

City of Salisbury



FY 2026 Annual Action Plan

CDBG FY 2026
(7/1/2026 – 6/30/2027)

Prepared By:
City of Salisbury
Finance Department
125 North Division Street #103
Salisbury, Maryland 21801

Table of Contents

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) 2

PR-05 Lead & Responsible Agencies – 91.200(b)..... 18

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)..... 20

AP-12 Participation – 91.105, 91.200(c) 38

AP-15 Expected Resources – 91.220(c)(1,2) 40

AP-20 Annual Goals and Objectives 44

AP-35 Projects – 91.220(d) 47

AP-38 Project Summary 48

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

AP-55 Affordable Housing – 91.220(g) 52

AP-60 Public Housing – 91.220(h)..... 53

AP-65 Homeless and Other Special Needs Activities – 91.220(i)..... 55

AP-75 Barriers to affordable housing – 91.220(j) 60

AP-85 Other Actions – 91.220(k) 62

AP-90 Program Specific Requirements 66

Executive Summary

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

1. Introduction

The City of Salisbury, Maryland is a federal entitlement community under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program. In compliance with HUD regulations, the City of Salisbury has prepared this FY 2026 Annual Action Plan for the period July 1, 2026 – June 30, 2027. This Annual Action Plan is a strategic plan for the implementation of the city's federal grant entitlement programs for the provision of decent housing, the creation of a suitable living environment, and the provision of public infrastructure and facilities to benefit low- and moderate- income persons within the City of Salisbury. This is the third Annual Action Plan under the city's FY 2024 – 2029 Consolidated Plan.

The FY 2026 Annual Action Plan is a collaborative effort of the City of Salisbury, the community at large, social and human service agencies, housing providers, community development agencies, and economic development groups. The planning process was developed through public meetings, statistical data, review of the city's comprehensive plan, and other community plan.

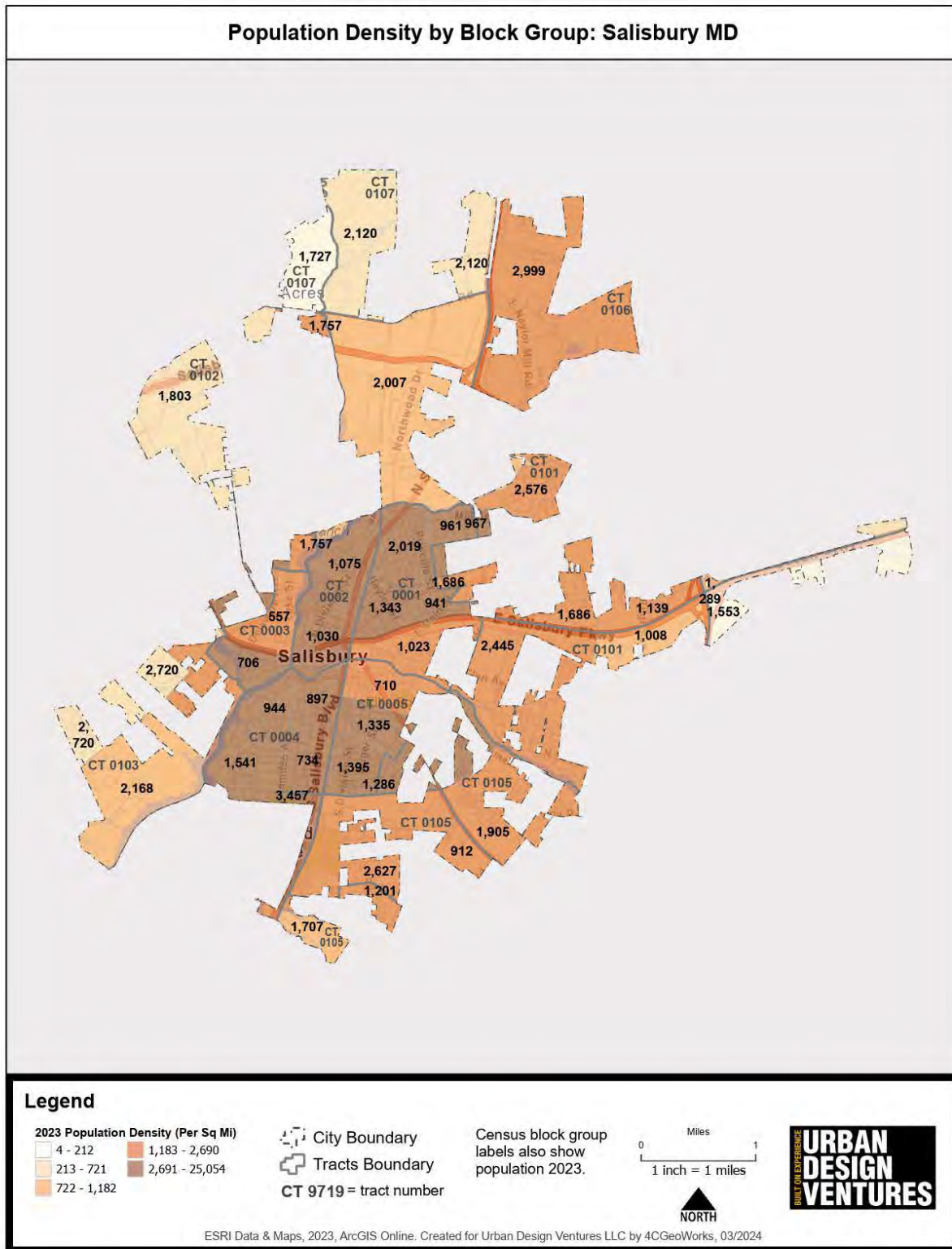
During the FY 2026 Program Year, the City of Salisbury will receive \$367,754 in Community Development Block Grant funds. The City of Salisbury proposes to undertake the following activities with the FY 2026 CDBG funds:

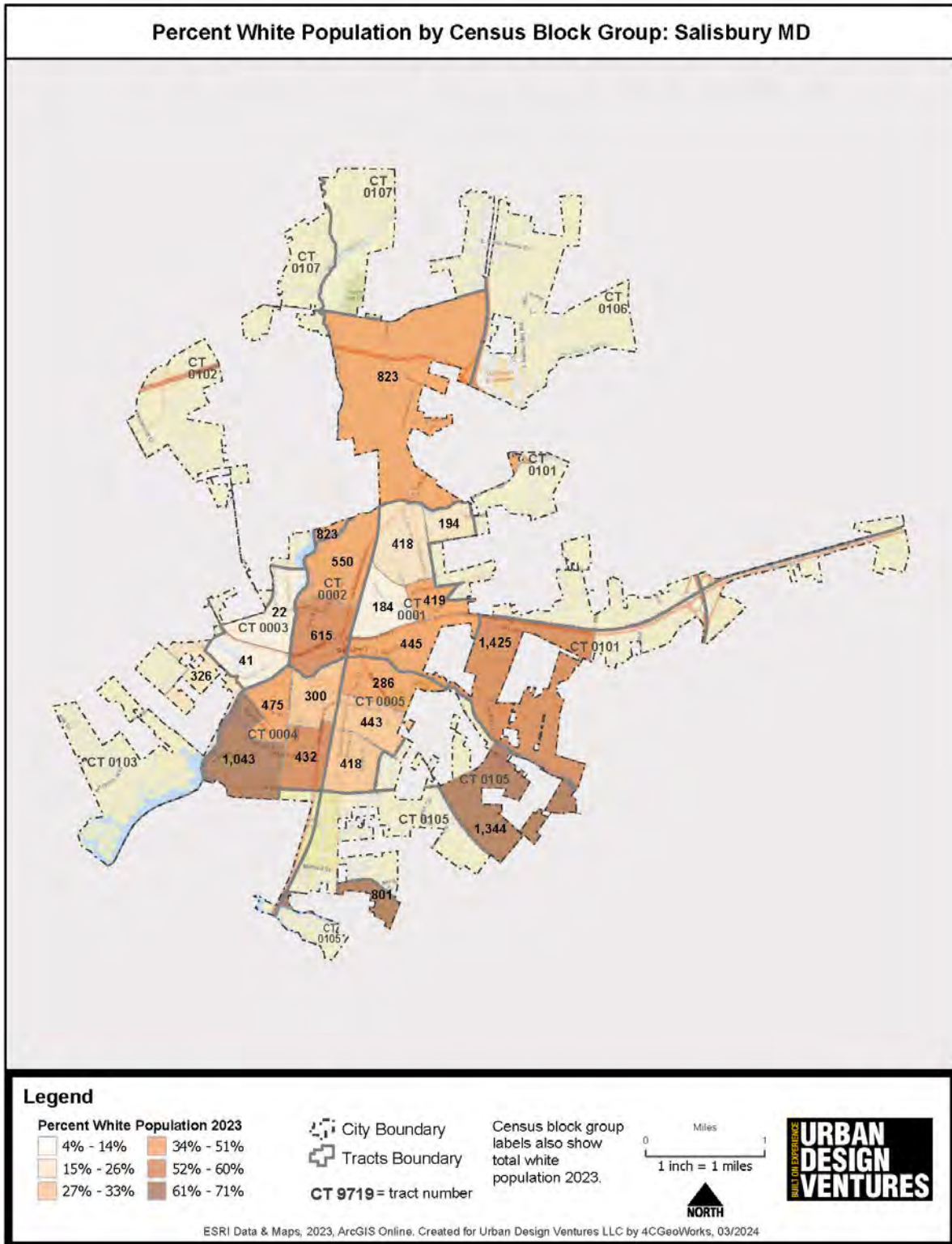
- General Administration – \$73,550
- Street Improvements – \$294,204

