Plan. The City of Salisbury is not a HUD entitlement jurisdiction under the HOME program. Therefore, resources for housing activities are limited. The primary obstacle to meeting the underserved needs is the limited resources available to address the identified priorities in the City.

## **Discussion**

The geographic locations and the public benefit for the PY 2019 CDBG Activities/Projects are as follows:

- Project 19-01: Habitat for Humanity of Wicomico County - New Housing Construction - unit will be constructed on a vacant lot located on Tangier Street in the West Side CDBG Target Area. This is 25% of CDBG funds.
- Project 19-02: Low-Mod Neighborhood Sidewalk Construction - will benefit low/mod income persons located in the Church Street - Doverdale CDBG Target Area. This is 55% of CDBG funds.
- Project 19-03: Administration - will be available Citywide. This is 20% of CDBG funds.

## Affordable Housing

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

#### Introduction

The City of Salisbury utilizes its CDBG funds to rehabilitate existing affordable housing units, support the construction of new affordable housing units, and to provide down payment/closing cost assistance to facilitate housing affordability.

Specific to PY 2019, the City will fund the following affordable housing activity:

- Project 19-02: Habitat for Humanity of Wicomico County New Housing Construction

| One Year Goals for the Number of Households to be Supported |   |
|---|---|
| Homeless  | 0 |
| Non-Homeless  | 1 |
| Special-Needs   | 0 |
| Total   | 1 |

**Table 57 - One Year Goals for Affordable Housing by Support Requirement**

| One Year Goals for the Number of Households Supported Through |   |
|---|---|
| Rental Assistance   | 0 |
| The Production of New Units                                   | 1 |
| Rehab of Existing Units                                       | 0 |
| Acquisition of Existing Units                                 | 0 |
| Total   | 1 |

**Table 58 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

For PY 2019, the City of Salisbury will fund the construction of a new single-family owner-occupied affordable housing unit. The activity will benefit one (1) LMI household and the new affordable housing unit will be located on Tangier Street in the West Side CDBG Target Area.

The City of Salisbury will not be funding any affordable rental housing activities in PY 2019.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Wicomico County Housing Authority administers the public housing and housing choice voucher program in the City of Salisbury. The Housing Choice Voucher Program waiting list is currently closed and the Public Housing waiting list is open indefinitely.

The Wicomico County Housing Authority received \$3,066,979 in Revenue during FY 2018. Revenues received were:

- Tenant Rental Revenue
- Operating Grants Received
- Capital Grants Received
- Other Income
- Investment Income

The Housing Authority expects Revenues to remain constant during FY 2018 and 2019. The average Housing Assistance Payment for voucher units in 2018 was \$580 per unit month.

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

The Wicomico County Housing Authority is expecting to receive a FY 2019 Capital Fund Program allocation of \$435,771. The funds will be allocated in the following manner:

- Physical Improvements \$249,034
- Management Improvements \$7,500
- Administration \$43,577
- Other \$106,173
- Operations \$29,487

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

The Wicomico County Housing Authority encourages residents of its public housing units to organize community groups to become more involved in housing management. Neighborhood crime watch groups have been formed and assist in ensuring the safety of residents is maintained. Additionally, the WCHA schedules regular meetings at public housing sites to discuss needs and concerns. Voucher holders are also encouraged to participate in regular WCHA meetings.

The Housing Authority offers residents the opportunity to participate in the Family Self-Sufficiency Program. The Housing Authority's Family Self-Sufficiency Program provides program participants an

opportunity to develop plans with specific goals and objectives for self-sufficiency. The Program connects participants with case managers to assist participants to achieve their goals.

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

The Wicomico Housing Authority is not designated as “troubled” by HUD and is performing satisfactorily according to HUD guidelines and standards.

**Discussion**

The City of Salisbury identified the need for decent, safe, sanitary and affordable housing in its Five Year Consolidated Plan. The Wicomico County Housing Authority is an important part of the City of Salisbury’s housing need strategy especially as it pertains to housing for extremely low-income, very low-income, and low-income residents.

The Housing Authority will continue its efforts to rehabilitate and replace its antiquated public housing units by completing the demolition and replacement of Booth Street, as well as the completion of rehabilitating the remaining Scattered Site public housing units in need of improvements.

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

### **Introduction**

In PY 2018, the Homeless Alliance for the Lower Shore Continuum of Care applied for \$1,213,694 in total CoC funds that represented \$1,140,872 allocated to Tier 1 Projects and \$72,822 allocated to Tier 2 Projects. Somerset County Health Department (SCHD) and the Maryland Department of Health and Mental Hygiene (DHMH) provide permanent supportive housing in the tri-county area. SCHD receives funding in the amount of \$979,276 for six HUD Supportive Housing Program grants, which serve a total of 72 households (51 of which are prioritized for chronically homeless individuals and families). DHMH receives funding for three Shelter Plus Care program grants in the amount of \$304,102 covering the three counties on the Lower Eastern Shore of Maryland, which serve a total of 29 households (12 of which are prioritized for chronically homeless individuals and families). In addition, the City of Salisbury provides 11 units of PSH for unsheltered, chronically homeless individuals at a cost of \$97,300. The U.S. Department of Veterans Affairs provides 75 units of HUD VASH for veterans.

### **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**

The CoC will continue to provide the following outreach to homeless persons and families:

- Wicomico County has contracted with City of Salisbury to provide a PATH staff person to conduct street outreach including encampments
- City of Salisbury receives ESG funds to provide street outreach
- Two day facilities offer meals, services and bathroom facilities
- Community Resource Days are scheduled to provide outreach, information, and referrals for housing and services
- Faith based organizations provide outreach and referral for housing and services
- Veteran outreach through SSVF
- SOAR case manager conducts outreach
- Homeless ID Project
- Distribution of Resource Cards and Guides throughout the area
- Outreach provided at community events
- Annual PIT count
- Food pantries and soup kitchen outreach
- 24-hour general help hotline 211
- HALS CoC website

The CoC will provide additional funding for its street outreach workers which includes training on the

assessment tool. The assessment tool determines the priority of needs and uses a self-sufficiency outcome matrix to determine rapid rehousing and permanent housing needs to ensure that homeless persons are prioritized by need and in a timely manner.

The City continues to participate in CoC meetings and applicable subcommittees.

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

According to 2018 HIC data, the CoC had 198 emergency shelter beds and 30 transitional housing beds. Both operated at 100% coverage rate. During 2019, the CoC emergency shelter beds and transitional housing beds available will remain the same. The CoC will continue to operate two (2) day shelters that offer meals, services, and bathroom facilities: HALO, 119 South Boulevard, Salisbury, MD and Joseph House, 812 Boundary Street, Salisbury, MD. The following services will remain available:

- Wicomico County Department of Social Services
- Wicomico County Health Department
- Rapid rehousing and homeless prevention through Diakonia, the Seton Center, and the City of Salisbury
- Catholic Charities - Seton Center
- Goodwill Industries
- HOPE
- Joseph House
- The Salvation Army
- Shore Transit
- Telemon Corporation
- Salisbury Urban Ministries

The CoC will continue to expand its permanent supportive housing programs that will result in additional beds being made available at emergency shelter and transitional housing locations.

**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**

The CoC works with its partners to resolve, reduce and remove barriers homeless persons' experience

during their transition to permanent housing and independent living by:

- Establishing coordinated assessment process to reduce barriers to program entry
- Implementing the housing first model
- Connecting program participants to resources such as: income; utilities, rent, identification, case management, etc.) to sustain permanent housing
- Utilizing available housing resource lists to assist program participants to identify housing options
- Using HMIS data to analyze results

**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**

The CoC has created a network of outreach programs, intake and assessment options, housing opportunities, and service referrals to help low-income individuals and families avoid becoming homeless. This process is linked to the coordinated entry system and the 'housing first' model. Additionally, the Maryland Department of Health and Mental Hygiene (DHMH) provides referral services and case management to persons 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) to ensure that those individuals receive the supportive services that match their needs.

While all of the publicly funded institutions and systems of care in the area have adopted discharge policies and procedures that are designed to not discharge clients into homelessness, CoC members have observed that the implementation of these plans is not flawless. The CoC has identified a lack of adequate staffing levels to properly access post-discharge housing and services. The largest area of improvement the CoC has identified to address this issue, is utilization of the CoC's coordinated entry system. The CoC will continue its efforts, in collaboration with the City and tri-county members, to improve knowledge and communication between publicly funded institutions and systems of care that could potentially discharge a client into homelessness and the housing/service providers.

The City of Salisbury's Housing and Community Development Department has staff available to refer low-income individuals and families to available affordable housing options and supportive service programs in the City to help them avoid becoming homeless. Additionally, the Housing Authority has prioritized



waiting list status for seniors and persons with disabilities.

## **Discussion**

The CoC has identified the following goals for PY 2019:

- Reduce the number of homeless individuals and families
- Reduce the number of first time homeless individuals and families
- Reduce the length of time people experience homelessness
- Reduce the returns to homelessness
- Address the recent increase in families experiencing homelessness, as we saw a 32% increase in 2018 through rapid rehousing and case management services.
- Obtain funding for a project dedicated to youth homelessness.
- Establish a chronic by-name list and workgroup to reduce the number of chronically homeless individuals and families.
- Declare an end to veteran homelessness

In PY 2018, the HUD NOFA awarded the CoC a total of \$1,286,378 in CoC funds (does not include CoC Planning funds), an increase of \$69,684 than originally requested. The increase was the result of an increase in the fair market rents used by HUD. The CoC NOFA provided the funding levels shown to the following renewal projects:

- MHA S+C Lower Shore (Somerset & Wicomico) - \$254,723
- MHA S+C Lower Shore (Worcester) - \$68,255
- Project 23 - \$538,056
- Wicomico Chronic 2 - \$19,773
- Project 1 - \$298,539
- Somerset Chronic - \$20,255
- Wicomico Chronic - \$19,834
- Bonus Project - \$63,943
- CoC Planning Application - \$36,411

In 2019, the CoC was awarded \$629,433 in Homelessness Solutions Funds (HSP) which included ESG. The CoC expects HSP total funding levels to at least remain level or increase somewhat in the 2019-2020 HSP NOFA funding. The HSP application is due April 26, 2019 to the State with the new funding starting July 1, 2019. The only anticipated change is for an additional \$1,000,000 in Unaccompanied Youth funds which is currently awaiting approval by the Maryland General Assembly. We will know if this amount has been allocated when the Maryland General Assembly closed in early April. The CoC will be applying for funds to address the needs of unaccompanied youth in our region.

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

### **Introduction**

The City of Salisbury will monitor and review public policies for discriminatory practices and/or impacts on housing availability. The City completed an Analysis of Impediments to Fair Housing Choice concurrent with the preparation of the Five Year Consolidated Plan during this program year (PY 2019).

**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**

The City will continue to undertake the following actions through CDBG funding:

- Review the City Zoning Ordinance for revisions
- Leverage its financial resources and apply for additional public and private housing funding

The City of Salisbury has allocated PY 2019 CDBG funds to the following activity to address barriers to affordable housing:

- Project 19-03: CDBG Program Administration

### **Discussion**

The City of Salisbury is committed to removing or reducing barriers to the development of affordable housing whenever possible throughout the City. A variety of actions include, among others, to reduce the cost of housing to make it affordable. To achieve this goal, the City of Salisbury plans to:

- Provide developers with incentives for construction of affordable housing
- Continue to waive single-family owner-occupied building permit fees
- Assist in acquiring sites for affordable housing
- Promote Federal and State financial assistance for affordable housing

## **AP-85 Other Actions – 91.220(k)**

### **Introduction**

The City of Salisbury has developed the following actions to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based hazards, reduce the number of poverty-level families, develop institutional structures, and enhance coordination between public, private housing and social service agencies.

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

The primary obstacle to meeting the underserved needs in the City of Salisbury is the limited financial resources available to address the priorities identified in the Five Year Consolidated Plan and the lack of affordable housing. The City of Salisbury is not a HUD entitlement jurisdiction under the HOME program. Therefore, resources for housing activities are limited. Under the PY 2019 CDBG Program the City will take the following actions:

- Continue to leverage its financial resources and apply for additional public and private funds
- Continue to provide funds for new affordable housing
- Continue its support and cooperation with the Continuum of Care
- Continue to promote economic development
- Continue to provide public safety improvements
- Continue to remove slum and blighting conditions in the City

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

The City of Salisbury will fund the following affordable housing projects with PY 2019 CDBG funds:

- Project 19-01: Habitat for Humanity of Wicomico County New Housing Construction - CDBG funds will be provided to assist in the construction costs of a new single family housing unit on a vacant lot located at Tangier Street in the West Side CDBG Target Area. (CDBG - \$88,000)

The Wicomico Housing Authority will continue to fund the following activities to foster and maintain affordable housing in the City of Salisbury:

- Continue to provide Housing Choice Vouchers and public housing units
- Continue to rehabilitate, make 504 improvements, and develop new housing units

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

In Salisbury, it is estimated that 7,258 housing units in the City were built before 1980 and are at risk of lead-based paint hazards. Based on the 2009-2013 American Community Survey, 1,924 (or 51%) of owner-occupied housing units were built before 1980 and 3,929 (or 47%) of renter-occupied housing units were

built before 1980. CHAS data reports that there are 1,136 (or 30%) owner-occupied housing units with children present that were built before 1980 and may contain LBP hazards and 288 (or 3%) renter-occupied housing units with children present that were built before 1980 and may contain LBP hazards in the City. The City of Salisbury will continue to comply with Title 24 Part 35: Lead-Based Paint Poisoning Prevention in Certain Residential Structures (Current Rule). The City is not funding any activities that directly reduce lead-based paint hazards during PY 2019.

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

Based on the 2009-2013 ACS data an estimated 28.4% of the City of Salisbury's residents lived in poverty, which is greater than the State of Maryland where 9.8% of residents lived in poverty. Female-headed households with children are particularly affected by poverty at 41.7%, and 34.2% of all youth under the age of 18 were living in poverty.

The City is funding Project 19-01: Habitat for Humanity of Wicomico County New Housing Construction, which will create a new owner-occupied housing unit for a single female with one child under the age of 18 present in the household.

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

The City of Salisbury has a productive working relationship with many community partners in the implementation of the City's housing and community development projects. The Finance Department will coordinate activities among the public and private agencies and organizations in the City. This coordination will ensure that the goals and objectives stated in the PY 2019-2023 Five Year Consolidated Plan will be effectively addressed by more than one entity. The following entities will carry out the PY 2019 annual goals and objectives:

- City of Salisbury Finance Department – manages and administers the CDBG program
- The Wicomico County Housing Authority – manages and administers Housing Choice Vouchers and public housing units
- Homeless Alliance for the Lower Shore (HALS) Continuum of Care (CoC) Committee – coordinates homeless services and homeless prevention activities
- Habitat for Humanity of Wicomico County – affordable housing provider

The City will continue to develop relationships that will assist the City to address its housing and community development needs especially collaborative relationships that provide additional financial resources and expertise that can be used to supplement existing services in the City.

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

The City of Salisbury is committed to continuing its participation and coordination with social service

agencies, housing agencies, community and economic development agencies, county, federal, and state agencies, as well as with the private and non-profit sectors, to serve the needs of target income individuals and families in the City of Salisbury.

In those years when the City elects to hold an open funding round for the Community Development Block Grant (CDBG) program, it conducts a competitive application process to award funds to other public agencies and local 501(c)(3) non-profit organizations to undertake CDBG eligible activities. The applications are reviewed by the CDBG Review Committee and / or City Staff Members, the Mayor, and finally submitted to the City Council for approval. A percentage of the City's CDBG funds are then awarded on a competitive basis to non-profit applicants for eligible activities. However, in some years the City may choose to utilize the CDBG funds internally to conduct eligible activities that meet a national objective.

The City Finance Department staff provides help and assistance as needed to assist the public agencies that receive CDBG funding.

During the PY 2019 application period, the City received one application from Habitat for Humanity requesting \$100,000 in CDBG funds for the construction of one single-family owner-occupied housing unit. The City awarded \$88,000 in CDBG funds for the activity.

## **Discussion**

The Finance Department has the primary responsibility for monitoring the City's Five Year Consolidated Plan and Annual Action Plan. The Department maintains records on the progress toward meeting the goals and the statutory and regulatory requirements of each activity. The Department has a monitoring process that is focused on analyzing activities based on program performance, financial performance, and regulatory compliance. The accomplishments of the PY 2019 CDBG activities will be reported in the PY 2019 Consolidated Annual Performance and Evaluation Report (CAPER) and will be used as a basis for future funding decisions.

## Program Specific Requirements

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

#### Introduction

The City of Salisbury will receive an allocation of CDBG funds in the amount of \$349,401 for PY 2019. The following CDBG funds are expected to be available during the program year and program specific requirements will be met:

#### 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. | 100.00% |

**Discussion:**

Under the PY 2019 CDBG Program, the City will receive a grant in the amount of \$349,401 and anticipates \$0 in program income. The City budgeted \$69,880 for General Administration for a total planning and administration cost of \$69,880 (20.0%). The balance of funds (\$279,521) will be allocated to activities which principally benefit low- and moderate-income persons in the amount of \$279,521 (100.00%), \$0 for the removal of slums and blight (0%), and \$0 for urgent needs (0%). The activities that will principally benefit low- and moderate-income persons are: 1) Low-Mod Neighborhood Sidewalk Construction - \$191,521 (68.5%) and 2) Habitat for Humanity of Wicomico County – Housing Construction - \$88,000 (31.5%).

In those years when the City elects to hold an open funding round for the Community Development Block Grant (CDBG) program, it conducts a competitive application process to award funds to other public agencies and local 501(c)(3) non-profit organizations to undertake CDBG eligible activities. The applications are reviewed by the CDBG Review Committee and/or City Staff Members, the Mayor, and finally submitted to the City Council for approval. A percentage of the City's CDBG funds are then awarded on a competitive basis to non-profit applicants for eligible activities. However, in some years the City may choose to utilize the CDBG funds internally to conduct eligible activities that meet a national objective.

## **Appendix**

The following attachments are included:

1. Citizen Participation
2. Grantee Unique Appendices
3. SF 424 and Certification



## **Citizen Participation**



## Legal Notices

Notice Public Hearing

Notice Public Hearing

### PUBLIC HEARING NOTICE

#### CITY OF SALISBURY, MARYLAND PY 2019 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Notice is hereby given that the City of Salisbury, MD will hold a public hearing on Tuesday, January 29, 2019 at 5:30 p.m., in the Council Chambers, Room 301, of the Government Office Building, 125 N. Division Street, Salisbury, MD 21801. The Government Office Building and Council Chambers are accessible to persons with physical disabilities. If special arrangements need to be made to accommodate any resident in order for them to participate in the public hearing, including translation services, please call Ms. Deborah J. Stam, Grants Manager, Finance Department / HCDD, City of Salisbury (410) 341-9550, to make those arrangements, or for persons who may have a hearing impairment, please contact 7-1-1 for TTY/TTD relay.

The purpose of this public hearing is to gather information for the City's Five-Year Consolidated Plan for PY 2019–2023, the Annual Action Plan for 2019, and to update the City's Analysis of Impediments to Fair Housing Choice (AI), which the City must submit to the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG) Program Entitlement Funds.

This hearing will also provide the local non-profit agencies who have applied for CDBG funds the opportunity to make a presentation on their proposed project to the members of the CDBG Review Committee, and field questions from the committee members. Once the project presentations have been made, the Committee will open up the floor to the general public to allow citizens to offer their views on the housing, community and economic development, and fair housing needs in the City of Salisbury.

Based on the PY 2018 CDBG allocation, the City of Salisbury anticipates that it will receive a CDBG entitlement grant of approximately \$343,878 for PY 2019. This funding level is contingent upon the final approval of the Federal Budget for FY 2019. The City does not anticipate receiving notification of its funding allocation from HUD until the Spring of 2019. In order to receive those funds, the City of Salisbury must prepare a Five-Year Consolidated Plan and a One-Year Annual Action Plan for the use of the federal funds. At least 70% of the CDBG funds must benefit low- and moderate-income persons living in the City of Salisbury. The City will be preparing its CDBG application and it intends to afford residents, local agencies, and interested parties the opportunity to become involved in the planning process.

The following types of activities may be eligible for funding under the CDBG program: acquisition of property; disposition costs; improvements to public facilities (including the removal of architectural barriers); demolition and environmental clean-up; public services that are new or a quantifiable increase in the level of service; interim assistance; relocation payments for persons displaced as a result of a CDBG activity; rehabilitation of houses; code enforcement; special economic development activities; special activities undertaken by a Community-Based Development Organization (CBDO); home ownership assistance for purchase; planning; environmental reviews; program administration; audit; and other miscellaneous activities.

If the City would undertake an activity that would result in the displacement of families or individuals, then the City would utilize its policy for minimizing such displacement. Furthermore, the City is responsible for replacing all low- and moderate-income housing units that may be demolished or converted as a result of the expenditure of CDBG funds.

The Analysis of Impediments (AI) is a review of impediments to fair housing choice in the public and private sector. HUD defines "fair housing choice" as the ability of persons, regardless of race, color, religion, sex, national origin, familial status, or handicap, of similar income levels to have available to them the same housing choices.

All interested residents are encouraged to attend this public hearing and they will be given the opportunity to present oral or written testimony concerning the needs of the City of Salisbury and the use of CDBG funds to address those needs over the next five (5) years. Written or oral comments may be directed to Deborah J. Stam, Grants Manager, Finance Department / HCDD, City of Salisbury, 207 West Main Street, Suite 102, Salisbury, MD 21801. E-mail: [dstam@salisbury.md](mailto:dstam@salisbury.md) Phone: (410) 341-9550.

Deborah Stam – Grants Manager  
City of Salisbury, MD  
1/15/19



**City of Salisbury, Maryland**  
**PY 2019 Community Development Block Grant (CDBG) Program**  
**5-Year Consolidated Plan (2019–2023), 2019 Action Plan, Analysis of Impediments to Fair Housing Choice**  
**1<sup>st</sup> Public Hearing – Sign-In Sheet**

**Government Office Building, Room 301, Council Chambers**  
**Tuesday, January 29, 2019 – 5:30 p.m.**

| Name                          | Mailing Address                            | Phone Number | Email Address                        |
|-------------------------------|--|--------------|--------------------------------------|
| Molly Hilligoss               | 908 W. Isabella St.<br>Salisbury, MD 21801 | 410-546-1551 | molly@wiconicohabitation.org         |
| Dan Jordan                    | UDV  |              |                                      |
| Debbie Stam                   | City of Salisbury                          | 410-341-9050 | dstam@salisbury.md                   |
| Jon Haglund                   | UDV  |              |                                      |
| Troy Fooks                    | 906 W. ISABELLA ST<br>SALISBURY MD         | 410-546-1551 | CONSTRUCTION@WICONICO<br>HABITAT.ORG |
| Debra Jones<br>Samyah Whiting | 312 Martin St<br>Salis, md                 | 443-365-3506 | DedraJones@gmail.com                 |

| Name              | Mailing Address                                    | Phone Number                   | Email Address                     |
|-------------------|--|--------------------------------|-----------------------------------|
| Jesus F. Cruz III | 908 W. Isabelle St<br>Salisbury, MD 21801          | <del>210</del><br>410-546-1551 | familyservices@wcomicohabitat.org |
| Bill Holland      | 125 N Duncanson St<br>Isle MD                      | 410 588-3130                   | wholland@Salisbury.md             |
| Nancy Talbott     | 207 W Main, #102<br>Salisbury                      | 410 341-9880                   | ntalbott@salisbury.md             |
| Jim Phillips      | Hq of W/Comco Cntr<br>908 W. Isabelle St. SB 21801 | 410-744-6728                   | jim@wcomicohabitat.org            |
| Deborah Sims      | 410 Delaware Avenue<br>Salisbury MD 21801          |                                | Dbstnle@aol.com                   |
| Gene Malone       | 21344 Patriot Dr<br>Salisbury MD 21801             | 410-742-8525                   | CrushCoach95@Comcast.net          |
| Thomas E. Zach    | 410 - Delaware Ave                                 | 410-546-5664                   | thomas.tzacha11@yahoo.com         |
|                   |  |                                |                                   |

City of Salisbury  
Finance Department / HCDD  
CDBG Public Hearing #1  
PY 2019 Project Application Presentations  
5-Year Consolidated Plan (2019–2023), 2019 Action Plan,  
Analysis of Impediments to Fair Housing Choice

January 29, 2019

Deborah Stam, Grants Manager for the City of Salisbury, opened the hearing at 5:30 p.m. on January 29, 2019 by welcoming all audience members, both those present in the room and at home watching on PAC 14. She stated that this year the plan includes the development of a new 5-Year Consolidated Plan, the 2019 Action Plan and a new Analysis of Impediments to Fair Housing Choice (AI). She explained that these are documents that all entitlement communities are required to produce according to the regulations of the U.S. Department of Housing and Urban Development in order to be eligible for CDBG funds. Ms. Stam stated that this year the CDBG Review Committee was comprised of City staff members – Andy Kitzrow, Deputy City Administrator; Amanda Pollack, Infrastructure & Development Department Director; Bill Holland, Building, Permitting & Inspections Director; Nancy Talbott, Grants Coordinator; and herself. She introduced Bill Holland and Nancy Talbott, Andy Kitzrow and Amanda Pollack were not able to attend the public hearing, but all five members did participate in the application review process.

Ms. Stam stated that to assist with the planning process this year the City had contracted with the Urban Design Ventures (UDV) consultant group. She introduced Jon Haglund and Dave Jordan of Urban Design Ventures, who will be assisting the City in the development of the Consolidated Plan, Action Plan and AI. She then turned the floor over to Mr. Haglund.

Mr. Haglund thanked everyone for coming to the hearing and participating in the planning process. He then provided a brief overview on the process involved in the development of the three required documents. He stated that these documents are basically a hybrid between an application to receive an allocation of funds from HUD and a planning document that is available to assist stakeholders and residents of the City of Salisbury. Mr. Haglund stated that the allocation of funds that the City receives through HUD is called CDBG, which stands for Community Development Block Grant. CDBG is a HUD program which provides communities with a financial grant to address a unique range of community development needs. He stated that in addition UDV will be preparing the Analysis of Impediments to Fair Housing Choice (AI). The AI is a document which looks at the Fair Housing Act and deals with discrimination in housing, whether it's renting, or purchasing, or obtaining a mortgage for housing. It looks at whether or not individuals have the same access to housing choice throughout the community, normalized by their income levels.

Mr. Haglund stated that the purpose of this first Public Hearing is to determine what the priority needs are for the community. This information will be obtained from the

community, and discussed with stakeholders and City staff. That material will be paired with data and demographic information to arrive at goals that fall under the priority needs that we have identified. The City will then utilize those goals to select CDBG activities to fund during the 5-year period of the Consolidated Plan. We want the Plan to be broad so that it can respond to the future. By having larger needs and goals identified we can be more open to where things will move in the future. These are living documents so over time the City will continue to interact with the community to understand what the needs are and how to address them.

Mr. Haglund stated that after the first public hearing UDV will be putting together the draft version of all three documents. Those draft documents will be on display for the 30-day public comment period. UDV will then be submitting the Plan documents to HUD. Unfortunately, we won't be able to finalize and submit the Plan to HUD until after the Federal entitlement allocation amounts have been announced by HUD, and at this time we are unsure of when that will be. All of that information will be posted on the City website as it becomes available. Mr. Haglund stated that anyone who is a stakeholder and has interacted with UDV staff, or anyone who is putting their information on the meeting sign-in sheet, please provide an e-mail address, and when the draft Plan is available for review we will e-mail you so that you can take a look. Mr. Haglund stated that there would be a second Public Hearing while the draft Plan is on display, and we want to have your feedback on that. So you can either call, e-mail or provide written comments in response to the Plan while it's on display.

Mr. Haglund stated that first there would be a presentation on an application that the City had received for CDBG funds. After the presentation he would like to turn the meeting over to those that are in attendance for their input. He asked that the meeting attendees think about what the needs are in the City related to housing, homelessness, other special needs (specific to individuals with disabilities or seniors), community development and economic development. Then when we go back into the open forum we can have a conversation about those needs. Mr. Haglund then turned the meeting back over to Ms. Stam.

Ms. Stam stated that we are now going to hear from the local non-profit agency that applied for 2019 CDBG funds for their specific project. The agency representative will provide a presentation on the project and then they will field questions from the Review Committee members and/or the consultants. Ms. Stam then invited the agency representative up to make her presentation.

Molly Hilligoss of Habitat for Humanity of Wicomico County introduced herself to the meeting attendees and handed out information packets to the Review Committee members and the consultants. Ms. Hilligoss stated that she would like to begin by recognizing some people in the audience – Gene Malone, Board President; Troy Fooks, Construction Manager; Jesse Cruz, Roof and Repair Coordinator; and Jim Phillips, Re-Store Manager. She stated that we also have the partner family with us today that will be purchasing the home on Tangier Street – Delores Jones and her daughter. Ms. Hilligoss said she would like to start by giving a little background on Habitat for Humanity and why we do what we do. We believe that every person should have a safe, decent and affordable place to live. We bring people together to build homes,

communities and hope. We do that by building and rehabbing homes, and repairing homes for existing homeowners.

Ms. Hilligoss presented charts showing the poverty level in Wicomico County in relation to the rest of the State of MD, and how the number of people living at or below the poverty level in our area has increased. People at that income level cannot obtain a conventional mortgage, which is why the work that Habitat does is so necessary. The median income levels in Salisbury are half the median income for the State of MD, and that income level is not high enough to qualify for a conventional mortgage. However the rent levels in Salisbury are not that much lower than the rest of the State. When our partner client, Ms. Jones, first came to Habitat she was working 3 jobs to just to pay \$945 per month in rent.

Ms. Hilligoss presented the 'ALICE' Report from United Way – ALICE stands for Assets Limited Income Constrained but Employed. The income level needed to get by in Wicomico County is \$21,156 for a single adult and \$59,448 for a family. None of the Habitat homeowners in Wicomico County currently make that amount of money. Fewer people can afford to buy a home in Wicomico County, and the homeownership rate in Salisbury has declined over the last few years dropping from 35.4% in 2013 to 29.9% in 2016. Some of that is due to new apartment complexes opening up, but it is still not a good trend. The Habitat program hopes to improve that percentage. Ms. Hilligoss presented another slide related to housing affordability based upon the income levels of various local job positions occupied by Habitat applicants.

Ms. Hilligoss provided information on the community building outcomes that Habitat tracks, such as financial literacy, financial self-sufficiency, and number of individuals attending college / community college. Habitat for Humanity of Wicomico Co. has completed 89 projects since 2006. Ms. Hilligoss shared some of the success stories of Wicomico Habitat homeowners. On average Habitat mortgage payments are half of what people were paying in rent. 86% of Habitat homeowners are making their mortgage payments on time. Currently 7 Habitat partner families are waiting for housing.