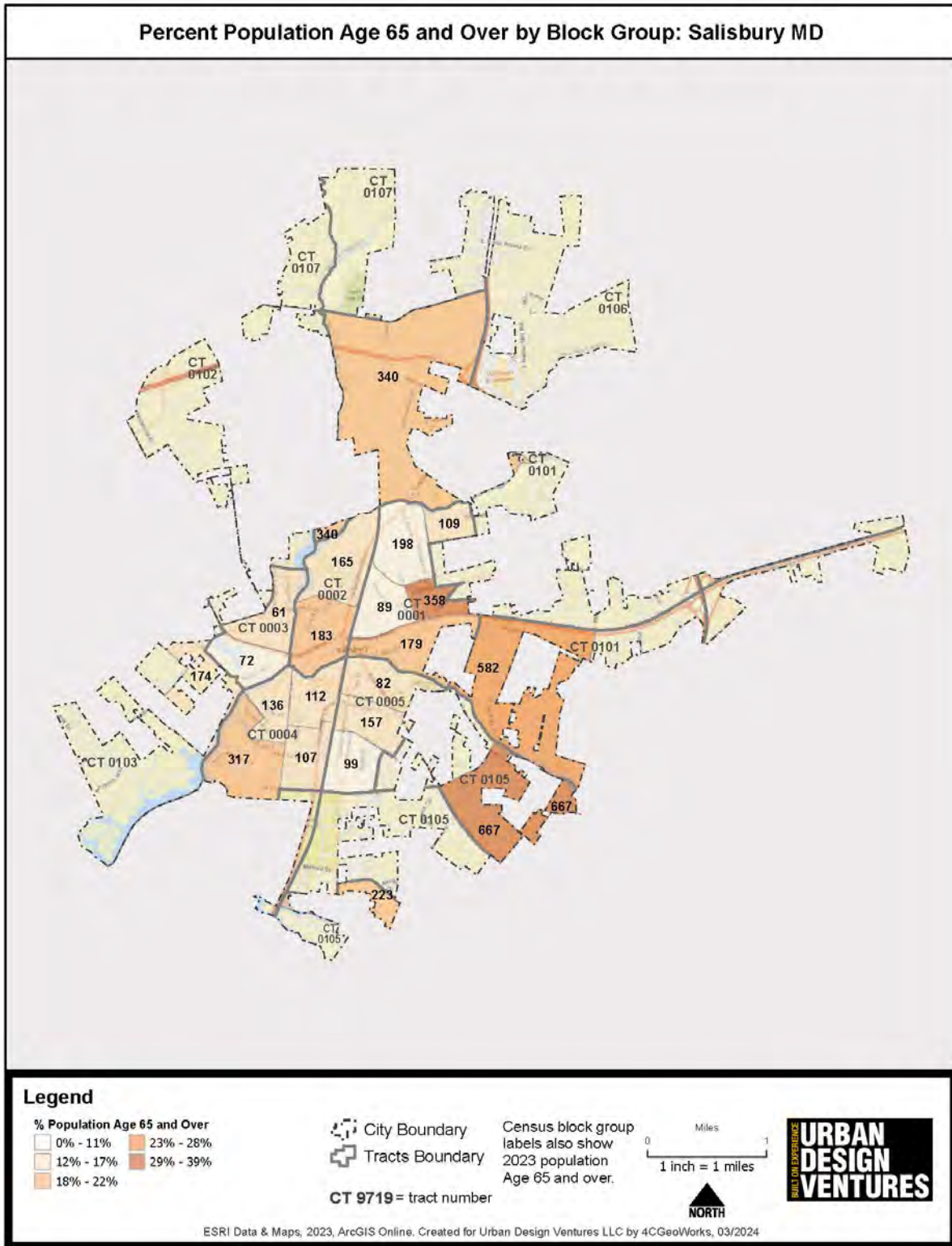
Maps

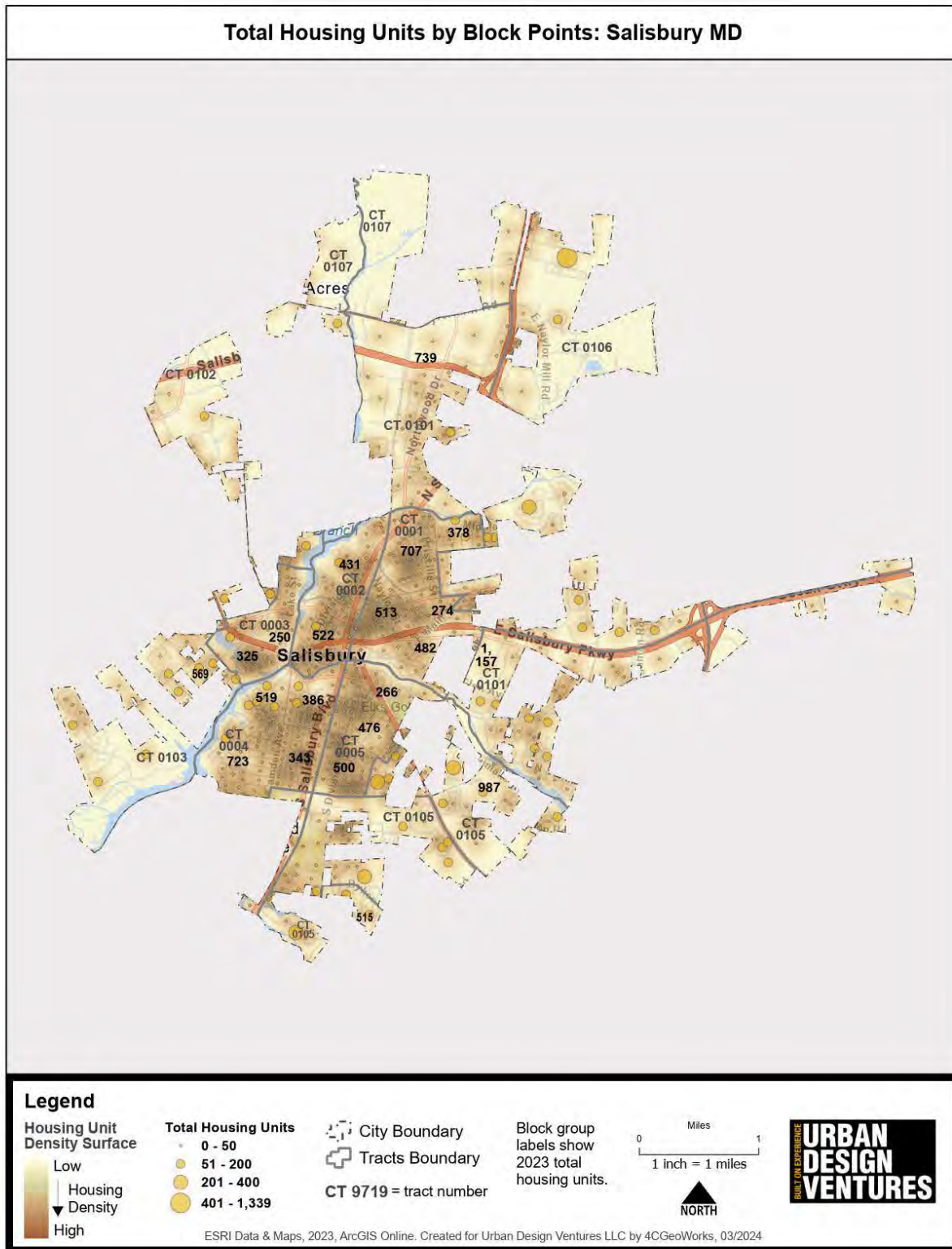
The following maps illustrate the demographic characteristics of the City of Salisbury:

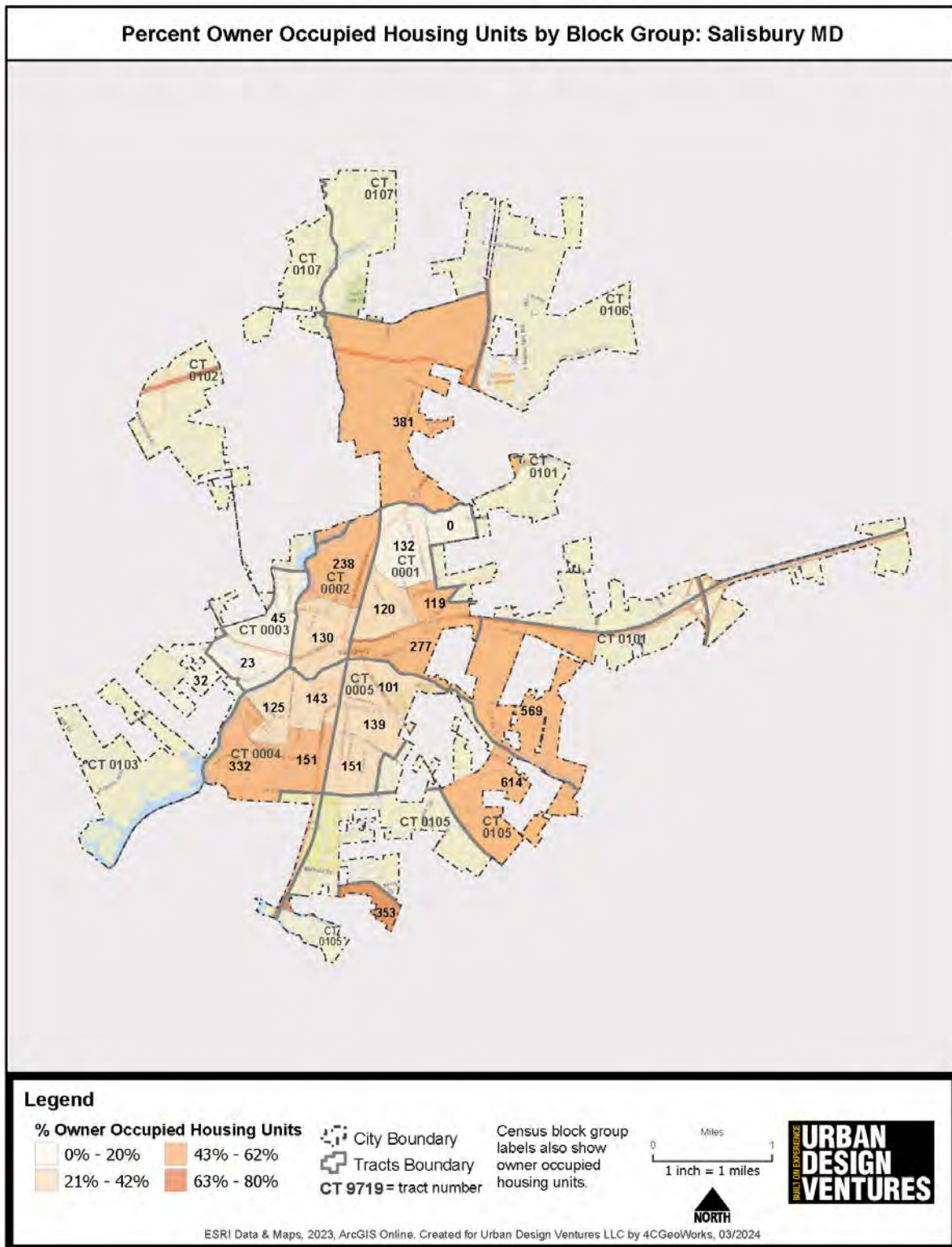
- Population Density by Block Group
- Percent White Population by Block Group
- Percent Minority Population by Block Group
- Percent Population by Age 65+ by Block Group
- Total Housing Units by Block Group
- Percent Owner-Occupied Housing Units by Block Group
- Percent Renter-Occupied Housing Units by Block Group
- Percent Vacant Housing Units by Block Group
- Low/Moderate Income Percentage by Block Group
- Low/Moderate Income Percentage with Minority Percentage by Block Group

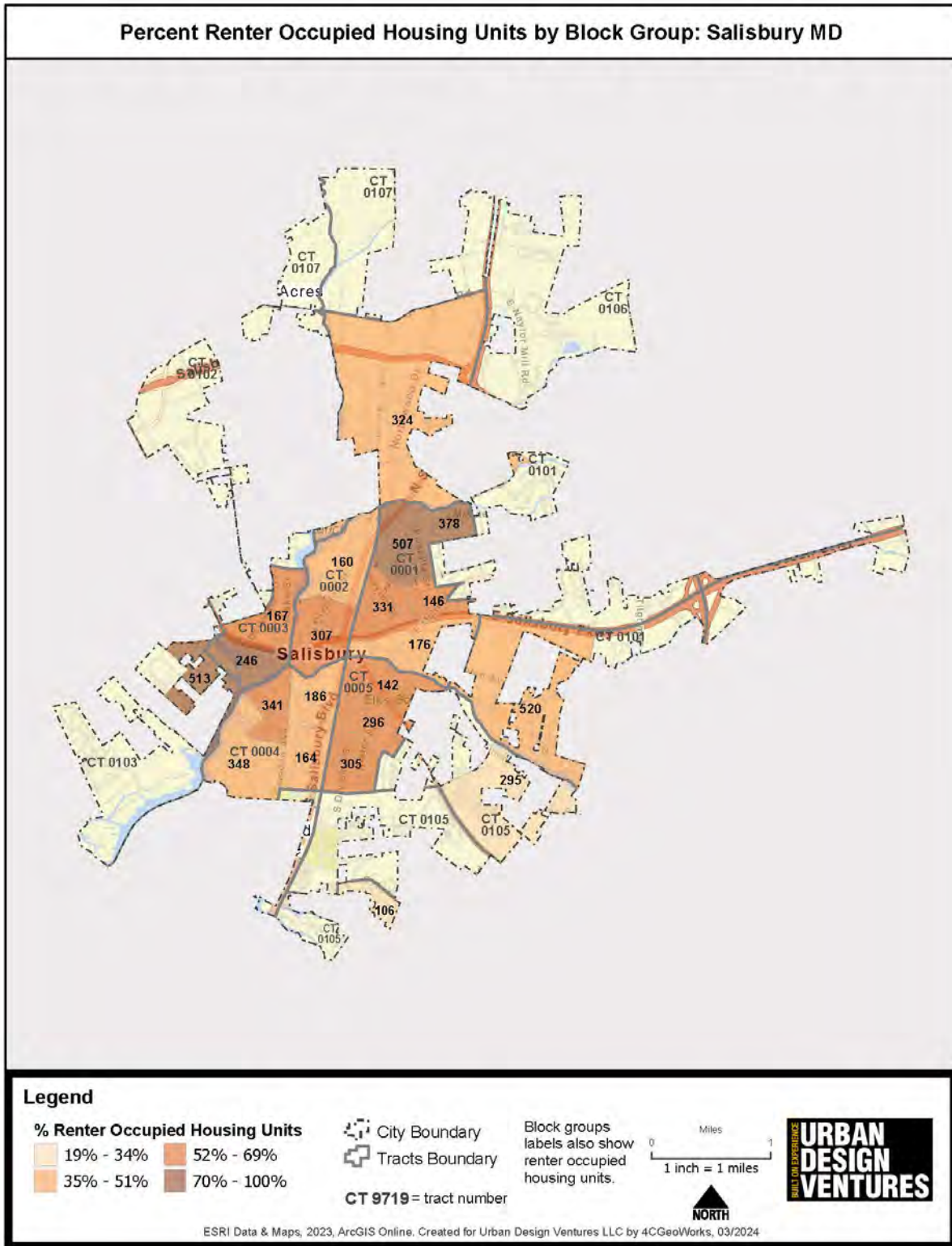


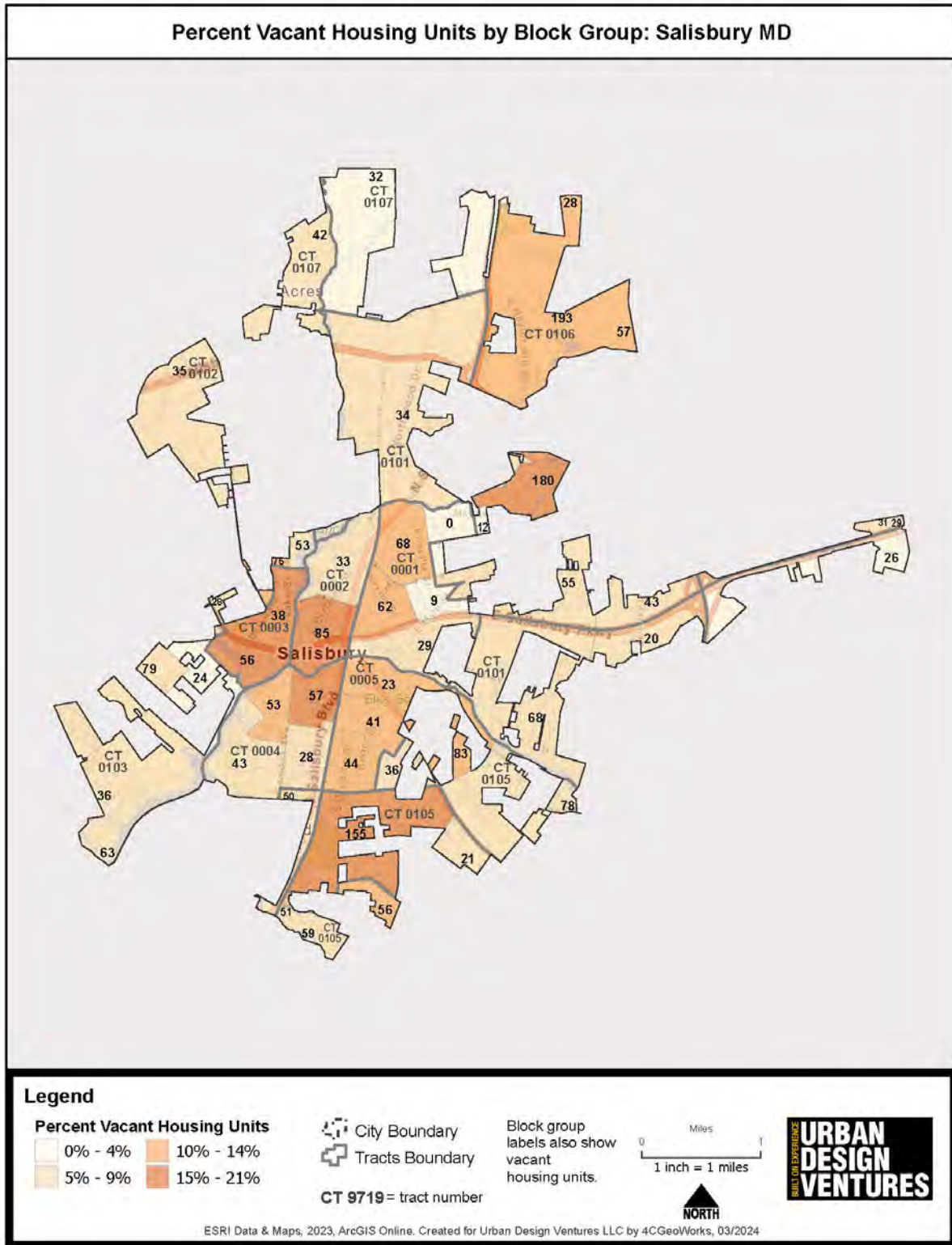
















2. Summarize the objectives and outcomes identified in the Plan

The purpose of the five-year consolidated plan is to provide a comprehensive strategy for the City of Salisbury to implement its housing, community development, and economic development activities. The FY 2024-2028 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 to improve the quality of the housing stock in the City of Salisbury, by increasing the supply of decent, safe, and accessible housing for low- and moderate-income renters, homebuyers, and homeowners.