This application proposes to construct a 3-bedroom 2-bath home on Tangier Street. The client's mortgage payment will be no more than \$575 per month. This project ties in well with the other Habitat projects that are in the works in the Westside Neighborhood. Ms. Hilligoss went over the detailed project cost breakdown. The client has some health issues that make it difficult for her to climb stairs, so she has requested a single-story home. Ms. Hilligoss covered the ways in which the proposed project aligns with the City's Consolidated Plan, and the other local agencies that Habitat partners with in assisting their clients. Habitat will be ready to proceed with construction as soon as the funds are released by HUD / the City. Ms. Hilligoss thanked the City for the past support provided and said she would be happy to answer any questions.

Ms. Deborah Stam questioned Ms. Hilligoss about the necessity for the white vinyl picket fence for \$7,500 that was included in the budget breakdown. Ms. Hilligoss stated that most of the Habitat homeowners had been requesting fences for security purposes. Ms. Hilligoss also stated that she knew the Mayor really wants white picket fences, and

that type of fencing is more expensive than chain link. Ms. Stam asked Ms. Hilligoss if she would classify that item as a security issue. Ms. Hilligoss said yes. Ms. Stam asked Mr. Bill Holland to comment on the item he had identified concerning permit costs that were included in the project budget. Mr. Holland stated that the \$2,500 that was included in the project budget for permit fees could be eliminated due to the fact that the City currently has a moratorium on permit fees for homeowner-occupied construction, and that moratorium has been extended another 24 months, so that cost can be eliminated. Ms. Hilligoss was happy to hear that item could be deducted.

Ms. Stam asked Ms. Nancy Talbott if she had any questions. Ms. Talbott asked Ms. Hilligoss for an explanation on the \$25,000 that was included in the budget for Site Supervision. Ms. Hilligoss stated that Troy Fooks, the Construction Manager would need to be paid, and like any other builder Habitat builds that cost into the project. Most builders will factor in 20% for Site Supervision, but Habitat is well under that amount.

Ms. Stam asked Mr. Jon Haglund if he had any questions, he did not. Ms. Stam then asked Ms. Hilligoss about project readiness. Ms. Stam stated that timely expenditure of funds is very important to the City, because it is very important to HUD. She asked Ms. Hilligoss how ready Habitat was to proceed once the Action Plan had been approved and the funds had been released by HUD. Ms. Hilligoss stated that Habitat was going to be starting a project on Grace Street next month, and that project should be finished by September 2019. Ms. Hilligoss stated that based upon past experience with the environmental review process, etc., she would expect that the City would give Habitat the green light by November 2019, which would work out perfectly. Ms. Stam asked if Habitat had any other projects in the pipeline besides the Grace Street house that would fall before the Tangier Street house. Ms. Hilligoss stated that they did, but those houses were already built or rehabbed, so that would not prevent them from starting construction on the Tangier Street house. Ms. Hilligoss stated that at this point Habitat really only has the ability to do one new construction at a time. She said there is a chart in the presentation packet which shows the order in which the pending houses would fall.

Ms. Stam asked Ms. Hilligoss if Habitat was not awarded the full \$100,000 requested, would they still be able to complete the house? Ms. Hilligoss stated that yes, Habitat will build the house. Ms. Stam asked the other Review Committee members if they had any additional questions, there were none. Ms. Stam thanked Ms. Hilligoss for her presentation.

Ms. Stam then opened up the floor for comments from the public in the audience. Ms. Stam stated that as with all CDBG public hearings this one is being broadcast on PAC14, so if you would like to comment on Habitat, or the project, or anything else please just go up to the podium and introduce yourself so that the folks watching at home know who you are, and just speak directly into the microphone so that everyone watching at home can hear you.

Ms. Delores Jones, the Habitat partner client for the Tangier Street house, approached the podium and introduced herself. Ms. Jones stated that she was very excited to be a homeowner. She said that she used to be working three jobs just to provide for her



family. It was very hard and she was really struggling with all the bills. She is now going back to school to be a Medical Assistant, so she is going to be really busy, and she is very excited to learn this new trade. She is very grateful for everyone that has assisted her on this journey, and she is grateful for this program. Without the Habitat program there is no way she would ever be able to afford a home of her own, and she wanted to thank everyone for their support.

Ms. Stam asked if anyone else would like to speak, either about Habitat or any other questions or comments on the community development needs of the City of Salisbury. There were no additional comments, so Ms. Stam turned the floor back over to Mr. Haglund.

Mr. Haglund told everyone that on the City's website there is an on-line survey for local residents to allow them to provide input on the community development needs of the City. The survey is about 30-40 questions long, and paper copies are also available from the Housing & Community Development Dept. if needed. He asked everyone attending and those watching at home to please spread the word that this survey is available. A member of the audience asked if you have to be a resident of the City to complete the survey. Mr. Haglund said they would prefer that those completing the survey are residents of the City, however if you represent a service provider and you are providing a service such as housing to City residents, you would have a good idea of what the needs of the community are so you would be qualified to provide feedback. Mr. Haglund said that UDV does want to hear what the needs of the community are – housing affordability, community development, job training, youth activities, recreation centers, etc., they would love to hear any comments. No comments were provided by the audience members, so Mr. Haglund turned the meeting back over to Ms. Stam.

Ms. Stam advised the audience that if they had any additional questions concerning the CDBG planning process they could contact her at the Housing & Community Development Dept. and she provided her phone number. She said people could call her or send her an e-mail, whichever they prefer.

Ms. Stam adjourned the meeting at 6:02 p.m.



**City of Salisbury, Maryland**  
**PY 2019 Community Development Block Grant (CDBG) Program**  
**5-Year Consolidated Plan (2019–2023), 2019 Action Plan, Analysis of Impediments to Fair Housing Choice**  
**Public Input Meeting – Sign-In Sheet**

**Government Office Building, Room 301, Council Chambers**  
**Monday, January 28, 2019 – 2:00 to 4:00 p.m.**

| Name        | Mailing Address                    | Phone Number | Email Address                |
|-------------|------------------------------------|--------------|------------------------------|
| Dave Jordan | UDV                                | 717-553-7747 | dave@urbandesignventures.com |
| Debbie Stam | City of Salisbury-<br>Finance/HCDI | 410-341-9550 | dstan@salisbury.md           |
| Jon Haglund | UDV                                | 412-461-6916 | jon@urbandesignventures.com  |
|             |                                    |              |                              |
|             |                                    |              |                              |
|             |                                    |              |                              |



City of Salisbury, Maryland  
 PY 2019 Community Development Block Grant (CDBG) Program  
 5-Year Consolidated Plan (2019–2023), 2019 Action Plan, Analysis of Impediments to Fair Housing Choice  
 HALS CoC Input Meeting – Sign-In Sheet

Community Foundation of the Eastern Shore  
 Wednesday, January 30, 2019 – 10:00 a.m.

| Name                            | Mailing Address  | Phone Number | Email Address                                    |
|---------------------------------|--|--------------|--|
| Arroyo Brindley<br>H.O.P.E. Inc | P.O. Box 5113<br>Salisbury MD 21802  | 410-430-3667 | GABBA650@gmail.com                               |
| Debbie Stam                     | City of Salisbury  | 410-341-9550 | dostam@salisbury.md                              |
| Jan Haglund                     | UDV  |              |  |
| Dave Jordan                     | UDV  |              |  |
| CLAUDIA<br>NABLE                | 6977 Ashworth Ct<br>Sky, MD 21804<br><del>12747 Old Bridge Rd<br/>Ocean City, MD 21842</del> | 443-397-0285 | Claudia@diakernac.org<br>claudianagle7@gmail.com |
| Christine<br>Chestnutt          | 207 W. Main Street Suite 102<br>Salisbury MD 21801   | 410 334-3031 | Cchestnutt@salisbury.md                          |

| Name               | Mailing Address                             | Phone Number | Email Address   |
|--------------------|---|--------------|---|
| Jessica Taylor     | 108 E. Main St.<br>Salisbury, MD 21801      | 410-543-6981 | jessica.taylor@maryland.gov                               |
| Tyanthe G. Randall | 30632 Hampden Ave<br>Princess Anne MD 21853 | 410-651-9608 | trandall@ccwilm.org                                       |
| Greta ROLLAND      | 6176 Bayshore Court<br>Ocean City MD 21842  | 443-880-0794 | greta.ROLLAND@MAREland.<br>gov or<br>gretarolland@aol.com |
| James Barnes       | 334 Barclay St<br>Salisbury, MD 21804       | 410-749-5673 | jimb@christianshelter.org                                 |
|                    |   |              |   |
|                    |   |              |   |
|                    |   |              |   |
|                    |   |              |   |

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# City of Salisbury, MD - Resident Survey

[QUESTION SUMMARIES](#)[DATA TRENDS](#)[INDIVIDUAL RESPONSES](#)

All Pages ▼

Q1



What is the name of your street and ZIP Code where you live in the City of Salisbury? (Optional)

Answered: 60 Skipped: 18

## ANSWER CHOICES

## RESPONSES

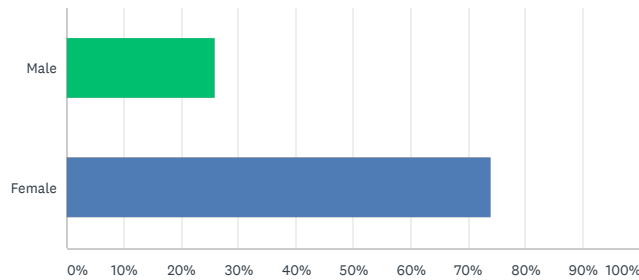
|              |                           |        |    |
|--------------|---------------------------|--------|----|
| Street Name: | <a href="#">Responses</a> | 91.67% | 55 |
| ZIP Code:    | <a href="#">Responses</a> | 96.67% | 58 |

Q2



Gender

Answered: 73 Skipped: 5



## ANSWER CHOICES

## RESPONSES

|              |        |           |
|--------------|--------|-----------|
| Male         | 26.03% | 19        |
| Female       | 73.97% | 54        |
| <b>TOTAL</b> |        | <b>73</b> |

Q3



Race/Ethnicity (choose all that apply)

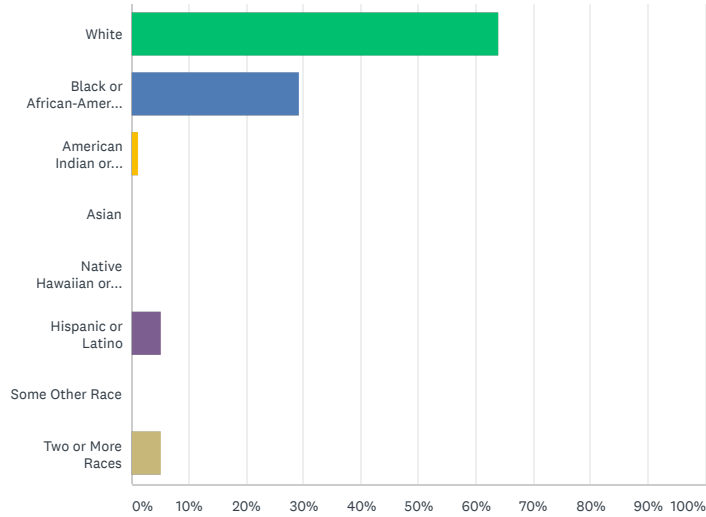
Answered: 75 Skipped: 3

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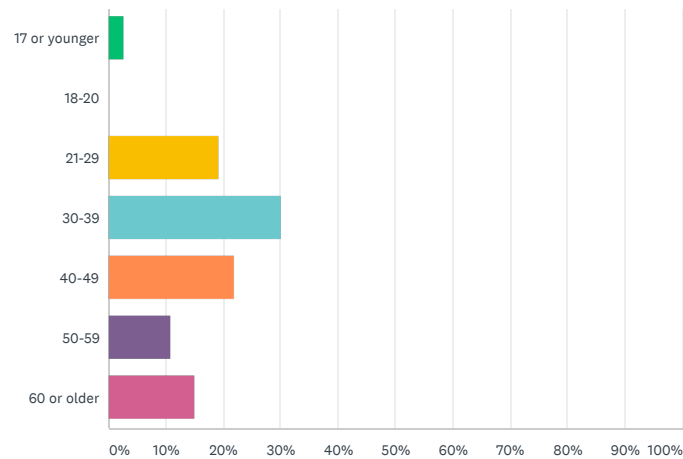
78 responses

[SIGN UP FREE](#)**ANSWER CHOICES****RESPONSES**

|   |        |    |
|---|--------|----|
| White                                     | 64.00% | 48 |
| Black or African-American                 | 29.33% | 22 |
| American Indian or Alaskan Native         | 1.33%  | 1  |
| Asian                                     | 0.00%  | 0  |
| Native Hawaiian or other Pacific Islander | 0.00%  | 0  |
| Hispanic or Latino                        | 5.33%  | 4  |
| Some Other Race                           | 0.00%  | 0  |
| Two or More Races                         | 5.33%  | 4  |

**Total Respondents: 75****Q4****Age**

Answered: 73 Skipped: 5

**ANSWER CHOICES****RESPONSES**

|               |        |    |
|---------------|--------|----|
| 17 or younger | 2.74%  | 2  |
| 18-20         | 0.00%  | 0  |
| 21-29         | 19.18% | 14 |
| 30-39         | 30.07% | 22 |
| 40-49         | 20.55% | 15 |
| 50-59         | 10.96% | 8  |
| 60 or older   | 14.52% | 10 |

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| ANSWER CHOICES | RESPONSES |           |
|----------------|-----------|-----------|
| 30-39          | 30.14%    | 22        |
| 40-49          | 21.92%    | 16        |
| 50-59          | 10.96%    | 8         |
| 60 or older    | 15.07%    | 11        |
| <b>TOTAL</b>   |           | <b>73</b> |

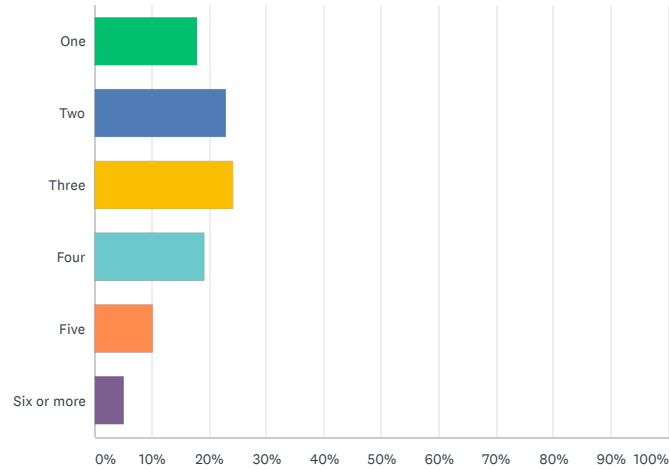
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Q5



Number of persons living in your household?

Answered: 78 Skipped: 0



| ANSWER CHOICES | RESPONSES |           |
|----------------|-----------|-----------|
| One            | 17.95%    | 14        |
| Two            | 23.08%    | 18        |
| Three          | 24.36%    | 19        |
| Four           | 19.23%    | 15        |
| Five           | 10.26%    | 8         |
| Six or more    | 5.13%     | 4         |
| <b>TOTAL</b>   |           | <b>78</b> |

Q6



If you are a one (1) person household, is your total household income above or below \$40,250 per year?