Goals:

- **HS-1 Homeownership** - Increase the supply of affordable owner-occupied housing units through housing counseling and downpayment/closing cost assistance.
- **HS-2 Housing Construction** - Encourage the construction of new accessible & affordable housing units in the city for owners & renters.
- **HS-3 Housing Rehabilitation** - Conserve & rehabilitate existing homes for owners & renters in the city by addressing maintenance issues, code violations, emergency repairs, & handicap accessibility.

Homeless Strategy Priority Need

There is a need for housing & supportive services for the homeless, those at risk of homelessness, and victims of domestic violence in the City of Salisbury.

Goals:

- **HO-1 Housing** - Support the Continuum of Care's efforts to provide emergency shelter, transitional housing, permanent supportive housing, & other permanent housing options.
- **HO-2 Operation/Support** - Assist partners operating housing or providing supportive services.

Other Special Needs Strategy Priority Need

There is a continuing need for affordable housing, services, and facilities for the elderly, frail elderly, persons with disabilities, persons with HIV/AIDS, victims of domestic violence, persons with substance use disorder, and persons with other special needs.

Goals:

- **SN-1 Services/Facilities** - Support service programs & facilities for the elderly, persons with disabilities, persons with HIV/AIDS, persons with alcohol/drug dependency, & persons with other special needs.

Community Development Strategy Priority Need

There is a need to improve the public and community facilities, infrastructure, public/social welfare services, and quality of life in the City of Salisbury.

Goals:

- **CD-1- Community Facilities & Infrastructure** - Improve the city's public facilities & infrastructure through rehabilitation, reconstruction, & new construction.
- **CD-2- Public Safety & Services** - Improve & enhance public safety, public services, & recreational programs.
- **CD-3- Connectivity** - Improve connectivity within the city & to surrounding communities through physical, visual, transportation, & accessibility improvements.
- **CD-4- Clearance/Demolition** - Address & eliminate slum/blight conditions throughout the city.

Economic Development Strategy Priority Need

There is a need to increase employment, job training, technical assistance, workforce development and economic empowerment for low- and moderate-income residents in the City of Salisbury.

Goals:

- **ED-1 Employment** - Support & encourage job creation, job retention, & job training.
- **ED-2 Development** - Support business & commercial growth through expansion & new development.
- **ED-3 Redevelopment** - Plan & promote the development, redevelopment, & revitalization of vacant commercial & industrial sites.
- **ED-4 Financial Assistance** - Support & encourage new economic development through local, state, & federal tax incentives & programs such as TIF, LERTA, PILOT, Enterprise Zones/Entitlement Communities, Section 108 loan Guarantees, EDI funds, etc.
- **ED-5 Access to Transportation** - Support the expansion of public transportation & access to bus and automobile service to assist residents' transportation needs for employment & job training opportunities.

Administration, Planning, & Management Strategy Priority Need

There is a continuing need for sound planning, administration, management, & oversight of federal, state, and locally funded programs.

Goals:

- **AM-1 Overall Coordination** - Provide program management & oversight for the successful CD-01 administration of federal, state, and local funded programs, including planning services for special studies, environmental clearance, fair housing activities, & compliance with all federal, state and local laws & regulations.

3. Evaluation of past performance

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

Each year the City of Salisbury prepares its Consolidated Annual Performance Evaluation Report (CAPER). This report is submitted within 90 days after the start of the new program year. The CAPER is available for review on the City of Salisbury website under the Housing & Community Development Department (HCDD)- Community Development section.

The FY 2024 CAPER, which was the first CAPER under the FY 2024-2028 Five Year Consolidated Plan, was submitted to HUD prior to the September 2025 due date and is awaiting approval by the Baltimore field office. In the FY 2024 CAPER, the city expended 100% of its CDBG funds to benefit low-to-moderate income persons. The city expended 0% of its funds during the FY 2024 CAPER period on public service, which has a statutory maximum of 15%. The city expended 20% of its funds during this CAPER period on Planning and Administration, which satisfies the statutory maximum of 20%.

As a CDBG Entitlement Grantee, in accordance with the CDBG regulations at 24 CFR 570.902, the city must have a balance of no greater than 1.5 times its annual grant remaining in the line of credit 60 days prior to the end of the program year. Currently, the city has an expenditure ratio of 3.23, due to the delays in the FY 2022 and FY 2023 Waterside Park project, owing to the determination that the initial bids were in excess of what is reasonable and customary. The Waterside Park project is currently under construction, as are the two FY 2024 Critical Home Repair activities, and the FY 2025 ADA Ramps and Curb Cuts activity is expected to begin in June 2026. The City of Salisbury may not meet the May 2, 2026 timeliness test but expects to return to timely expenditures with the completion of the Waterside Park project, which was funded with a large proportion of two years of CDBG allocations.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Salisbury, in compliance with the approved Citizen Participation Plan, advertises and holds two public hearings annually on the community development needs of the city. The purpose of the first public hearing is to solicit input from citizens, community organizations, businesses, and other civic organizations on public needs within the community. The public needs meeting was advertised in The Daily Times on January 26, 2026, and the meeting was held at 3:00 p.m. on February 18, 2026.

Using input from the public needs meeting and information obtained from agencies and organizations, as well as meetings with city administration and department heads, the City of Salisbury developed the FY 2026 Annual Action Plan.

The FY 2026 Annual Action Plan was placed on public display at the City of Salisbury Government Office Building for review and comment beginning April 9, 2026 through May 1, 2026. The notice announcing the city's 30-day public review and comment period and the second public hearing was published in The Daily Times on April 8, 2026 and the hearing was held at 3:00 p.m. on May 7, 2026. The second public hearing discussed the city's CDBG program and allowed residents to comment on the draft 2026 Annual Action plan.

These hearings are held in the City Council Chambers to provide residents with the opportunity to discuss the city's CDBG program and to offer suggestions on future CDBG program priorities. The CDBG public hearings are additionally broadcast live on Cable Channel 14 (PAC-14), and the recordings of the hearings are posted on You Tube for viewing after the original broadcast. The minutes from both meetings are included in the Citizen Participation section of the exhibits appended to the Plan. All CDBG public notices are published in the Legal section of the Daily Times newspaper, as well as posted on the city's website and Facebook page.

The City of Salisbury updated its Citizen Participation Plan in 2020 to include the new HUD authorized procedures allowing for alternate methods of holding public hearings and expedited public comment periods during disasters and/or emergencies. The updated Citizen Participation plan was approved by the Salisbury City Council at their May 26, 2020 legislative meeting.

5. Summary of public comments

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

Two public hearings were conducted during FY 2026 as an integral part of the FY 2026 action plan process. The first hearing for public needs was held on February 18, 2026 at 3:00 p.m. and

afforded citizens the opportunity to comment on the FY 2026 action plan and provide their views on the community development needs of the City of Salisbury. No comments were received at the meeting, and citizens were reminded that written comments would be accepted through May 8, 2026 for inclusion in this plan. The second public hearing was held on May 7, 2026 to provide citizens with a status report on the CDBG projects that are currently underway and those that were completed over the past program year.

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

The 30-day public comment period for the FY 2026 CDBG Action Plan was advertised and the period ran from April 9, 2026 through May 11, 2026.

7. Summary

As outlined in the Citizen Participation Plan adopted by the City Council, the city encourages service providers, citizens, and other interested individuals to comment on the city's housing and community development needs. All CDBG Public Notices are published in the Legal section of the Daily Times newspaper and posted on the city's website and Facebook page. A draft of the FY 2026 Annual Action Plan was placed on display in the City of Salisbury Government Office Building for public viewing.

The overall goal of the housing, homeless, other special needs, community development, anti-poverty, and planning programs covered by the Five-Year Consolidated Plan is to strengthen cooperation with other jurisdictions and to develop partnerships among all levels of government and the private sector. This strategy includes profit and not-for-profit organizations to enable them to provide decent housing, establish and maintain a suitable living environment, and expand economic opportunities for every resident.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	SALISBURY	Finance Department

Table 1 – Responsible Agencies

Narrative (optional)

The City of Salisbury's Finance Department is the administrating agency for the CDBG Program. The CDBG Program is managed by the Grants Manager, who reports to the Grants Administrator/Program Manager. 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 projects and programs on a day-to-day basis.

In those years when the city elects to hold an open funding round for CDBG, 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. However, in some years the city may choose to utilize the CDBG funds internally to conduct eligible activities that meet a national objective.

Consolidated Plan Public Contact Information

Ms. Olga Butar
 Grants Administrator/Program Manager
 City of Salisbury
 125 N. Division St
 Salisbury, MD 21801

Email: obutar@salisbury.md

Phone: 410-548-3110

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

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 received are reviewed by the CDBG Review Committee and/or city staff members. A public hearing is held to allow the applicants to make a verbal presentation on the proposed project to the CDBG Review Committee, and field questions from the committee members. Following the public hearing the committee members formulate an award recommendation which is submitted to the Mayor and/or City Administrator for review and approval. When the projects/amounts have been finalized the draft Action Plan is created, and the public is given an opportunity to provide comments. When the public comment period has elapsed, the City Council passes a Resolution approving the Action Plan and authorizing the Mayor to submit it to HUD for review and approval. A percentage of the city's CDBG funds are then awarded to the 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(I))

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 (HALS CoC) Committee - oversees the Continuum of Care (CoC) network including the city

Collaboration and coordination with these entities will continue to capitalize on potential future funding opportunities, as well as potential project partnerships, which 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 persons with lived experience with homelessness.

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's Housing & Homelessness Manager regularly meets with CoC representatives to discuss efforts to address the needs of homeless persons and persons at risk of homelessness.

Since 2016, the City of Salisbury, in partnership with the Wicomico County Health Department (WiCHD) and Help and Outreach Point of Entry, Inc. (HOPE), has been running a permanent supportive housing (PSH) program for 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 2025, the City of Salisbury supported 11 chronically homeless households in the PSH program. Due to changes in the Continuum of Care for 2026, the city will be supporting 7 households with permanent supportive housing.

Participants are housed in private, scattered-site rentals, with the majority of the cost of rent 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 month.

The city launched its “Here Is Home” program in September 2021, to address housing supply, affordability, and homelessness. As part of this initiative the city has constructed Anne Street Village, which consists of a community of tiny homes and offers 24 transitional housing units for chronically homeless residents. Residents are provided individual case management, and access to a plethora of resources including employment, housing opportunities, behavioral health, mental health and primary care services. Residents have up to 24 months to transition into permanent housing.

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

The City of Salisbury is not a direct recipient of ESG funds. The HALS 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 the ESG program sub-recipients are active participants of the CoC and serve on the CoC's governing board. In 2018 the State combined all homeless funding under the Homelessness Solutions Programs (HSP), including ESG. The CoC submits an application to the State for agencies providing ESG funded services for Outreach, Shelter, Rapid Rehousing and Homelessness Prevention, all include case management. The CoC Ranking Committee reviews the project applications and forwards their recommendations to the CoC Lead for submission to the State. The City of Salisbury is one of the agencies that submits projects to provide rapid rehousing and outreach to the HALS CoC for inclusion in the annual HSP application. The CoC uses HMIS reports and the State Data Warehouse to monitor program progress by assessing 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 assure 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 is 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 publicly 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 jurisdiction’s consultations with housing, social service agencies and other entities

able 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Salisbury Neighborhood Housing Services, Inc.
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The city is working with SNHS to implement a Critical Home Repair Program utilizing prior year CDBG funding.
2	Agency/Group/Organization	HABITAT FOR HUMANITY OF WICOMICO COUNTY
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The city is working with Habitat for Humanity to implement a Critical Home Repair Program utilizing prior year CDBG funding.
3	Agency/Group/Organization	Wicomico County Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Service-Fair Housing

	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Wicomico County Housing Authority was contacted for updated information on their new apartment complex and Mitchell Landing acquisition, as well as the funding allocated for the management and operation of its existing public housing units and any physical improvements to be made to those units.
4	Agency/Group/Organization	Homeless Alliance for the Lower Shore Continuum of Care Committee
	Agency/Group/Organization Type	Services - Housing Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Homeless Alliance of the Lower Shore (HALS) is the local Continuum of Care (CoC) organization which serves Somerset, Wicomico, and Worcester Counties. They provide updated information on the activities and accomplishments of the CoC. The City of Salisbury participates in the monthly HALS CoC meetings. The Strategic Planning Subcommittee of the HALS CoC works with various types of local facilities (i.e. health care, mental health, foster care, and correctional) to ensure that persons being discharged from a system of care are not routinely discharged into homelessness.

5	Agency/Group/Organization	Wicomico County Health Department
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Health Agency Other government - County
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	All public notices concerning the City of Salisbury's CDBG program are advertised in the Legal section of the local newspaper (The Daily Times) and are also posted on the city website and the city's Facebook page. This affords the agency the opportunity to participate in the process should they elect to do so.
6	Agency/Group/Organization	Wicomico County Department of Social Services
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Service-Fair Housing Child Welfare Agency Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	All public notices concerning the City of Salisbury's CDBG program are advertised in the Legal section of the local newspaper (The Daily Times) and are also posted on the city website and the city's Facebook page. This affords the agency the opportunity to participate in the process should they elect to do so.

7	Agency/Group/Organization	Wicomico Partnership for Families & Children
	Agency/Group/Organization Type	Services-Children Child Welfare Agency Other government - County Planning organization Community Needs Assessment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Services for children, adolescents, and families
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	All public notices concerning the City of Salisbury's CDBG program are advertised in the Legal section of the local newspaper (The Daily Times) and are also posted on the city website and the city's Facebook page. This affords the agency the opportunity to participate in the process should they elect to do so.
8	Agency/Group/Organization	MAC, INC THE AREA AGENCY ON AGING
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	All public notices concerning the City of Salisbury's CDBG program are advertised in the Legal section of the local newspaper (The Daily Times) and are also posted on the city website and the city's Facebook page. This affords the agency the opportunity to participate in the process should they elect to do so.
9	Agency/Group/Organization	TidalHealth Peninsula Regional
	Agency/Group/Organization Type	Services-Health Health Agency Major Employer
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	All public notices concerning the City of Salisbury's CDBG program are advertised in the Legal section of the local newspaper (The Daily Times) and are also posted on the city website and the city's Facebook page. This affords the agency the opportunity to participate in the process should they elect to do so.
10	Agency/Group/Organization	Shore Up!, Inc.
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Education Services-Employment Child Welfare Agency Energy Assistance & Tax Preparation
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	All public notices concerning the City of Salisbury's CDBG program are advertised in the Legal section of the local newspaper (The Daily Times) and are also posted on the city website and the city's Facebook page. This affords the agency the opportunity to participate in the process should they elect to do so.
11	Agency/Group/Organization	Wicomico County NAACP Branch 7028
	Agency/Group/Organization Type	Regional organization Civic Leaders Advocacy
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	All public notices concerning the City of Salisbury's CDBG program are advertised in the Legal section of the local newspaper (The Daily Times) and are also posted on the city website and the city's Facebook page. This affords the agency the opportunity to participate in the process should they elect to do so.
12	Agency/Group/Organization	Telamon Corp.
	Agency/Group/Organization Type	Services-Education Services-Employment Service-Fair Housing Advocacy
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	All public notices concerning the City of Salisbury's CDBG program are advertised in the Legal section of the local newspaper (The Daily Times) and are also posted on the city website and the city's Facebook page. This affords the agency the opportunity to participate in the process should they elect to do so.
13	Agency/Group/Organization	VILLAGE OF HOPE
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Village of Hope is a transitional facility that serves homeless women and their children. They have received ESG funds through the City of Salisbury in the past, however now they are no longer eligible for these funds due to changes in regulatory enforcement pertaining to restrictions on gender of head-of-household. They are an active member of the HALS CoC, and the city works closely with them to address the issue of homelessness in our area.

14	Agency/Group/Organization	Diakonia
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Diakonia serves many of the homeless individuals who come from the Salisbury area. They are an active member of the HALS CoC, and the city works closely with them to address the issue of homelessness in our area.
15	Agency/Group/Organization	Samaritan Shelter
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Samaritan Shelter serves some of the homeless individuals who come from the Salisbury area. They are an active member of the HALS CoC, and the city works closely with them to address the issue of homelessness in our area.

16	Agency/Group/Organization	Salisbury Urban Ministries
	Agency/Group/Organization Type	Services-Children Services-homeless Services-Education Food pantry, Meals for the homeless, Prescription Assistance, Kid's Cafe After-School Program
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	All public notices concerning the City of Salisbury's CDBG program are advertised in the Legal section of the local newspaper (The Daily Times) and are also posted on the city website and the city's Facebook page. This affords the agency the opportunity to participate in the process should they elect to do so.
17	Agency/Group/Organization	Joseph House Crisis Center
	Agency/Group/Organization Type	Services-homeless Food Pantry, Meal Provision, Cash Assistance for Vital Needs
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	All public notices concerning the City of Salisbury's CDBG program are advertised in the Legal section of the local newspaper (The Daily Times) and are also posted on the city website and the city's Facebook page. This affords the agency the opportunity to participate in the process should they elect to do so.
18	Agency/Group/Organization	Christian Shelter
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	All public notices concerning the City of Salisbury's CDBG program are advertised in the Legal section of the local newspaper (The Daily Times) and are also posted on the city website and the city's Facebook page. This affords the agency the opportunity to participate in the process should they elect to do so.
19	Agency/Group/Organization	Help and Outreach Point of Entry (HOPE)
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HOPE works to connect chronically homeless individuals with the necessary services. They are an active member of the HALS CoC, and the city works closely with them to address the issue of homelessness in our area.
20	Agency/Group/Organization	Halo Ministry
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	All public notices concerning the City of Salisbury's CDBG program are advertised in the Legal section of the local newspaper (The Daily Times) and are also posted on the city website and the city's Facebook page. This affords the agency the opportunity to participate in the process should they elect to do so.