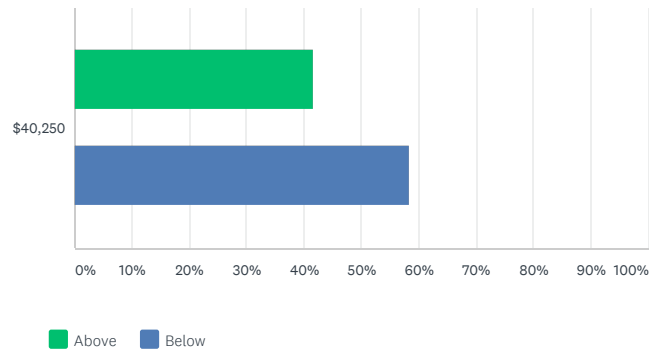
Answered: 12 Skipped: 66

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78 responses

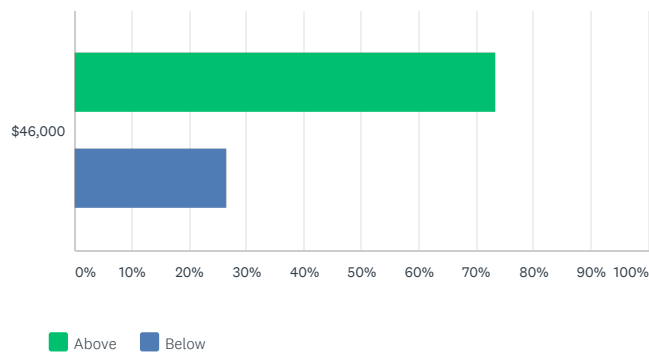
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| ABOVE    |        | BELOW  |  | TOTAL |  |
|----------|--------|--------|--|-------|--|
| \$40,250 | 41.67% | 58.33% |  |       |  |
|          | 5      | 7      |  | 12    |  |

**Q7**

If you are a two (2) person household, is your total household income above or below \$46,000 per year?

Answered: 15 Skipped: 63



| ABOVE    |        | BELOW  |  | TOTAL |  |
|----------|--------|--------|--|-------|--|
| \$46,000 | 73.33% | 26.67% |  |       |  |
|          | 11     | 4      |  | 15    |  |

**Q8**

If you are a three (3) person household, is your total household income above or below \$51,750 per year?

Answered: 18 Skipped: 60

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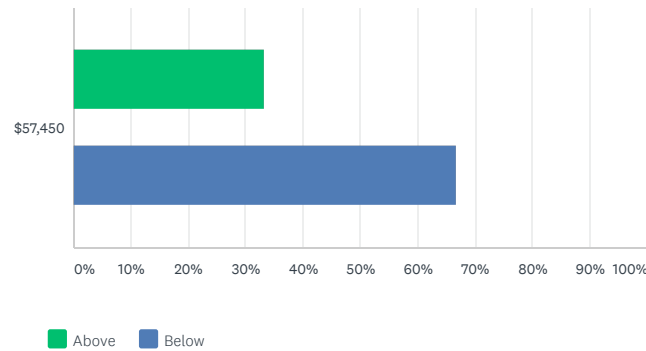
|          | ABOVE | BELOW       | TOTAL       |
|----------|-------|-------------|-------------|
| \$51,750 |       | 50.00%<br>9 | 50.00%<br>9 |
|          |       |             | 18          |

Q9



If you are a four (4) person household, is your total household income above or below \$57,450 per year?

Answered: 15 Skipped: 63



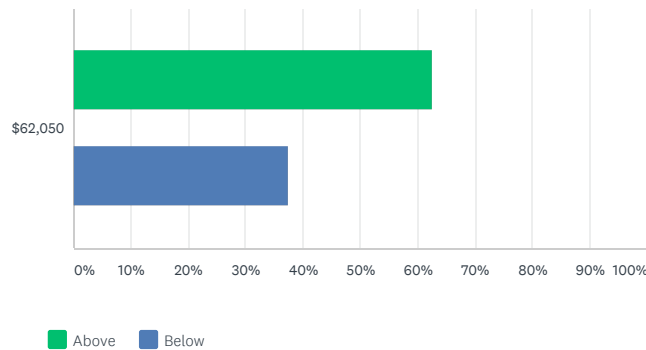
|          | ABOVE | BELOW       | TOTAL        |
|----------|-------|-------------|--------------|
| \$57,450 |       | 33.33%<br>5 | 66.67%<br>10 |
|          |       |             | 15           |

Q10



If you are a five (5) person household, is your total household income above or below \$62,050 per year?

Answered: 8 Skipped: 70



|          | ABOVE | BELOW       | TOTAL       |
|----------|-------|-------------|-------------|
| \$62,050 |       | 62.50%<br>5 | 37.50%<br>3 |
|          |       |             | 8           |

Q11



If you are a six (6) person household, is your total household income above or below \$66,650 per year?

Answered: 4 Skipped: 74

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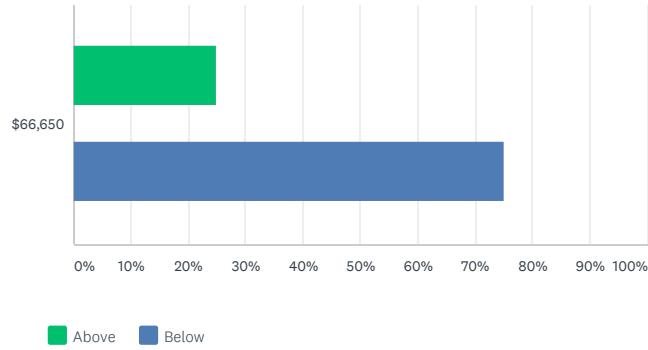
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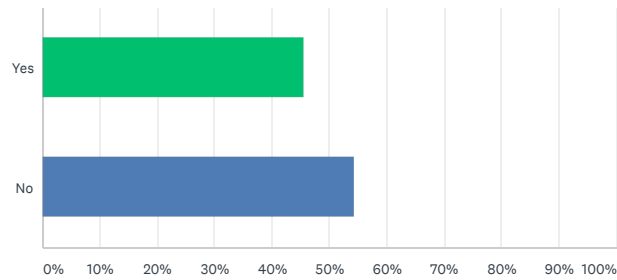


Q12



Are you a homeowner?

Answered: 68 Skipped: 10

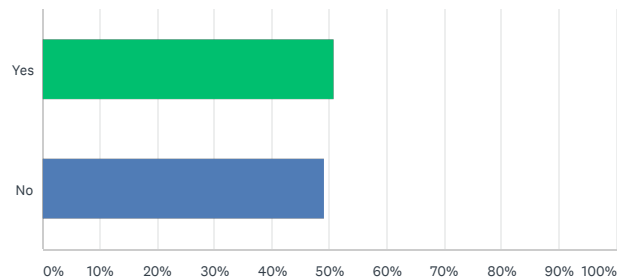


Q13



Are you a renter?

Answered: 67 Skipped: 11



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67

78 responses



| ANSWER CHOICES | RESPONSES |           |
|----------------|-----------|-----------|
| Yes            | 50.75%    | 34        |
| No             | 49.25%    | 33        |
| <b>TOTAL</b>   |           | <b>67</b> |

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Q14



What improvements to the City's recreational facilities would you like to see? Please list:

Answered: 40   Skipped: 38

Activities for toddlers

6/5/2019 7:01 PM

More for the children, in all areas, close to their walking distance.

6/5/2019 6:24 PM

More activities for the youth.

6/5/2019 6:16 PM

Improvements in the park recreational facilities.

6/5/2019 6:12 PM

Q15

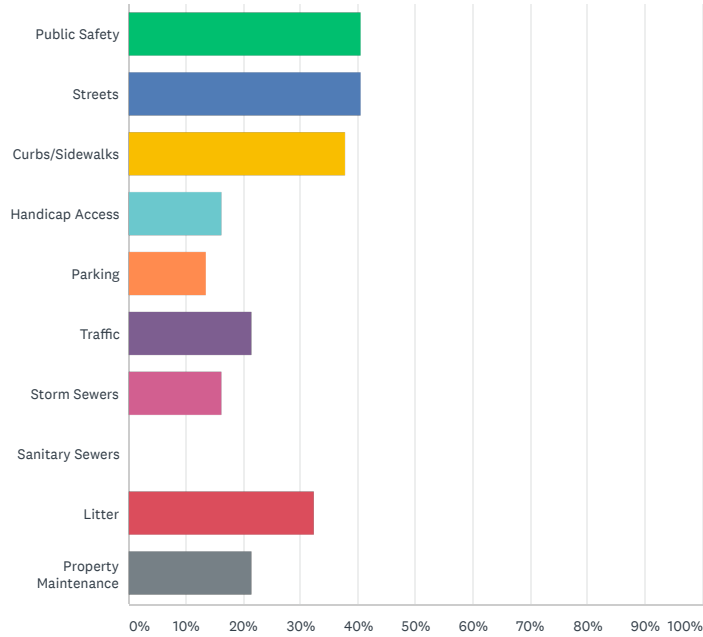


Are there any problems in your immediate neighborhood with the following (choose all that apply):

Answered: 37   Skipped: 41

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78 responses

[SIGN UP FREE](#)**ANSWER CHOICES****RESPONSES**

|                      |        |    |
|----------------------|--------|----|
| Public Safety        | 40.54% | 15 |
| Streets              | 40.54% | 15 |
| Curbs/Sidewalks      | 37.84% | 14 |
| Handicap Access      | 16.22% | 6  |
| Parking              | 13.51% | 5  |
| Traffic              | 21.62% | 8  |
| Storm Sewers         | 16.22% | 6  |
| Sanitary Sewers      | 0.00%  | 0  |
| Litter               | 32.43% | 12 |
| Property Maintenance | 21.62% | 8  |

**Total Respondents: 37**[Comments \(8\)](#)**Q16**

What medical care, if any, is missing or lacking in the City of Salisbury and the surrounding area? Please list:

Answered: 19 Skipped: 59

good knowledgeable and affordable

2/21/2019 8:39 PM

none that i know of..

2/21/2019 4:16 PM

Lack of Black doctors

2/16/2019 4:10 PM

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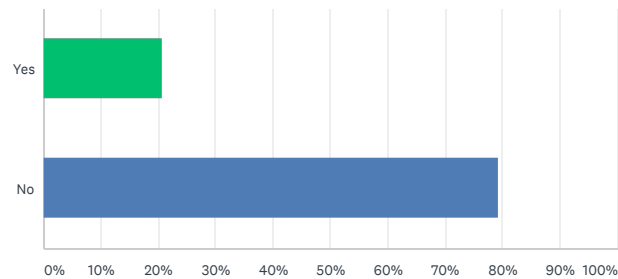
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Q17



Do you use any of the social service programs available in the City?

Answered: 63 Skipped: 15

**ANSWER CHOICES****RESPONSES**

|              |        |           |
|--------------|--------|-----------|
| Yes          | 20.63% | 13        |
| No           | 79.37% | 50        |
| <b>TOTAL</b> |        | <b>63</b> |

[Comments \(13\)](#)

Q18



Are there any programs or services that are missing or under funded in the City? Please list:

Answered: 20 Skipped: 58

No

6/5/2019 7:05 PM

Yes. They don't help the people on the street.

6/5/2019 6:38 PM

More free programs

6/5/2019 6:27 PM

Youth programs

6/5/2019 6:21 PM

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Q19



Are there any employment issues in the City of Salisbury?  
Please list:

Answered: 25   Skipped: 53

No

6/5/2019 7:05 PM

They want to help the young people.

6/5/2019 6:38 PM

Higher wages

6/5/2019 6:27 PM

More jobs.

6/5/2019 6:21 PM

Q20



Are there any housing issues in the City of Salisbury?  
Please list:

Answered: 29   Skipped: 49

Yes, I want my Section 8 back. I need to talk to someone about it, how to get it back please.

6/5/2019 7:05 PM

they don't have no place that some people can't afford to pay.

6/5/2019 6:38 PM

Rent too high, wages too low.

6/5/2019 6:27 PM

Yes, rent is over the average income.

6/5/2019 6:21 PM

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Q21

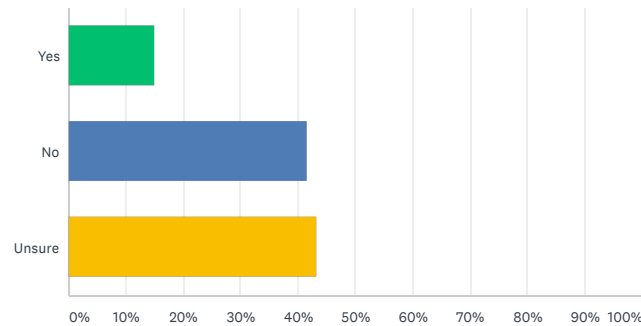


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Fair Housing Impediments include any act of discrimination or barrier that might limit the housing choices of families and individuals. Impediments to fair housing choice are defined as any actions, omissions, or decisions that restrict, or have the effect of restricting, the availability of housing choices based on race, color, religion, sex, disability, familial status, or national origin. In your opinion, are residents of the City of Salisbury aware of how to report fair housing violations or concerns?

Answered: 60 Skipped: 18



## ANSWER CHOICES

## RESPONSES

|              |        |           |
|--------------|--------|-----------|
| Yes          | 15.00% | 9         |
| No           | 41.67% | 25        |
| Unsure       | 43.33% | 26        |
| <b>TOTAL</b> |        | <b>60</b> |

Q22



What do you think are the primary reasons why fair housing complaints are not reported?

Answered: 34 Skipped: 44

Do not know how to report it.

6/5/2019 7:02 PM

because will not report any thing what come going on.

6/5/2019 6:38 PM

Not sure

6/5/2019 6:29 PM

Afraid of landlord kicking them out.

6/5/2019 6:27 PM

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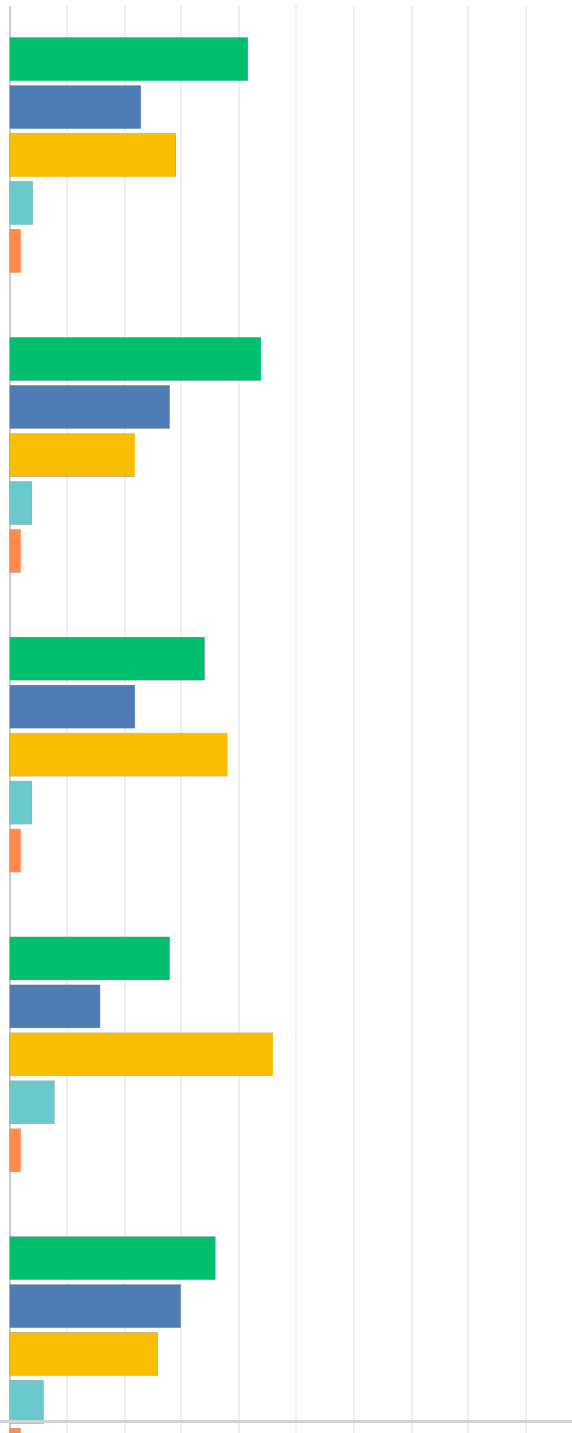


Q23



Please evaluate whether the following situations result in further discriminations and/or barriers to fair housing in the City of Salisbury.