21	Agency/Group/Organization	Life Crisis Center
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Victims of domestic violence, rape, and sexual assault
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	All public notices concerning the City of Salisbury's CDBG program are advertised in the Legal section of the local newspaper (The Daily Times) and are also posted on the city website and the city's Facebook page. This affords the agency the opportunity to participate in the process should they elect to do so.
22	Agency/Group/Organization	Hudson Health Services
	Agency/Group/Organization Type	Services-Health Health Agency Substance Abuse Disorders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	All public notices concerning the City of Salisbury's CDBG program are advertised in the Legal section of the local newspaper (The Daily Times) and are also posted on the city website and the city's Facebook page. This affords the agency the opportunity to participate in the process should they elect to do so.
23	Agency/Group/Organization	WORCESTER COUNTY
	Agency/Group/Organization Type	Services-Health Health Agency Other government - County Substance Abuse Disorders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	All public notices concerning the City of Salisbury's CDBG program are advertised in the Legal section of the local newspaper (The Daily Times) and are also posted on the city website and the city's Facebook page. This affords the agency the opportunity to participate in the process should they elect to do so.
24	Agency/Group/Organization	Salisbury Area Chamber of Commerce
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	All public notices concerning the City of Salisbury's CDBG program are advertised in the Legal section of the local newspaper (The Daily Times) and are also posted on the city website and the city's Facebook page. This affords the agency the opportunity to participate in the process should they elect to do so.
25	Agency/Group/Organization	Salisbury Wicomico Economic Development
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	All public notices concerning the City of Salisbury's CDBG program are advertised in the Legal section of the local newspaper (The Daily Times) and are also posted on the city website and the city's Facebook page. This affords the agency the opportunity to participate in the process should they elect to do so.
26	Agency/Group/Organization	MARYLAND CAPITAL ENTERPRISES
	Agency/Group/Organization Type	Micro & Small Business Loans, Mentoring & Education, Consulting Services
	What section of the Plan was addressed by Consultation?	Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	All public notices concerning the City of Salisbury's CDBG program are advertised in the Legal section of the local newspaper (The Daily Times) and are also posted on the city website and the city's Facebook page. This affords the agency the opportunity to participate in the process should they elect to do so.
27	Agency/Group/Organization	Maryland Legal Aid Bureau
	Agency/Group/Organization Type	Service-Fair Housing Legal Services for Low-Income Individuals
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	All public notices concerning the City of Salisbury's CDBG program are advertised in the Legal section of the local newspaper (The Daily Times) and are also posted on the city website and the city's Facebook page. This affords the agency the opportunity to participate in the process should they elect to do so.
28	Agency/Group/Organization	Wicomico County Administration
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Community Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	All public notices concerning the City of Salisbury's CDBG program are advertised in the Legal section of the local newspaper (The Daily Times) and are also posted on the city website and the city's Facebook page. This affords the agency the opportunity to participate in the process should they elect to do so.
29	Agency/Group/Organization	Wicomico County Council
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Community Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	All public notices concerning the City of Salisbury's CDBG program are advertised in the Legal section of the local newspaper (The Daily Times) and are also posted on the city website and the city's Facebook page. This affords the agency the opportunity to participate in the process should they elect to do so.
30	Agency/Group/Organization	Bay Area Center for Independent Living, Inc.
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	All public notices concerning the City of Salisbury's CDBG program are advertised in the Legal section of the local newspaper (The Daily Times) and are also posted on the city website and the city's Facebook page. This affords the agency the opportunity to participate in the process should they elect to do so.

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

All agency types were consulted. In those years when the city elects to hold an open funding round, local agencies/organizations are invited to submit proposals for CDBG-eligible activities and to participate in the consultation process through attending a public hearing and/or responding directly to the draft documents that are posted for public comment.

The City of Salisbury, in compliance with the city's Citizen Participation Plan, advertises and holds two (2) public hearings annually on the community development needs of the city. These hearings provide residents and interested agencies with the opportunity to discuss the city's CDBG program and to offer their suggestions on future CDBG program priorities. The CDBG public hearings are held in the Council Chambers and broadcast live on Cable Channel 14 (PAC-14). Videos of the hearings are posted on YouTube for viewing after the original broadcast.

A copy of the notice for both CDBG Public Hearings is included in the 'Citizen Participation' section of the exhibits.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Somerset County Health Department	The Homeless Alliance for the Lower Shore (HALS) CoC is the primary provider of housing and supportive services for the City of Salisbury's homeless population and those at risk of becoming homeless. The goals of the city and the HALS CoC are complementary.
Annual and Five-Year Capital Plan	Wicomico County Housing Authority	The Wicomico County Housing Authority (WCHA) is the lead agency providing public housing assistance and Section 8 vouchers in the area. The goals of the city and the WCHA are complementary.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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

Wicomico County and the City of Salisbury have conducted joint planning activities since 1943 through the Salisbury-Wicomico Planning and Zoning Commission. In response to increased growth and change, the city and county agreed to separate their planning functions, with the city establishing its own engineering and planning division. The Department of Infrastructure & Development Planning Division, an agency of the city government, is funded by the municipal budget, and follows the city administrative policies and procedures.

In 2003, the City of Salisbury joined with the State of Maryland, Wicomico County, and other local municipalities to establish the federally recognized Salisbury/Wicomico Metropolitan Planning Organization (MPO). The Wicomico County PZ&CD Department was designated as the administrative MPO agency and still operates in that capacity today, providing administrative functions for transportation grant funding for the region.

Development policies are determined by the Mayor and Council for the City of Salisbury. The Planning and Zoning Commission and the MPO Council have advisory and policy roles as designated by the governing bodies.

AP-12 Participation – 91.105, 91.200(c)**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal setting**

The City of Salisbury, in compliance with the city's Citizen Participation Plan, advertises and holds two (2) public hearings annually on the community development needs of the city. These hearings provide residents with the opportunity to discuss the city's CDBG program and to offer their suggestions on future CDBG program priorities. The CDBG public hearings are held in the Council Chambers and broadcast live on Cable Channel 14 (PAC-14). Videos of the hearings are posted on YouTube for viewing after the original broadcast.

A copy of the notices published in the Daily Times for both CDBG Public Hearings are included in the 'Citizen Participation' section of the exhibits; minutes are attached following the display advertisement.

The "Draft" Action Plan was on display on the city's website at <http://www.salisbury.md> from April 9, 2026 through May 11, 2026 for review and comment.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Non-targeted/broad community	The first public hearing was on February 11, 2026. This hearing provided an overview of CDBG program, eligible and ineligible activities and past performance, and offered the public the opportunity to comment on the city’s housing and community development needs.			https://youtube/WhYdZMkxqzs
2	Public Meeting	Non-targeted/broad community	The second public hearing was held on May 7, 2026 to provide citizens with information about activities planned for FY 2026.			

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of Salisbury anticipates that it will receive \$367,754 in CDBG funds for the FY 2026 program year. The city's FY 2026 CDBG program year starts on July 1, 2026 and concludes on June 30, 2027. The city projects its CDBG allocations will remain level over the Five-Year Consolidated Plan period covering FY 2024-FY 2028. The city is not a direct recipient of HUD's Emergency Solutions Grant (ESG), Housing Opportunities for People with AIDS (HOPWA), or HOME Investment Partnership Program (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 Five-Year Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$367,754.00	0.00	0.00	\$367,754.00	676,112.00	<p>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. The City of Salisbury will fund two (2) projects with CDBG funds for FY 2026.</p> <p>* If the allocation is more or less than this amount, the projects will be adjusted so that General Administration amounts to 20% of the funding and Street Improvements amounts for 80% of total funding.</p>

Table 5 - Expected Resources – Priority Table

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

The city will continue to utilize federal, state, local, 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.

The City of Salisbury has successfully obtained funding from the Environmental Protection Agency, the Maryland Department of Natural Resources, the Department of Transportation, the Maryland Department of Transportation, and the State Highway Administration. To help with crime reduction and revitalization activities the city has received funds through the Edward Byrne Memorial Justice Assistance Grant (JAG) program, the Bulletproof Vest Partnership Program (DOJ), Expanded Development of Predictive Policing through the Edward Byrne Memorial Justice Assistance Grant (JAG) program, the Gun Violence Reduction Initiative, US Marshals program, the Police Accountability, Community and Transparency Grant (PACT) through GOCCP, the Maryland Criminal Intelligence Network (MCIN) through the Governor's Office of Crime Control & Prevention (GOCCP), the Local Warrant Apprehension and Absconding Grant through the 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, local and private resources currently available to address the needs identified in the 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	CD-1 Community Facilities and Infrastructure	2024	2028	Non-Housing Community Development	Church Street-Doverdale CDBG Target Area	Community Development Need	CDBG: \$294,204.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3,225 Persons Assisted * If the allocation is more or less than this amount, the project will be adjusted so that Street Improvements amounts for 80% of total funding.

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	AM-1 Overall Coordination	2024	2028	Administration	Citywide Low-Mod North Camden CDBG Target Area Presidents-Princeton CDBG Target Area Church Street-Doverdale CDBG Target Area Newtown-North Division CDBG Target Area West Side CDBG Target Area	Administration, Planning, and Management Need	CDBG: \$73,550.00	Other: 1 Other * If the allocation is more or less than this amount, the project will be adjusted so that General Administration amounts to 20% of total funding.