Answered: 50 Skipped: 28



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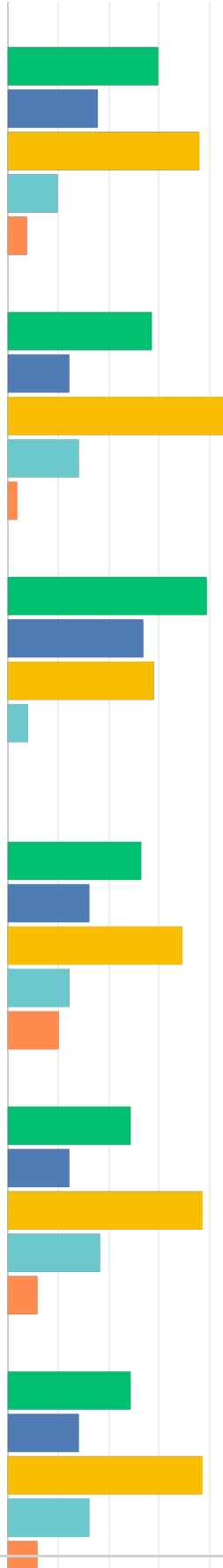
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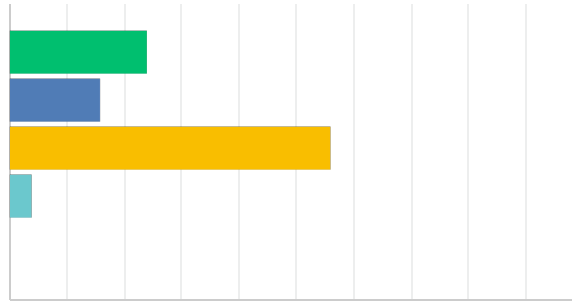
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Strongly Agree Agree Neutral/Unsure Disagree  
Strongly Disagree

|  | STRONGLY AGREE | AGREE        | NEUTRAL/UNSURE | DISAGREE    | STRONGLY DISAGREE | TOTAL |
|--|----------------|--------------|----------------|-------------|-------------------|-------|
| Concentration of subsidized housing in certain neighborhoods                   | 41.67%<br>20   | 22.92%<br>11 | 29.17%<br>14   | 4.17%<br>2  | 2.08%<br>1        | 48    |
| Lack of affordable housing in certain areas                                    | 44.00%<br>22   | 28.00%<br>14 | 22.00%<br>11   | 4.00%<br>2  | 2.00%<br>1        | 50    |
| Lack of accessible housing for persons with disabilities                       | 34.00%<br>17   | 22.00%<br>11 | 38.00%<br>19   | 4.00%<br>2  | 2.00%<br>1        | 50    |
| Lack of accessibility in neighborhoods (i.e. curb cuts)                        | 28.00%<br>14   | 16.00%<br>8  | 46.00%<br>23   | 8.00%<br>4  | 2.00%<br>1        | 50    |
| Lack of fair housing education   | 36.00%<br>18   | 30.00%<br>15 | 26.00%<br>13   | 6.00%<br>3  | 2.00%<br>1        | 50    |
| Lack of fair housing organizations in the City                                 | 30.00%<br>15   | 18.00%<br>9  | 38.00%<br>19   | 10.00%<br>5 | 4.00%<br>2        | 50    |
| State or Local laws and policies that limit housing choice                     | 28.57%<br>14   | 12.24%<br>6  | 42.86%<br>21   | 14.29%<br>7 | 2.04%<br>1        | 49    |
| Lack of knowledge among residents regarding fair housing                       | 39.58%<br>19   | 27.08%<br>13 | 29.17%<br>14   | 4.17%<br>2  | 0.00%<br>0        | 48    |
| Lack of knowledge among landlords and property managers regarding fair housing | 26.53%<br>13   | 16.33%<br>8  | 34.69%<br>17   | 12.24%<br>6 | 10.20%<br>5       | 49    |
| Lack of knowledge among real estate agents regarding fair housing              | 24.49%<br>12   | 12.24%<br>6  | 38.78%<br>19   | 18.37%<br>9 | 6.12%<br>3        | 49    |
| Lack of knowledge among bankers/lenders regarding fair housing                 | 24.49%<br>12   | 14.29%<br>7  | 38.78%<br>19   | 16.33%<br>8 | 6.12%<br>3        | 49    |
| Other barriers   | 24.00%<br>6    | 16.00%<br>4  | 56.00%<br>14   | 4.00%<br>1  | 0.00%<br>0        | 25    |

[Comments \(2\)](#)

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Q24



Are there any additional comments or concerns that you wish to share?

Answered: 8   Skipped: 70

No

6/5/2019 6:30 PM

No.

6/5/2019 6:15 PM

Can residents vote to abolish historic district? Or at least vote on issues within historic district code?

2/4/2019 3:02 AM

Work to bring strong employment partners to wicomico county. Workshops on how to improve and maintain good credit. Encourage home ownership.

1/23/2019 4:18 AM

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Notice Public Hearing



Notice Public Hearing

## PUBLIC HEARING NOTICE

CITY OF SALISBURY, MARYLAND  
FY 2019 COMMUNITY DEVELOPMENT BLOCK GRANT  
PROGRAM

Notice is hereby given that the City of Salisbury, MD will hold a public hearing on **Wednesday, May 8, 2019** at 5:30 p.m., in the Council Chambers, Room 301, of the Government Office Building, 125 N. Division Street, Salisbury, MD 21801. The Government Office Building and Council Chambers are accessible to persons with physical disabilities. If special arrangements need to be made to accommodate any resident in order for them to participate in the public hearing, including translation services, please call Ms. Deborah J. Stam, Grants Manager, Finance Department / HCDD, City of Salisbury (410) 341-9550, to make those arrangements, or for persons who may have a hearing impairment, please contact 7-1-1 for TTY/TTD relay.

The drafts of the City of Salisbury's new 5-year Consolidated Plan (2019-2023) the Community Development Block Grant (CDBG) 2019 Action Plan and the updated Analysis of Impediments to Fair Housing Choice (AI) will be available for public review beginning on Tuesday, April 23, 2019. The Consolidated Plan, the Action Plan and the AI may be viewed on the City website ([www.salisbury.md](http://www.salisbury.md)) under the Housing & Community Development Department, Community Development section, and at the Wicomico Public Library - Downtown Branch, 122 S. Division St., Salisbury, MD 21801.

At the Public Hearing on May 8, 2019 the Grants Manager will discuss the development of the new Consolidated Plan, the 2019 Action Plan, and the AI, and the goals and objectives outlined in those plans. It will also include a report on the status of the previously funded CDBG projects that are currently open. This hearing will provide citizens with an opportunity to comment on all three documents, and provide their views on the community development needs of the City of Salisbury. All interested persons are encouraged to attend and provide input.

The City will be accepting written comments on the Consolidated Plan, the 2019 Action Plan and the AI through 4:30 p.m. on Thursday, May 23, 2019. Written comments may be directed to Deborah Stam, Grants Manager, Finance Department / HCDD, City of Salisbury, 207 West Main Street, Suite 102, Salisbury, MD 21801. E-mail: [dstam@salisbury.md](mailto:dstam@salisbury.md).

Deborah J. Stam  
Grants Manager – Finance Dept. / HCDD  
4/23'19

0003510458-01

# City of Salisbury



## Maryland

PY 2019 Community Development Block Grant (CDBG) Program

2<sup>nd</sup> Public Hearing

5-Year Consolidated Plan (2019–2023), 2019 Action Plan,  
and the Analysis of Impediments to Fair Housing Choice

### AGENDA

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May 8, 2019  
5:30 p.m.

Government Office Building  
Council Chambers, Room 301

Opening Remarks – Ms. Deborah Stam

Overview of the CDBG PY 2019 Documents: 5-Year Consolidated Plan (2019–2023),  
2019 Action Plan, and the Analysis of Impediments to Fair Housing – Ms. Deborah Stam

Status Report on CDBG Projects That Are Currently Open or Were Closed Within the Last Year  
– Ms. Deborah Stam

Opportunity for Comments from the Public on the Community Development Needs of the City  
of Salisbury

Closing Remarks – Ms. Deborah Stam

Adjournment – Ms. Deborah Stam



**City of Salisbury, Maryland**  
**PY 2019 Community Development Block Grant (CDBG) Program**  
**5-Year Consolidated Plan (2019–2023), 2019 Action Plan, Analysis of Impediments to Fair Housing Choice**  
**2<sup>nd</sup> Public Hearing – Sign-In Sheet**

**Government Office Building, Room 301, Council Chambers**  
**Wednesday, May 8, 2019 – 5:30 p.m.**

| Name            | Mailing Address                             | Phone Number                   | Email Address              |
|-----------------|---|--------------------------------|----------------------------|
| Molly Hilligoss | 908 W. Isabella St.<br>Salisbury, MD 21801  | 410-546-1551                   | molly@wiconicshabitat.org  |
| Ashley Telen    | 107 S. Main St.<br>MD                       | 410-745-7612                   | ashley@wiconicshabitat.org |
| Brian Murphy    | 300 Rte 1<br>Salisbury, MD                  | 410-745-7612                   |                            |
| Thérèse Vorel   | PO Box 2995/ACP 18054<br>Annapolis Md 21404 | [REDACTED]<br>(DO NOT PUBLISH) | tvorel@live.com            |
| Keith Eagle     | 3817 Devonshire Dr.<br>Salisbury, MD 21804  | [REDACTED]<br>(DO NOT PUBLISH) | keagle2121@gmail.com       |
| Deborah Stam    | 27829 Island Dr.<br>Salisbury, MD<br>21801  | (410) 341-9550                 | dstam@salisbury.md         |

City of Salisbury  
CDBG PY 2019 – Public Hearing #2  
5-Year Consolidated Plan (2019 – 2023), 2019 Action Plan,  
Analysis of Impediments to Fair Housing Choice (AI),  
Status of Open CDBG Projects

May 8, 2019

Ms. Deborah Stam, Grants Manager, Finance Dept. / HCDD, convened the second Public Hearing for the City of Salisbury's 2019 Community Development Block Grant (CDBG) Program Year at 5:30 p.m. on Wednesday, May 8, 2019. Ms. Stam welcomed both those present and the television audience.

Ms. Stam stated that this year the planning process includes the development of a new 5-year Consolidated Plan (2019–2023), the 2019 Action Plan, and a new Analysis of Impediments to Fair Housing Choice (or AI). To assist us in our planning process this year we contracted with the Urban Design Ventures consultant group from Homestead, Pennsylvania. Ms. Stam stated that she would begin by providing an overview of the goals and strategies outlined in the new Consolidated Plan.

Ms. Stam stated that the City of Salisbury has prepared its 5-Year Consolidated Plan for the period of PY 2019, beginning July 1, 2019, through PY 2023, ending June 30, 2024. The Consolidated Plan is a strategic plan to implement federal programs for housing and community development activities within the City of Salisbury and how the proposed activities will principally benefit low- and moderate-income individuals. The Consolidated Plan is a requirement of the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) Program that must be completed by the entitlement community every five years in conjunction with an update to the City's Analysis of Impediments to Fair Housing Choice (AI).

Ms. Stam stated that the Consolidated Plan establishes the current needs identified in the City of Salisbury, and proposes goals and specific initiatives the City will undertake to address these needs by encouraging the development of decent housing, promoting a suitable living environment, and expanding economic opportunities. The Consolidated Plan is a collaborative planning process between the City, the community at large, social service agencies, housing providers, community development groups, and economic development agencies. Ms. Stam stated that the process was implemented through a series of public meetings, stakeholder surveys, statistical data, and reviews of previous community development plans. The purpose of the Consolidated Plan is to serve as a consolidated planning document, an application for CDBG funds, and a strategic plan for the City of Salisbury.

Ms. Stam stated that the City of Salisbury's PY 2019-2023 Consolidated Plan proposes the following six (6) strategies to address the priority needs in the City:

### Housing Strategy –

Priority Need: There is a need for additional decent, safe, sanitary, and affordable housing for homebuyers, homeowners, and renters.

#### Goals:

- HS-1 – Homeownership – Increase the supply of owner-occupied housing units through housing counseling, down payment assistance, and closing cost assistance.
- HS-2 – Housing Construction – Encourage the construction of new affordable housing units in the City for owners and renters.
- HS-3 – Housing Rehabilitation – Conserve and rehabilitate existing affordable housing units occupied by owners and renters in the City by addressing code violations, emergency repairs and handicap accessibility.

### Homeless Strategy –

Priority Need: There is a need for housing access for homeless persons and persons at-risk of becoming homeless.

#### Goals:

- HO-1 – Housing – Support the Continuum of Care's efforts to provide emergency shelter, transitional housing, permanent supportive housing, and other permanent housing opportunities.
- HO-2 – Operation / Support – Assist providers operating housing or providing support services for the homeless and persons or families at-risk of becoming homeless.

### Other Special Needs Strategy –

Priority Need: There is a need for housing access, services, and facilities for persons with special needs.

#### Goals:

- SN-1 – Housing – Support an increase in the supply of accessible, decent, safe, sanitary, and affordable housing for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol and/or drug dependency, and persons with other special needs through rehabilitation of existing buildings and new construction.
- SN-2 – Social Services – Support social service programs and facilities for the elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with alcohol and/or drug dependency, and persons with other special needs.



## Community Development Strategy –

Priority Need: There is a need to improve the community facilities, infrastructure, public services, and quality of life in the City of Salisbury.

### Goals:

- CD-1 – Community Facilities and Infrastructure – Improve the City's public facilities and infrastructure through rehabilitation, reconstruction, and new construction.
- CD-2 – Public Safety and Services – Improve and enhance public safety, public services, and public programs.
- CD-3 – Connectivity – Improve connectivity within the City and to surrounding communities through physical, visual, transportation, and accessibility improvements.
- CD-4 – Clearance/Demolition – Remove and eliminate slum and blighting conditions throughout the City.

## Economic Development Strategy –

Priority Need: There is a need to encourage employment and economic opportunities in the City of Salisbury.