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	CD-1 Community Facilities and Infrastructure
	Goal Description	Improve the public infrastructure through rehabilitation, reconstruction, and new construction of streets, sidewalks, bridges, curbs, walkways, water, storm water, sanitary sewer, handicap accessibility improvements/removal of architectural barriers, etc.
2	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, Annual Action Plans, Five Year Plans, Consolidated Plans, substantial amendments, Consolidated Annual Performance and Evaluation Reports (CAPER), environmental review 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 FY 2026 CDBG Program year begins July 1, 2026 and ends June 30, 2027. The following projects will be funded with the city's FY 2026 CDBG allocation:

Projects

#	Project Name
1	Street Improvements
2	CDBG Program Administration

Table 7 - Project Information

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

The City of Salisbury has allocated its CDBG funds for FY 2026 based on which activities will principally benefit low- and moderate-income persons. 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 public facility improvement activities are located in a low- and moderate-income census tract/block group and have a low- and moderate-income service area.

The proposed activities under the FY 2026 CDBG Program Year are located in Census Tract 1, Block Groups 2 and 5. The street improvements will benefit 3,225 people, 71% or 2,305 of those are of low- or moderate-income.

Many of the obstacles to addressing underserved needs are outside of the City’s control. The largest obstacle is the lack of local, state, and Federal resources available to the City of Salisbury to adequately address these needs. The reduction in funds, combined with the increasing number of individuals in need of housing, social services, homeless services, or infrastructure support, means that the City of Salisbury is at a disadvantage in addressing underserved needs in the community. The city maintains close cooperation with the County, the Housing Authority, housing providers, and social service providers, to address any underserved needs in the city.

AP-38 Project Summary

Project Summary Information

1	Project Name	CoS- Low-Mod Neighborhood Street Improvements
	Target Area	Church Street-Doverdale CDBG Target Area
	Goals Supported	CD-1 Community Facilities and Infrastructure
	Needs Addressed	Community Development Need
	Funding	CDBG: \$294,204.00
	Description	Funds will be used for street reconstruction in low to moderate income neighborhoods. The service area for the project will be the Church Street/Doverdale CDBG target area. If the allocation is more or less than this amount, the project will be adjusted so that Street Improvements amounts for 80% of total funding.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	Based on the LMISD calculations from HUD's web mapping application for Census Tract 1, Blocks groups 2 and 5, an estimated 3,225 persons will benefit from this activity; 71.47% of which will be low-moderate income.
	Location Description	Census Tract 1, Block Groups 2 and 5.
	Planned Activities	The National Objective is Low/Moderate Income Area Benefit (LMA). The project matrix code is 03K Street Improvements 24 CFR 570.201(c).

2	Project Name	CDBG Program Administration
	Target Area	Citywide Low-Mod
	Goals Supported	AM-1 Overall Coordination
	Needs Addressed	Administration, Planning, and Management Need
	Funding	CDBG: \$73,550.00
	Description	Provide program management and oversight of the city's CDBG program. If the allocation is more or less than this amount, the project will be adjusted so that General Administration amounts to 20% of total funding.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	1 organization
	Location Description	125 N. Division Street, Salisbury, MD 21801
	Planned Activities	CDBG Program Management – the Matrix Code is 21A.

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. The city prioritizes CDBG projects located in LMI Census Tracts and Block Groups. The city has identified five (5) CDBG Target Neighborhoods: North Camden; Newtown/North Division Street; Church Street/Doverdale; Presidents/Princeton Area; and the Westside. The projects to be implemented with FY 2026 CDBG funds will benefit low- and- moderate income persons in the Church Street/Doverdale target neighborhood.

The City of Salisbury 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.” According to the 2017-2021 American Community Survey, there are four (4) census tracts within the City of Salisbury which meet this definition: Census Tract 1, Census Tract 3, Census Tract 5, and Census Tract 102.

Census Tract 1 includes the Church Street/Doverdale CDBG Target Neighborhood. The percentage of minority residents residing in Census Tract 1 is 67.09%. This is the project location for the FY 2026 Street Improvements project.

Geographic Distribution

Target Area	Percentage of Funds
Citywide Low-Mod	0
North Camden CDBG Target Area	0
Presidents-Princeton CDBG Target Area	0
Church Street-Doverdale CDBG Target Area	100
Newtown-North Division CDBG Target Area	0
West Side CDBG Target Area	0

Table 8 - 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. Consideration was based on the organization’s capacity to compliantly expend CDBG funds and the organization’s ability to leverage other resources to fund the activity. Additionally, a high priority was given to activities based on the 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; priority is given to persons residing in 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 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 the largest underserved need in the city's 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 FY 2026 CDBG Activities/Projects are as follows:

- Project SBY-2026-01: CoS- Low-Mod Neighborhood Street Improvements will benefit residents in the Church Street/Doverdale target neighborhood, comprised of Census Tract 1, Block Groups 2, 3, and 5.
- Project SBY-2026-02: Administration will provide program administration on a city-wide basis.

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. In FY 2024, the city allocated 80% of the program year funding to concentrate on owner-occupied housing rehabilitation; these two projects are currently providing critical repairs to low- and moderate-income homeowners.

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

Table 9 - 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	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

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

Discussion

The city designated 80% of its FY 2024 funding for the following affordable housing activities:

- **Project SBY-2024-01: Habitat for Humanity of Wicomico County** – Critical Home Repairs will provide critical home repairs for low- and moderate-income owner-occupied housing units throughout the city. It is estimated that seventeen (17) LMI households will receive assistance.
- **Project SBY-2024-02: Salisbury Neighborhood Housing Services** – Owner-Occupied Housing Rehabilitation will provide critical home repairs for low- and moderate-income owner-occupied housing units throughout the city. It is estimated that seven (7) LMI households will receive assistance.

The above projects are in process with full funding available, so the city elected to devote the FY 2026 CDBG allocation to public infrastructure needs.

AP-60 Public Housing – 91.220(h)

Introduction

Over the past ten years the Wicomico County Housing Authority (WCHA) has dynamically redeveloped its public housing units. In partnership with Pennrose Properties LLC, the WCHA started revitalizing its obsolete public housing in January 2016 with the demolition of Booth Street and a \$37.4 million, two-phase redevelopment plan that replaced 100 low-income townhome units with 159 new modern, energy-efficient, affordable apartments financed through a combination of private mortgage, 9% LIHTC, RAD Capital, Deferred Developer Fee, and State of Maryland funding. Phase I was the construction of Stone Grove Crossing at the Booth Street Site. Fifty (50) of the new units were one-for-one replacement public housing, and an additional thirty-four (34) units funded using the Low-Income Housing Tax Credit (LIHTC) funds. These one-, two-, and three-bedroom units for families, seniors, and individuals met National Green Building Standards and Energy Star Certification. Phase II began in December 2018 with the construction of Square at Merritt Mill, a seventy-five (75) unit apartment building comprised of fifty (50) one-for-one replacement units, seventeen (17) LIHTC units, and eight (8) new market units. These one-, two-, and three-bedroom units for families, seniors, and individuals also met National Green Building Standards and Energy Star Certification.

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

The Wicomico County Housing Authority budgeted its FY 2026 Public Housing Operating Fund allocation for the following uses:

- Capital Funds: \$496,000
- Physical Improvements: \$496,000
- Operations: \$75,000

The WCHA and its development partner Green Street Housing, LLC have completed the substantial renovations at the Riverside Homes. The project consists of the total interior and exterior renovations of the Riverside Homes complex. In addition, the authority purchased from the City of Salisbury the Mitchell Landing apartment complex, an additional twenty-four (24) units of affordable housing which is also underwent substantial renovations. WCHA will continue to renovate its Scattered Site public housing units as funding is made available.

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. The WCHA board meets every month on the third Monday at the Stone Grove Community Center. These meetings are open to the public and are a means to communicate information to the public. The public and all program participants

are encouraged to participate in these regular WCHA meetings.

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

The Wicomico County Housing Authority (WCHA) is designated as a “standard” performer by HUD for owned public housing units, but is designated as “SEMAP Troubled” under the Section Eight Management Assessment Program.

Discussion

The Wicomico County Housing Authority is an important part of the City of Salisbury’s housing strategy, especially for extremely low-income households. The Housing Authority operates 90 units of public housing. There is a 70-person waiting list for public housing units, and the wait list is currently open. The Housing Authority administers 388 Housing Choice vouchers. There are currently 485 individuals on the waiting list for a Section 8 Housing Choice voucher, and the waitlist is closed.

The City of Salisbury recognizes the need for decent, safe, accessible, and affordable housing to address households affected by housing problems, severe housing problems and housing cost burdens. The city acknowledges that the important investment and redevelopment the Housing Authority continues throughout the Salisbury area to create attainable housing that is located near transportation, services, and employment while not excessively concentrating housing in one particular area of the city.

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

Introduction

The three lower shore counties of Wicomico, Worcester and Somerset comprise the Homeless Alliance for the Lower Shore Continuum of Care (HALS CoC) which includes representation from local health departments, governments, nonprofit organizations, businesses and interested residents both with and without lived experience of homelessness.

The CoC applies for Federal funding each year through the Department of Housing and Urban Development's (HUD) Notice of Funding Opportunity (NOFO) competition. The most recent NOFO competition, for HUD FY 2025, the HALS CoC requested a total award of \$1,495,508 that would fund six (6) permanent supportive housing (PSH) programs plus a CoC planning grant. These PSH programs are administered by either the Somerset County Health Department (SCHD) or the Maryland Department of Health (MDH) and operate in all three counties.