### Goals:

- ED-1 – Employment – Support and encourage job creation, job retention, and job training opportunities.
- ED-2 – Development – Support business and commercial growth through expansion and new development.
- ED-3 – Redevelopment – Plan and promote the development, redevelopment, and revitalization of vacant commercial and industrial sites.
- ED-4 – Financial Assistance – Support and encourage new economic development through local, state, and federal tax incentives and programs such as Tax Incremental Financing (TIF), Tax Abatements (LERTA), Payment in Lieu of Taxes (Pilot), Enterprise Zones / Entitlement Communities, Section 108 Loan Guarantees, Economic Development Initiative (EDI) funds, etc.
- ED-5 – Access to Transportation – Support the expansion of public transportation and access to bus and automobile service to assist residents' transportation needs for employment and job training opportunities.

## Administration, Planning, and Management Strategy –

Priority Need: There is a need for planning, administration, management, and oversight of federal, state, and local funded programs.

### Goals:

- AM-1 – Overall Coordination – Provide program management and oversight for the successful administration of federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing activities, and compliance with all federal, state, and local laws and regulations.

Ms. Stam stated that the Consolidated Plan document for PY 2019–2023 includes the 2019 Action Plan, which outlines the projects which the City intends to fund with its 2019 CDBG allocation. The City has been advised by HUD that its CDBG award amount for PY 2019 will be \$349,401.

Ms. Stam stated that the City plans to fund the following three projects with the 2019 CDBG funds:

#### Project #1:

Project Name: Habitat for Humanity of Wicomico County – Housing Construction

Target Area: West Side CDBG Target Area

Goal Supported: HS-2 – Housing Construction

Need Addressed: Housing Need

CDBG Funding Amount: \$88,000

Project Description: Construction of a new single-family owner-occupied home.

Target Completion Date: 6/30/2020

Location: 504 Tangier Street, Salisbury, MD 21801

Estimated Beneficiaries: One (1) Low-Mod Income Household

National Objective Met: LMH – Low/mod housing benefit.

#### Project #2:

Project Name: Low-Mod Neighborhood Sidewalk Construction

Target Area: Church Street–Doverdale CDBG Target Area

Goal Supported: CD-1 – Community Facilities and Infrastructure

Need Addressed: Community Development Need

CDBG Funding Amount: \$191,521

Project Description: Construction of new sidewalks in CDBG Target Areas.

Target Completion Date: 6/30/2020

Location: Church Street–Doverdale CDBG Target Area

Estimated Beneficiaries: 4,310 persons

National Objective Met: LMA – Low/mod area benefit – the service area identified for the activity is primarily low/mod income (77.6% LMI).

#### Project #3:

Project Name: CDBG Program Administration

Target Area: Citywide

Goal Supported: AM-1 – Overall Coordination  
Need Addressed: Administration, Planning, and Management  
CDBG Funding Amount: \$69,880  
Project Description: Provide management and oversight of the City's CDBG program.  
Target Completion Date: 6/30/2020  
Estimated Beneficiaries: 30,570 persons (City of Salisbury population)  
Location: Department of Housing and Community Development  
207 West Main Street, Suite 102  
Salisbury, Maryland 21801

Ms. Stam stated that the second document that the City must complete every 5 years is the Analysis of Impediments to Fair Housing Choice (or AI). This document is updated in conjunction with the Consolidated Plan. Ms. Stam stated that she would now provide an overview of the City's 2019 AI.

Ms. Stam stated that in accordance with the Housing and Community Development Act of 1974, as amended, each entitlement community must "affirmatively further fair housing." In order to demonstrate that the entitlement community is "affirmatively furthering fair housing," each community must conduct a Fair Housing Analysis which identifies any impediments to fair housing choice and what steps it will take to affirmatively further fair housing.

Ms. Stam stated that the City of Salisbury would be submitting its 2019–2023 Consolidated Plan in June 2019. The 2019 AI is being prepared and submitted in concurrence with the preparation and submission of the City's Consolidated Plan to bring the two planning documents into sequence. Ms. Stam stated that this Fair Housing Analysis focuses on the status and interaction of six (6) fundamental conditions within the City of Salisbury:

- The sale or rental of dwellings (public or private);
- The provision of housing brokerage services;
- The provision of financial assistance for dwellings;
- Public policies and actions affecting the approval of sites and other building requirements used in the approval process for the construction of publicly assisted housing;
- The administrative policies concerning community development and housing activities, which affect opportunities of minority households to select housing inside or outside areas of minority concentration; and
- Where there is a determination of unlawful segregation or other housing discrimination by a court or a finding of noncompliance by HUD regarding assisted housing in a recipient's jurisdiction, an analysis of the actions which

could be taken by the recipient to remedy the discriminatory condition, including actions involving the expenditure of funds made available under 24 CFR Part 570.

Ms. Stam stated that the Fair Housing Act was originally passed in 1968 to protect buyers and renters from discrimination from sellers and landlords by making it unlawful to refuse the sale or rental of a property to persons included under the category of a protected class. The Fair Housing Act prohibits discrimination against persons based on their race, color, religion, sex, national origin, disability, or familial status in the sale, rental, and financing of housing.

Ms. Stam stated that the City of Salisbury's PY 2019–2023 Analysis of Impediments to Fair Housing Choice has identified the following impediments, as well as defined specific goals and strategies to address each impediment.

#### Impediment 1: Fair Housing Education and Outreach

There is a need to improve the knowledge and understanding concerning the rights of individuals, families, and members of the protected classes in regard to the Fair Housing Act (FHA) and awareness of discriminatory practices.

Goal: Improve the knowledge and awareness of both the public and the local officials of the Fair Housing Act, related laws, regulations, and requirements to affirmatively further fair housing in the community.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

1-A: Continue to educate and make residents aware of their rights under the Fair Housing Act (FHA) and the Americans with Disabilities Act (ADA).

1-B: Continue to educate and make realtors, bankers, and housing providers aware of their responsibilities under the Fair Housing Act (FHA) and the Americans with Disabilities Act (ADA).

1-C: Continue to support Fair Housing organizations and legal advocacy groups to assist persons who may be victims of housing discrimination and/or not aware of how to file a housing complaint.

1-D: Continue to identify Limited English Proficiency (LEP) persons to provide the specific language assistance that is needed.

1-E: Continue to partner with regional jurisdictions and housing providers to encourage fair housing choice throughout the eastern shore.

## Impediment 2: Continuing Need for Affordable Housing

Two out of every three renter households in the City are paying over 30% of their monthly incomes on housing costs. One out of every three owner households with a mortgage is paying over 30% of their monthly income on housing costs.

Goal: Increase the supply of affordable housing by new construction and rehabilitation of various types of housing that is affordable to lower income households.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

2-A: Continue to support and encourage private developers and nonprofit housing providers to create, through construction or rehabilitation, affordable and mixed-income housing located outside of areas of lower income and minority concentrations.

2-B: Continue to support and encourage the rehabilitation of existing housing units in the City to become decent, safe, sound and affordable housing for households below 80% AMI.

2-C: Continue to support homebuyer education and training programs to improve homebuyer awareness.

2-D: Provide federal, state and local funding in response to Home Mortgage Disclosure Act (HMDA) data discrimination patterns to support a higher loan to value ratio for minority homebuyers.

2-E: Continue to update the information available on the Affordable Housing Resources database located on the City of Salisbury website.

## Impediment 3: Continuing Need for Accessible Housing

There is a lack of accessible housing units in the City of Salisbury as the supply of accessible housing has not kept pace with the demand of individuals desiring to live independently.

Goal: Increase the supply of accessible housing by new construction and rehabilitation of accessible housing for persons who are disabled.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

3-A: Continue to promote the need for accessible housing by supporting and encouraging private developers and non-profits to develop, construct, and/or rehabilitate housing that is accessible to persons who are disabled.

3-B: Continue to provide financial assistance for accessibility improvements to owner-occupied housing units to enable the elderly and/or disabled to remain in their existing homes.

3-C: Continue to enforce the ADA and Fair Housing requirements for landlords to make “reasonable accommodations” to their rental properties so they become accessible to tenants who are disabled.

3-D: Continue to update the information, including accessibility and visitability, available on the Affordable Housing Resources database located on the City of Salisbury website.

#### Impediment 4: Public Policy

The City Zoning Ordinance needs additional definitions and provisions concerning Fair Housing.

Goal: Revise the City Zoning Ordinance to promote the development of various types of affordable housing throughout the City.

Strategies: In order to meet this goal, the following activities and strategies should be undertaken:

4-A: Revise the City Zoning Ordinance to include additional definitions, statements, and revisions.

4-B: Adopt a written Reasonable Accommodation Policy for housing developers and the Planning and Zoning Commission to follow when reasonable accommodation requests are made concerning zoning and land use as it applies to protected classes under the Fair Housing Act.

4-C: Develop financial incentives to encourage developers and housing providers to offer more affordable housing options in the City.

4-D: Appoint City residents to the City’s CDBG Review Committee.

Ms. Stam stated that this concludes the overview of the City’s Analysis of Impediments to Fair Housing Choice. The document is designed to act as a planning tool, providing the City of Salisbury with the necessary framework to strategically reduce any identified impediments to fair housing choice over the next five years, and continue to make modifications based on events and activities in the community during that time period. Ms. Stam stated that both documents – the Consolidated Plan and the Analysis of Impediments to Fair Housing Choice – have been posted on the City website and may be viewed under the Housing and Community Development Department page – Community Development section.

Ms. Stam stated that she would now like to provide a status report on the City’s CDBG projects that are currently open or were closed within the last year.

Ms. Stam stated that in PY 2016 the following projects were funded through CDBG:

Habitat for Humanity of Wicomico County – Housing Construction (707 East Church Street). The start of this project was delayed several times due to issues that Habitat was having with some of their other properties. Construction finally began in the Spring of 2018. Construction is now nearly complete, and Habitat expects to close on this house in May 2019.

City of Salisbury – Low-Mod Neighborhood Sidewalk Construction Program. The remaining funds from the 2015 Sidewalk Construction project were rolled forward and added to the 2016 funds. The project was then bid out utilizing both the 2016 and the 2017 Low-Mod Neighborhood Sidewalk funds. The winning bidder was Barker's Landing Excavation & General Contracting from Easton, MD. The funds were expended to construct new sidewalks where none previously existed in the Presidents–Princeton CDBG target neighborhood. This project was completed in September 2018.

Ms. Stam stated that in PY 2017 the following projects were funded through CDBG:

Salisbury Neighborhood Housing Services (SNHS) – Homebuyer Assistance Grants. Funding was provided to enable SNHS to continue to offer homeownership opportunities to low- to moderate-income households. The Homebuyer Assistance grant funds may be utilized for closing costs, down payment and/or principal write down assistance. Ten (10) of the Homebuyer Assistance grants were reserved until May 31,

2018 for new Salisbury University (SU) grads who wished to participate in the 'Buy a Home, Build a Business' program developed with SU. Beginning on June 1, 2018, any of the reserved grant funds that were not already allocated to an individual in the 'Buy a Home, Build a Business' program were made available to any qualified applicant. A total of 13 households have been served with these grant funds to date.

City of Salisbury – Homeless Services Case Manager. The City utilized this funding to increase the Homeless Services Case Manager position from part-time (32 hrs. wk.) to full-time (40 hrs. wk.). The individual in this position conducts Street Outreach among the homeless population, performs intakes and needs assessments, provides resource navigation through third-party referrals, and if appropriate, provides intensive case management for these clients. The Homeless Services Case Manager position served a total of 393 clients during this grant period. This project was closed out in April 2019.

City of Salisbury – Low-Mod Neighborhood Sidewalk Construction Program. This funding was provided to enable the City to continue the construction of sidewalks in low- to moderate-income neighborhoods within the city where none currently exist. As previously stated, the project was bid out utilizing both the 2016 and the 2017 Low-Mod Neighborhood Sidewalk funds. The funds were expended to construct new sidewalks where none previously existed in the Presidents–Princeton CDBG target neighborhood. This project was completed in September 2018.

Ms. Stam stated that in PY 2018 the following projects were funded through CDBG:

Salisbury Neighborhood Housing Services (SNHS) – Homebuyer Assistance Grants. Additional funding was provided to enable SNHS to continue to offer homeownership opportunities to low- to moderate-income households. The Homebuyer Assistance grant funds may be utilized for closing costs, down payment and/or principal write down assistance. Ten (10) of the Homebuyer Assistance grant were reserved until February 28, 2019 for new Salisbury University (SU) grads who wished to participate in the 'Buy a Home, Build a Business' program developed with SU. Beginning on March 1, 2019, any of the reserved grant funds that were not already allocated to an individual in the 'Buy a Home, Build a Business' program were made available to any qualified applicant. As SNHS is still expending the PY 2017 funds for this project, they have not yet begun to utilize these funds.

City of Salisbury – Homeless Services Case Managers. Funding was provided to increase the Homeless Services Case Manager from one position to two positions. To date we have only hired one Case Manager, and it has now been determined that we do not really need to fill a second position at this point in time, based upon the number of housing vouchers we can currently afford to fund. We are going to explore the possibility of funding housing vouchers with CDBG funds in the future.

City of Salisbury – Low-Mod Neighborhood Sidewalk Construction Program. This funding was provided to enable the City to continue the construction of sidewalks in low- to moderate-income neighborhoods within the city where none currently exist. This funding will be utilized in the Church Street–Doverdale CDBG target neighborhood. The bid package was issued on December 11, 2018, and the bids were opened on January 10, 2019. The winning bidder was ECM Corporation. Construction began in late March and is almost complete.

Ms. Stam stated that she would now like to open up the floor for comments from the public concerning the community development needs of the City of Salisbury. As with all CDBG Public Hearings, this hearing is being televised on PAC 14, so if you would like to make a comment please go up to the podium, identify yourself, and be sure to speak directly into the microphone so that the folks watching at home will be able to hear you and will know who you are.

Molly Hilligoss, the Executive Director of Habitat for Humanity of Wicomico County, spoke. Ms. Hilligoss thanked Ms. Stam for the fantastic overview of the plans for the future. Ms. Hilligoss stated that she was very encouraged to hear about future CDBG funding being utilized to help seniors age in place with rehabilitation of their homes, and the City's thoughtful planning in this regard. Ms. Hilligoss stated that this topic was one that was near and dear to her heart, because she believes that in order for people to want to move to Salisbury the aging homes in the area need to be rehabbed. She stated that it makes a difference when you are driving on Rt. 50 and you see older homes with roofs that need to be repaired, wouldn't it be great if the City could help that



homeowner save that home and continue to live out their life in a home that they were once proud of. She stated that was pretty exciting, and she will be interested to see how that comes to fruition in the future.

Ms. Hilligoss stated that she was also there to answer any questions regarding the project that Habitat applied for 2019 CDBG funding for – a project on the Westside at 504 Tangier Street. Habitat will be serving a low-income family with handicapped-accessible housing. Habitat has already demolished a blighted housing unit that was previously located on the site. The total cost of the construction (including the demolition) will be over \$145,000, but Habitat will sell the house for less than that. Ms. Hilligoss stated that Habitat will sell the house for whatever the appraised value is, so she believes the mortgage will probably be around \$575 per month including taxes and insurance, which is very affordable. It will be a 3-bedroom, 1 ½ -bathroom house. Ms. Hilligoss stated again that she would be happy to answer any questions about that project. There were no questions from the audience, and Ms. Hilligoss left the podium.

Ms. Stam thanked Ms. Hilligoss for her comments, and asked if there were any other members of the audience who would like to comment or had any questions. There were no comments or questions from anyone else in the audience.

Ms. Stam stated that as there are no further comments from the public that concludes today's CDBG public hearing. If you have any questions concerning the CDBG planning process you may contact me, Deborah Stam, at the Department of Housing & Community Development at (410) 341-9550, or if you would like to e-mail me my e-mail address is [dstam@salisbury.md](mailto:dstam@salisbury.md)

Ms. Stam thanked everyone for attending and adjourned the Public Hearing at 6:03 p.m.

RESOLUTION NO. 2949

A RESOLUTION OF THE CITY OF SALISBURY, MARYLAND TO APPROVE THE CITY'S CONSOLIDATED PLAN FOR PROGRAM YEARS 2019–2023, THE ACTION PLAN FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR PROGRAM YEAR 2019, AND THE 2019 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE.

WHEREAS, the Maryland State Office of the U.S. Department of Housing & Urban Development (HUD) has determined that the City of Salisbury qualifies as an “entitlement community;” and

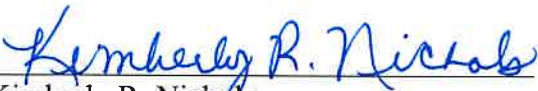
WHEREAS, the City of Salisbury is, therefore, entitled to receive Community Development Block Grant (CDBG) funds directly from HUD upon HUD's approval of the City's Consolidated Plan, annual Action Plan, and Analysis of Impediments to Fair Housing Choice; and

WHEREAS, the Council of the City of Salisbury wishes the City to receive this annual allotment of CDBG funds from HUD, to fund the completion of various community development projects.

NOW, THEREFORE, BE IT RESOLVED, that the Council of the City of Salisbury, Maryland does hereby authorize the Mayor to submit the Consolidated Plan (PY 2019–2023), the 2019 CDBG Action Plan, and the 2019 Analysis of Impediments to Fair Housing Choice, as are found on the City's Community Development website page as of the date of the passage of this resolution, to HUD for review and approval.

THE ABOVE RESOLUTION was introduced and duly passed at a meeting of the Council of the City of Salisbury, Maryland held on May 28, 2019 and is to become effective immediately.

ATTEST:

  
Kimberly R. Nichols  
CITY CLERK

  
Muir Boda  
COUNCIL VICE-PRESIDENT

APPROVED BY ME THIS 30<sup>th</sup> day of May 2019.

  
Jacob R. Day  
MAYOR

# Finance Department / HCDD

## MEMO

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**To: Keith Cordrey**

**From: Deborah Stam**

**Subject: Resolution Authorizing the Mayor to Submit the Consolidated Plan (2019 - 2023), the 2019 CDBG Action Plan, and the 2019 Analysis of Impediments to Fair Housing Choice to HUD**

**Date: May 16, 2019**

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The Finance Department / HCDD, with the assistance of the Urban Design Ventures consultant group, has completed the new Consolidated Plan (PY 2019 - 2023), the 2019 Action Plan, and the 2019 Analysis of Impediments to Fair Housing Choice. The total amount of Community Development Block Grant (CDBG) funding that has been allocated to the City of Salisbury for the 2019 program year is \$349,401, which is an increase of 1.6% over the amount that was awarded for PY 2018. For the 2019 Action Plan, the following projects have been recommended for funding by the CDBG Review Committee and approved by the Mayor:

|   |                  |
|---|------------------|
| Administration (20%)  | \$69,880         |
| Habitat for Humanity of Wicomico County –<br>Housing Construction (504 Tangier Street)  | \$88,000         |
| City of Salisbury –<br>Low-Mod Neighborhood Sidewalk Construction Program<br>(Church Street–Doverdale CDBG Target Neighborhood) | <u>\$191,521</u> |
| Total   | <u>\$349,401</u> |

The drafts of the Consolidated Plan (2019 - 2023), the 2019 CDBG Action Plan, and the 2019 Analysis of Impediments to Fair Housing Choice (AI) were made available for public review beginning on April 23, 2019. The documents are posted on the City website on the Housing & Community Development Department page, under the Community Development section, and hard copies of the documents are available for review at the Wicomico County Library, 122 South Division Street, Salisbury. The 30-day public comment period will end on May 23, 2019. To date no written comments have been received.

The first public hearing on the Consolidated Plan (2019 - 2023), the 2019 Action Plan, and the 2019 AI was conducted on January 29, 2019. This hearing provided an opportunity for those

agencies who had applied for CDBG funds to make a presentation on their proposed project to the members of the CDBG Review Committee, and to field questions from the committee members. This hearing also served to explain the planning process involved with the development of the Consolidated Plan, the Action Plan, and the AI, and how community members could participate in this process. Once all the presentations had been made, the floor was opened up to the general public to allow citizens the opportunity to provide their views on the community development needs of the City of Salisbury.

The second public hearing was held on May 8, 2019. This hearing provided an overview of the strategies, needs and goals outlined in the 2019-2023 Consolidated Plan, and the projects included for funding in the 2019 CDBG Action Plan. It also covered the impediments identified in the 2019 Analysis of Impediments to Fair Housing Choice, and the goals and strategies identified to address those impediments. Finally, a report was provided on the status of the CDBG-funded projects that are currently open, and those that have been closed within the last year. Once the presentation had been completed, the floor was opened up to the general public to allow citizens the opportunity to comment on the plans and provide their views on the community development needs of the City of Salisbury.

Attached is the Resolution to approve the Consolidated Plan (2019 - 2023), the 2019 Action Plan, and the 2019 Analysis of Impediments to Fair Housing Choice for the City of Salisbury, and to authorize the Mayor to submit said documents to HUD for their review and approval. Please forward this information to the City Council for the May 28, 2019 meeting agenda. Thank you for your assistance.



Deborah J. Stam  
Grants Manager  
Finance Department / HCDD

Attachments

CC: Olga Butar  
Kim Nichols  
Andy Kitzrow  
Kristine Devine

## **Grantee Unique Appendices**



## Affordable Housing Resources

### Alternative Living Units (ALU) for the Deaf and Hard of Hearing

806 Snow Hill Road

Salisbury, Maryland 21804

Contact Name: Lisa Trolan

Contact Phone Number: 410-742-5052 / 443-365-2645

Number of Units in Complex: 9

Unit rent amount depends upon income and medical expenses.

Unit rents range from \$25 (min.) to \$1,025 (max.) –

Average rent is approximately \$220.

Units Handicap Accessible: All

#### Requirements:

- Deaf or hard of hearing, age 18 and older.
- Income restrictions – Very Low to Extremely Low (HUD Income Limits)
- U.S. Citizenship or eligible immigration status.
- Clear Criminal Background Check.
- Must have completed HUD Section 8 Housing form for Elderly or Disabled.
- Must be willing to accept independent living services.
- Must be employed or actively seeking employment.
- Must be referred by the DDA or an out-of-state agency (some exceptions apply).
- Must have good Landlord References.
- Must be willing to share common areas of the house.

### Calloway Street One

602 Calloway Street  
Salisbury, Maryland 21804  
Contact Name: Crystal Davis  
Contact Phone Number: 410-860-0550  
Number of Units in Complex: 10  
(9 – 1-Bedroom Units, 1 – 2-Bedroom Unit)  
Unit Rent: \$560  
Units Handicap Accessible: 1 (1-Bedroom Unit)  
Units Handicap Adaptable: All units on ground floor,  
reasonable accommodations offered.

- *Project based rental assistance; Senior 62+*
- *Residency is restricted to persons who earn 30% of AML.*
- *1-Bedroom units pay 30% of adjusted gross income, minus a utility allowance.*
- *2-Bedroom unit receives no rental assistance.*

### College Lane Apartments

800 College Lane  
Salisbury, Maryland 21804  
Contact Name: Shane Snoots  
Contact Phone Number: 443-523-1356  
Number of Units in Complex: 120  
Units rent from \$755 - \$800  
Units Handicap Accessible: 10  
Units Handicap Adaptable: First floor units only.

### Cottages at Riverhouse

1002 Riverhouse Drive  
Salisbury, Maryland 21801  
Contact Name: Lynne Smith  
Contact Phone Number: 410-334-2229  
Number of Units in Complex: 150  
Unit rent is based on individual income:  
1 bedroom -- \$334 – \$667  
2 bedroom -- \$380 – \$760



Units Handicap Accessible: 150 (All have wide doors)  
Units Handicap Adaptable: All Units

- *Low to moderate income seniors*

### **Eastgate Village Apartments**

1701 Eastgate Drive, #10  
Salisbury, Maryland 21804  
Contact Name: Sue Walls  
Contact Phone Number: 410-742-4858  
Number of Units in Complex: 60  
Unit rents: \$550 (6 units) – \$595 (54 units)  
All units are 1 bedroom  
Units Handicap Accessible: 3 Units  
Units Handicap Adaptable: All Units

- *Elderly housing, Tax Credit Housing.*

### **Edgewood Manor Apartments**

106 Edgewood Avenue  
Fruitland, Maryland 21826  
Contact Name: Lisse Hall or Christy Shaqfeh  
Contact Phone Number: 410-546-5444  
Number of Units in Complex: 10  
Units Rent: \$679  
Units Handicap Accessible: None  
Units Handicap Adaptable: None

- *Section 8 subsidized*

### **Gateway Village**

939 Gateway Street  
Salisbury, Maryland 21801  
Contact Name: Kathleen Booth  
Contact Phone Number: 410-742-7618



Number of Units in Complex: 156  
Unit rent is based upon income. Utilities included in all rents.  
1 bedroom -- \$428 – \$693  
2 bedroom -- \$515 – \$787  
Units Handicap Accessible: 8  
Units Handicap Adaptable: All

- *Elderly housing*

### **Glen Gardens Apartments**

318 Glen Avenue, #100  
Salisbury, Maryland 21804  
Contact Name: Tami Reese  
Contact Phone Number: (410) 742-2859  
Number of Units in Complex: 88  
Unit rent: 1 bedroom (17 units) – \$625  
1 bedroom plus den (24 units) – \$650  
2 bedroom (47 units) – \$675

*No income restrictions. Income must be 3x the rent.*

### **Hickory Lane One**

602 Calloway Street  
Salisbury, Maryland 21804  
Contact Name: Crystal Davis  
Contact Phone Number: 410-860-0550  
Number of Units in Complex: 20  
(19 – 1-Bedroom Units, 1 – 2-Bedroom Unit)  
Unit rent: \$500  
Units Handicap Accessible: 1 (1-Bedroom Unit)  
Units Handicap Adaptable: All units on ground floor,  
reasonable accommodations offered.

- *Project based rental assistance; Senior 62+*
- *Residency is restricted to persons who earn 30% of AMI.*
- *1-Bedroom units pay 30% of adjusted gross income, minus a utility allowance.*
- *2-Bedroom unit receives no rental assistance.*

### **Homes at Foxfield**

100 Foxfield Circle  
Salisbury Maryland 21801  
Contact Name: Teresa Parsons  
Contact Phone Number: 410-860-9918  
Number of Units in Complex: 112  
Unit rent range -- \$555 – \$924. Income guidelines apply.  
Units Handicap Accessible: 4  
Units Handicap Adaptable: All

- *Low to moderate income housing,*
- *Accepts Section 8 Vouchers,*
- *Tax Credit Community.*

### **Lakeview Apartments**

406 Trinity Drive  
Salisbury, Maryland 21801  
Contact Name: Ron Groton  
Contact Phone Number: 410-543-0444  
Number of Units in Complex: 37 (1 Bedroom)  
Unit rent depends upon the income level of the client.  
Income guidelines apply.  
Handicap Accessible / Adaptable units available.

- Project based rental assistance; Senior 62+
- Residency restricted to persons who earn 50% of AMI.

### **James E. Leonard Apartments**

800 Booth Street  
Salisbury, Maryland 21801  
Contact Name: Kenedy Moya  
Contact Phone Number: 410-546-4720  
Number of Units in Complex: 66  
Unit Rent Range (based on income) -- \$666 – \$762  
Units Handicap Accessible: 4  
Units Handicap Adaptable: All

- *Section 8 subsidized.*
- *Must be a Farm Worker*

### **The Lodges at Naylor Mill**

29339 Naylor Mill Road  
 Salisbury, Maryland 21801  
 Contact Name: Sally Riley  
 Contact Phone Number: 410-219-9022  
 Number of Units in Complex: 65  
 Unit rent: Must meet income guidelines;  
     1 bedroom -- \$347 – \$858  
     2 bedroom -- \$514 – \$1,029  
 Units Handicap Accessible: 15  
 Units Handicap Adaptable: All

- *Elderly housing*

### **Mitchell Landing**

135 Mitchell Road  
 Salisbury Maryland 21801  
 Contact Name: Julie Smith  
 Contact Phone Number: 410-860-1724  
 Number of Units in Complex: 24  
 2-Bedroom – \$600; 3-Bedroom – \$650  
 \*Plus 5 hours of community service per month.  
 Units Handicap Accessible: 2  
 Units Handicap Adaptable: None

- *Partnership Rental Housing Program*

### **Moss Hill Townhouses**

407 Moss Hill Lane  
 Salisbury Maryland 21804  
 Contact Name: Caroline Weichmann  
 Contact Phone Number: 410-749-2300  
 Number of Units in Complex: 200

Unit rent is based on income and family size.

Average rent -- \$352 – \$773

Units Handicap Accessible: None

Units Handicap Adaptable: None

- *Some units receive Section 8 Existing rent subsidies.*

### **Pemberton Manor**

1017 Fairground Drive

Salisbury, Maryland 21801

Contact Name: Kelli Salerno

Contact Phone Number: 410-749-0559

Number of Units in Complex: 209

Units rent from \$625 – \$800 (market units)

Units Handicap Accessible: 12

Units Handicap Adaptable: All

- *Section 8 subsidized.*

### **Pine Bluff Village**

1514 Riverside Drive

Salisbury, Maryland 21801

Contact Name: Suzanne Teter

Contact Phone Number: 410-749-0290

Number of Units in Complex: 151

Unit rent is based on income: \$840 maximum.

Units Handicap Accessible: 15

Units Handicap Adaptable: All

- *Elderly and disabled, Section 8 subsidized.*

### **Rivers Edge Apartments & Studio for the Arts**

670 Fitzwater Street

Salisbury, Maryland 21801

Contact Name: Candy Bauer

Contact Phone Number: 443-944-8780

Number of Units in Complex: 90

1-Bedroom Units:

9 units at 30% AMI; 9 units at 40% AMI;  
9 units at 50% AMI; 4 units at 60% AMI

1-Bedroom Lofts:

5 units at 50% AMI; 7 units at 60% AMI

2 Bedroom Units:

9 units at 30% AMI; 14 units at 40% AMI;  
5 units at 50% AMI; 2 units at 60% AMI

3 Bedroom Units:

2 units at 40% AMI; 4 units at 50% AMI;  
8 units at 60% AMI

Units Handicap Accessible / Adaptable: 18 (all first floor units)

- *LIHTC – Income limits apply – Multi-family.*
- *Vouchers are accepted for units in the 60% level.*

### **Riverside Homes**

519 Alabama Avenue

Salisbury Maryland 21801

Contact Name: Don Bibb or Ayana Hill

Contact Phone Number: 410-742-0060

Number of Units in Complex: 75

Unit Rent is based on 30% of adjusted gross income

Units Handicap Accessible: 75

Units Handicap Adaptable: All

- *Elderly and disabled subsidized housing administered by the Wicomico County Housing Authority.*

### **Salisbury Commons**

105 Winterborn Lane

Salisbury, Maryland 21804

Contact Name: Sally Reilly

Contact Phone Number: 410-543-8700

Number of Units in Complex: 96

Units rent from \$662 – \$917  
Units Handicap Accessible: 5  
Units Handicap Adaptable: None

- *Low to moderate income housing.*

### **Schumaker Place**

818 S. Schumaker Drive  
Salisbury, Maryland 21804  
Contact Name: Jenee' Gray  
Contact Phone Number: 410-860-4888  
Number of Units in Complex: 96  
Unit rent: \$ 745 – \$800 – income guidelines apply  
Units Handicap Accessible: None  
Units Handicap Adaptable: None

- *Need to meet income requirements for Tax Credit Housing.*

### **State Street Station Apartments**

914 E. State Street  
Delmar, Maryland 21875  
Contact Name: Tina Thaxton  
Contact Phone Number: 410-896-9100  
Number of Units in Complex: 28  
    1-Bedroom Units (8) – \$569 (Basic) – \$786 (Maximum)  
    2-Bedroom Units (20) – \$584 (Basic) – \$802 (Maximum)  
Units Handicap Accessible: 1  
Units Handicap Adaptable: 1

- *Income based housing – all units at 60% income levels.*

### **Stone Grove Crossing**

911-B Booth Street  
Salisbury, MD 21801  
Contact Name: Beth Hitch  
Contact Phone Number: 443-692-6459

Number of Units in Complex: 86

Applications are accepted and placed on a waitlist. Rents are based on 60% AMI. Residents must have a verifiable income source.