The SCHD programs account for five of the six total requested projects and that funding request totals \$1,210,854, which will house 70 households. The remaining project is requested by MDH for \$284,292 in funding that would serve 19 households.

In addition to HUD funded housing assistance, the US Department of Veterans Affairs provides HUD-VASH assistance for veterans and their families on the Lower Shore. The City of Salisbury provides 7 units of PSH for unsheltered, chronically homeless clients at a cost of \$95,000 annually.

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 support providers who are offering the following outreach to homeless persons and families:

- Wicomico County Health Department has contracted with Diakonia to provide a 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
- Non-profit organizations and city Public Safety departments provide outreach and referral for

housing and services

- Veteran outreach through SSVF
- Homeless ID Project at HOPE
- 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, reached by calling 211
- HALS CoC website

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

Addressing the emergency shelter and transitional housing needs of homeless persons

The 2025 Housing Inventory Count (HIC) and Point in Time Count (PIT) data have not been published by HUD at this time. According to 2024 HIC data, the CoC had 252 permanent emergency shelter beds and 52 seasonal beds, operating at a 100% participation rate, and 23 transitional housing beds, operating at a 91.3% participation rate.

Local providers that participate in 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 remain available:

- Wicomico County Department of Social Services
- Wicomico County Health Department
- Wicomico County Public Library
- Wicomico County Safe Station
- Rapid rehousing and homeless prevention through Diakonia, the Seton Center, Wraparound Maryland
- Catholic Charities - Seton Center
- Goodwill Industries
- Hands and Hearts Ending Homelessness
- HOPE
- Joseph House
- Lead4Life, Inc.
- Salisbury Urban Ministries
- Shore Transit
- Telamon Corporation

- The Salvation Army

The CoC will continue to attempt to expand its permanent supportive housing programs to result in additional beds being made available at emergency shelters 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 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 supportive service programs to help them avoid becoming homeless. Additionally, the Housing Authority has prioritized waiting list status for seniors and persons with disabilities.

The City of Salisbury has developed community centers in two target areas to address the needs of our local youth. The Newton Community Center at 306 Newton Street, offers a range of after-school programs at the facility. After-school programs are an effective means of preventing young people from engaging in destructive lifestyles, such as drug use, delinquency, violence, and school failure. These programs provide benefits to youth that extend beyond academics, helping to develop the whole child - academically, socially and emotionally.

The Newton Community Center also provides a space for adult programming, which includes English classes through Wor-Wic Community College, a meeting place for social groups, and continuing education classes. The center also provides a location for community events like wellness expos, job fairs, food distribution, and neighborhood revitalization.

The City Truitt St. Community Center at 319 Truitt Street is open to anyone who would like to participate in the activities offered, however the youth served are typically between 8 and 24 years of age. The Center uses basketball and other community partner programs to reach the neighborhood youth. The participants benefit from sports activities, tutoring, group and enrichment exercises, and homework help. The Center partnered with the Boys and Girls Club to serve the area youth, even during the summer months.

The city has also provided CDBG funding over the years to local agencies for projects that address the needs of the elderly and/or disabled populations. Those agencies include MAC, Inc., Area Agency on Aging; Holly Community, Inc. (now known as the Bay Area Center for Independent Living); and the Deaf Independent Living Association (DILA).

Discussion

The CoC has identified the following goals for FY 2026:

- Reduce the number of homeless individuals and families
- Reduce the number of chronically 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

- Declare an end to veteran homelessness

The City of Salisbury does not intend to provide housing and supportive services for persons with HIV/AIDS and their families but will rely on the local health service agencies who work with those individuals to provide those services. The City does not intend to provide housing and supportive services to public housing residents, as the Wicomico County Housing Authority provides those services.

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

Introduction:

The City of Salisbury is in the process of updating its Comprehensive Plan. A component of the Comprehensive Plan will review public policies for housing availability and discriminatory practices that either directly or disproportionately affect certain protected classes. The city completed an Analysis of Impediments to Fair Housing Choice concurrent with the preparation of the Five-Year Consolidated Plan during program year 2024.

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 to address the negative effects of public policies that serve as barriers to affordable housing:

- Review the City Zoning Ordinance and amend sections of the municipal code upon the adoption of the updated Comprehensive Plan to allow for more flexibility in setback requirements, thus creating opportunities for the construction of additional housing units.
- Consider new incentive programs for our local non-profit partners including Habitat 4 Humanity and Salisbury Neighborhood Housing to increase the attainable housing stock and increase homeownership.
- Leverage its financial resources and apply for additional public and private housing funding.
- Continue to address homeless populations with the introduction of a Chronically Homeless Transitional Dwelling Unit Community offering twenty-four homeless individuals the opportunity to participate in a program which provides housing, job training and resources.
- Complete the administration of the city's Here is Home program to incentivize construction of roughly 7,000 new dwelling units before June 30, 2027.

The City of Salisbury has allocated FY 2026 CDBG funds to the following activity to address barriers to affordable housing: SBY-2026-01 -- CDBG Program Administration

Discussion:

The City of Salisbury is committed to removing or reducing barriers to the development of affordable housing throughout the city. To achieve this goal, the City of Salisbury plans to:

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

Develop legislation, policies, and procedures to address tax-delinquent properties that are vacant lots and work with non-profit entities and private developers to construct homes that are attainable with the requirement that they are owner-occupied.

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 from HUD for housing activities are limited to CDBG funding. Under the FY 2026 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

Since 2016, the City of Salisbury, in partnership with the Wicomico County Health Department (WiCHD) and Help and Outreach Point of Entry, Inc. (HOPE), has been running a permanent supportive housing (PSH) program for 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 2024 the City of Salisbury placed no additional households in the PSH program; currently the City's PSH program has 11 active households, with a total of 12 people, consisting of 12 adults.

Participants are housed in private, scattered-site rentals, with most 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 (HALS) CoC provides ongoing support and advice to the city on operating the program.

The city will continue to work with the FY 2024 subrecipients, Habitat for Humanity and Salisbury Neighborhood Housing to implement two critical needs housing repair programs designed to assist low-to-moderate income homeowners. These programs will aid in the maintenance of the city's existing

affordable housing stock.

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

Per ACS and CHAS data, it is estimated that there are 1,599 (or 44% of) owner-occupied housing units and 4,147 (or 43% of) renter-occupied housing units built before 1980 and may contain a lead-based paint hazard. It is estimated that there are 430 (or 27% of) owner-occupied housing units and 620 (or 15% of) renter-occupied housing units built before 1980 that may contain a lead-based paint hazard with children present located 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) for the housing rehabilitations activities that are being funded with FY 2024 CDBG funds.

Actions planned to reduce the number of poverty-level families

Based on the 2018-2022 ACS data an estimated 24.3% of the City of Salisbury's residents lived in poverty, which is greater than the State of Maryland where 9.5% of residents lived in poverty. Female-headed households with children are particularly affected by poverty at 42.4%, and 29.7% of all youth under the age of eighteen were living in poverty. The City of Salisbury will continue the following activities that will reduce the number of poverty-level families:

- Project SBY-2024-01: Habitat for Humanity of Wicomico County – Critical Home Repairs will provide critical home repairs for low- and moderate-income owner-occupied housing units throughout the city.
- Project SBY-2024-02: Salisbury Neighborhood Housing Services – Owner-Occupied Housing Rehabilitation will provide critical home repairs for low- and moderate-income owner-occupied housing units throughout the city.
- Continue operation of Anne Street Village to provide transitional housing
- Provide case management and supportive services to members of the homeless population through the City's Housing First initiative.

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 Housing & Community

Development 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 FY 2024-2028 Five Year Consolidated Plan will be effectively addressed by more than one entity. The following entities will carry out the FY 2026 annual goals and objectives:

- City of Salisbury Housing & Community Development Department (HCDD) -- manages the Newton Street and Truitt Street Community Centers and operates the Anne Street Village for the homeless
- 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
- Salisbury Neighborhood Housing Services – 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 staff provide help and assistance as needed to assist the public agencies that receive CDBG funding. During this program year, the City funded Project 2026-02: Program Administration in the amount of \$73,550 to accomplish this goal. If the allocation is more or less than this amount, the project will be adjusted so that General Administration amounts to 20% of total funding.

Discussion:

The Department of Housing and Community Development has the primary responsibility for monitoring

the City's Five-Year Consolidated Plan and Annual Action Plan. The Finance 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 FY 2025 CDBG activities will be reported in the FY 2025 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(I)(1,2,4)

Introduction:

The City of Salisbury will receive an allocation of CDBG funds in the amount of \$367,754 for FY 2026. If the allocation is more or less than this amount, the projects will be adjusted so that General Administration amounts to 20% of the funding and Street Improvements amounts for 80% of total funding. The City does not expect to receive any Program Income during the FY 2026 program year. Since the City receives a CDBG allocation, the questions below have been completed as applicable.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(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 |
| Total Program Income: | 0 |

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% |

Under the FY 2026 CDBG Program, the City will receive a grant in the amount of \$367,754 and anticipates \$0 in program income. The City budgeted \$73,550 for General Administration for a total planning and administration cost of \$73,550 (20.00%). The balance of funds (\$294,204) will be allocated to the street improvements project which will principally benefit low- and moderate-income households in the amount of \$294,204 (80.00%).