1 bedroom – \$732

2 bedroom – \$878

3 bedroom – \$1,017

Units Handicap Accessible: 9

- *Tax Credit property administered by Penrose Properties.*

### **Victoria Park at Sassafras Meadows**

875 Victoria Park Drive

Salisbury, Maryland 21801

Contact Name: Lanae Harmon

Contact Phone: 410-742-3232

Numbers of Units in Complex: 80

Unit Rent: 1 Bedroom, 1 Bath -- \$355 – \$625

2 Bedroom, 1 Bath -- \$535 – \$740

2 Bedroom, 2 Bath -- \$815 – \$855

Units Handicap Accessible: 8

Units Handicap Adaptable: All Units

- *Elderly Housing*

### **Village at Mitchell Pond Apartments**

1117 Parsons Road

Salisbury, Maryland 21801

Contact Name: Tia Collins

Contact Phone Number: 410-742-4535

Number of Units in Complex: 68

Unit rents from \$715 – \$872, based on income

Units Handicap Accessible: 4

Units Handicap Adaptable: All

- *Section 8 subsidized.*
- *Availability: Waiting List.*
- *No Application Fee*

### **West Road Apartments**

1008 East Road, Suite 101  
Salisbury, Maryland 21801  
Contact Name: Michelle Bliley  
Contact Phone Number: 410-334-6098  
Number of Units in Complex: 56  
Project-based Rental Assistance.

Tenants must make a monthly contribution toward rent equal to 30% (28 units) or 50% (28 units) of their adjusted income. A minimum tenant contribution of \$25 is required regardless of tenant income.

Units Handicap Accessible: 4  
Units Handicap Adaptable: None

- *Section 8 subsidized*

### **Westbrook Commons**

555 West Road  
Salisbury, Maryland 21801  
Contact Name: Lasonya Jones  
Contact Phone Number: 410-860-1306  
Number of Units in Complex: 96  
Unit rent: \$459 – \$855 -- income guidelines apply.  
Units Handicap Accessible: 32  
Units Handicap Adaptable: All

### **Private Landlords:**

Cannon Property Management  
106 Circle Avenue, #114  
Salisbury, Maryland 21801  
Phone Number: 410-749-5179



Insley Rentals  
207-A Milford Street  
Salisbury, Maryland 21804  
Phone Number: 410-742-8121

Kelark and Company  
104 N. Fruitland Boulevard  
Fruitland, Maryland 21826  
Phone Number: 410-742-0300

Lee Smith Rentals  
1530 N. Salisbury Boulevard  
Salisbury, Maryland 21801  
Phone Number: 410-742-2016

Lex Abbott Real Estate  
1000 E. Main Street  
Salisbury Maryland 21804  
Phone Number: 443-735-2086

Ruark Rentals  
4920 Snow Hill Road  
Salisbury Maryland 21804  
Phone Number: 410-548-1859

Weisner Real Estate  
1323 Mt Hermon Road, #5a  
Salisbury, Maryland 21804  
Phone Number: 410-742-7141

## **Additional Housing Resources**

### **Habitat for Humanity of Wicomico County, Inc.**

Molly Hilligoss – Executive Director  
908 West Isabella Street  
Salisbury, Maryland 21801  
Phone: 410-546-1551  
Fax: 410- 543-1310  
[www.wicomicohabitat.org](http://www.wicomicohabitat.org)

- Homes are primarily funded by contributions of money and in-kind donations.
- Homes are built primarily with volunteer labor and the "sweat equity" of the homeowner. Families contribute up to 500 volunteer hours of labor on their own and other Habitat homeowners' homes.
- Habitat sells the homes at no profit and offers a zero-interest 20- to 30-year mortgage on the home. Payments from the homeowners are placed in a local Fund for Humanity that is used to build more homes.
- Habitat partners with families based on three criteria: their need, their willingness to partner and their ability to repay the no-profit, zero-interest loans.

### **Salisbury Neighborhood Housing Services, Inc.**

Cheryl Meadows – Executive Director  
540 Riverside Drive, Suite #18  
Salisbury, Maryland 21801  
Phone: (410) 543-4626  
Fax: (410) 543-9204  
[www.salisburynhs.org](http://www.salisburynhs.org)

SNHS offers a variety of products and services including home purchase loans, housing rehabilitation/renovation loans, owner-occupied housing rehabilitation grants (when grant funds are available), foreclosure prevention counseling, financial fitness counseling and assistance with preparing for home ownership through structured training.

For additional information on available products and services please contact SNHS directly at the phone number shown above.

## City of Salisbury Tax Abatement Program

City property taxes for the first five years of participation in the Program are abated in whole. The tax is then gradually phased in over a period of four years, at 20% per year, until the tenth year when property taxes will be due in full.

Apply at the City Finance Office, Room 103, Government Office Building, 125 North Division Street, Salisbury, Maryland, 21801. Phone #: (410) 548-3110. Applications are also available on the City of Salisbury's website at [www.salisbury.md](http://www.salisbury.md)

## House Keys 4 Employees

This program enables eligible homebuyers to receive more down payment and/or closing cost assistance than is available through the standard Down Payment and Settlement Expense Loan Program (DSELP)

- Eligibility – any borrower who receives a contribution for down payment and/or assistance from participating employers, local jurisdictions, non-profit organizations, etc.
- Maximum benefit \$5,000 (**match**)
- Loan – must be repaid when the house is paid-off, refinanced or sold.
- Can be combined with other incentive programs such as the Tax Abatement program.
- Applicants may also be eligible for the 2% closing cost grant from Maryland Mortgage Program.
- SNHS provides the required Homebuyer Education classes.

## Maryland Mortgage Program

Many people across Maryland are eligible to apply for a home loan through the Maryland Mortgage Program.

The main test (though not the only one) for whether someone can apply is based on annual household income (see table below). Additional personal criteria are that you need to be at least 18 years old and have a social security number.

If an applicant is eligible based on these factors, eligibility for a Maryland Mortgage Program loan then depends on the location and price of the property that will be purchased (see below for further information).

Finally, there are a few other conditions that must be met to obtain a Maryland Mortgage Program home loan.

1. Applicants need to be "First-Time Homebuyers," who are defined as not having owned (or been on title for) a principal residence **anywhere** in the last three years. However, exceptions are made for military veterans who are using their exemption for the first time or homebuyers who are purchasing in a Targeted Area. Wicomico County is a partially targeted area. For more detailed information on income eligibility and purchase price limits please see the MMP website at [www.mmp.maryland.gov](http://www.mmp.maryland.gov). In addition, homebuyers may not own any other real property at the time of settlement.
2. The home being purchased must be for the applicant(s) to live in – a Maryland Mortgage Program loan cannot be used to purchase an investment property or a house for someone else to live in.
3. The applicant(s) need to complete a Homebuyer Education course. In some cases this needs to be done **before** a purchase contract is signed, though in most cases it must be completed prior to closing. For more information see 'Homebuyer Education' on the MMP website.
4. There are some restrictions on properties that can be purchased with a Maryland Mortgage Program loan. For more information see 'Properties' on the MMP website.
5. Potential borrowers with liquid assets equal to 20% or more of the sales price may not be eligible for the program.

#### **Income and Purchase Price Limits – Wicomico County**

| Household<br>Size | <u>Income Limits</u> |           | <u>Maximum Purchase Prices</u> |           |
|-------------------|----------------------|-----------|--------------------------------|-----------|
|                   | Non-Targeted         | Targeted  | Non-Targeted                   | Targeted  |
| 1 or 2            | \$92,500             | \$111,000 |                                |           |
|                   |                      |           | \$291,176                      | \$355,882 |
| 3 or more         | \$106,375            | \$129,500 |                                |           |

MMP can be tiered with other downpayment programs through the CDA such as House Keys 4 Employees for additional money to be put toward downpayment / closing costs (**match**). These programs can also be tiered with City of Salisbury programs such as the Tax Abatement program.

## **APPROVED MMP LENDERS – WICOMICO COUNTY**

|                                    |              |
|------------------------------------|--------------|
| First Home Mortgage Corp.          | 877-933-3100 |
| PrimeLending                       | 410-308-8727 |
| Prosperity Home Mortgage           | 410-583-5900 |
| Primary Residential Mortgage, Inc. | 800-255-2792 |
| Academy Mortgage Corp.             | 800-660-8664 |
| Mortgage Network                   | 443-736-4801 |
| M&T Bank                           | 800-380-2193 |
| Caliber Home Loans                 | 800-401-6587 |
| Presidential Bank Mortgage         | 800-574-3151 |
| BB&T                               | 410-764-0663 |
| Movement Mortgage                  | 877-314-1499 |
| The Columbia Bank                  | 888-822-4663 |
| Bay Capital Mortgage Corp          | 410-974-6044 |
| Norcom Mortgage                    | 855-667-2661 |
| Wells Fargo Home Mortgage          | 410-308-3738 |
| Residential Mortgage Services      | 800-576-7776 |
| Tidewater Mortgage Services        | 757-498-7400 |
| HomeServices Lending               | 855-738-3326 |
| Universal Mortgage & Finance       | 800-316-6846 |

**This database will be updated as new affordable housing units come online. For more information, please contact the Housing & Community Development Department (HCDD) at (410) 334-3031.**

**Last Updated – February 2018**

# City of Salisbury



## 2019 Analysis of Impediments to Fair Housing Choice

**CDBG PY 2019 – 2023**  
**(7/1/2019 – 6/30/2023)**

Prepared By:

Finance Department / HCDD  
207 West Main Street, Suite 102  
Salisbury, Maryland 21801

Urban Design Ventures  
212 East 7<sup>th</sup> Avenue  
Homestead, Pennsylvania 15120

## **SF 424 and Certification**

**Application for Federal Assistance SF-424**

**\* 1. Type of Submission:**

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

**\* 2. Type of Application:**

- ☒ New  
☐ Continuation  
☐ Revision

**\* If Revision, select appropriate letter(s):**

**\* Other (Specify):**

**\* 3. Date Received:**

06/10/2019

**4. Applicant Identifier:**

**5a. Federal Entity Identifier:**

**5b. Federal Award Identifier:**

B-19-MC-24-0015

**State Use Only:**

**6. Date Received by State:**

**7. State Application Identifier:**

**8. APPLICANT INFORMATION:**

**\* a. Legal Name:**

City of Salisbury

**\* b. Employer/Taxpayer Identification Number (EIN/TIN):**

52-6000806

**\* c. Organizational DUNS:**

0303216990000

**d. Address:**

**\* Street1:**

125 North Division Street

**Street2:**

**\* City:**

Salisbury

**County/Parish:**

Wicomico County

**\* State:**

MD: Maryland

**Province:**

**\* Country:**

USA: UNITED STATES

**\* Zip / Postal Code:**

21801-5030

**e. Organizational Unit:**

**Department Name:**

Office of the Mayor

**Division Name:**

**f. Name and contact information of person to be contacted on matters involving this application:**

**Prefix:**

Ms.

**\* First Name:**

Deborah

**Middle Name:**

J.

**\* Last Name:**

Stam

**Suffix:**

**Title:**

Grants Manager - Finance Department / HCDD

**Organizational Affiliation:**

City of Salisbury

**\* Telephone Number:**

(410) 341-9550

**Fax Number:**

**\* Email:**

dstam@salisbury.md



## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

### 11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grant (CDBG)

### \* 12. Funding Opportunity Number:

CDP-19-01

\* Title:

Guidance on Submitting Consolidated Plans and Annual Action Plans for Fiscal Year (FY) 2019

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Program Year 2019 Annual Action Plan for the Community Development Block Grant (CDBG) Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**

\* a. Applicant

1

\* b. Program/Project

1

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date: 07/01/2019

\* b. End Date: 06/30/2020

**18. Estimated Funding (\$):**

|                     |            |
|---------------------|------------|
| * a. Federal        | 349,401.00 |
| * b. Applicant      |            |
| * c. State          |            |
| * d. Local          |            |
| * e. Other          |            |
| * f. Program Income | 0.00       |
| * g. TOTAL          | 349,401.00 |

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:

Mr.

\* First Name:

Jacob

Middle Name:

R.

\* Last Name:

Day

Suffix:

\* Title:

Mayor, City of Salisbury

\* Telephone Number:

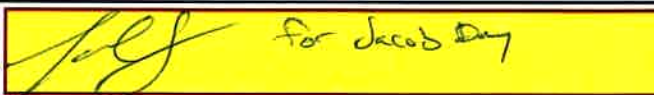
(410) 548-3100

Fax Number:

\* Email:

jday@salisbury.md

\* Signature of Authorized Representative:



\* Date Signed:

6/5/19

## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 01/31/2019

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.


**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

|  |                          |
|--|--------------------------|
| SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL<br> | TITLE<br>Mayor           |
| APPLICANT ORGANIZATION<br>City of Salisbury, Maryland  | DATE SUBMITTED<br>6/5/19 |

## CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

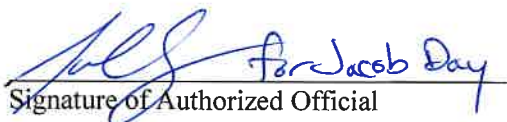
**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

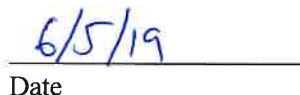
1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

  
Signature of Authorized Official

  
Date

Jacob R. Day  
Mayor, City of Salisbury

## Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

**Following a Plan** -- It is following a current consolidated plan that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2019, 2020, 2021 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.


**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

**Compliance with Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

**Compliance with Laws** -- It will comply with applicable laws.

  
Signature of Authorized Official

Jacob R. Day  
Mayor, City of Salisbury

6/5/19  
Date

### **OPTIONAL Community Development Block Grant Certification**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

N/A

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title



## Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

**Eligible Activities and Costs** -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

**Subsidy layering** -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

N/A

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

## **Emergency Solutions Grants Certifications**

The Emergency Solutions Grants Program recipient certifies that:

**Major rehabilitation/conversion/renovation** – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for these individuals.

**Matching Funds** – The recipient will obtain matching amounts required under 24 CFR 576.201.

**Confidentiality** – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

**Consolidated Plan** – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

**Discharge Policy** – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

N/A

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

## Housing Opportunities for Persons With AIDS Certifications

The HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

N/A

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

## **APPENDIX TO CERTIFICATIONS**

### **INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:**

#### **Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.