



Anne Arundel County Housing Guide for Individuals with Disabilities

Affordable accessible housing is a rare find and comes with waiting lists. As a Center for Independent Living, we can work with you to evaluate your situation and help you determine community options, subsidized rentals, incentives for homeownership, roommate search tools, and emergency shelters. For questions, information, or application assistance, please contact Accessible Resources for Independence at (410) 636-2274 or arinow@arinow.org

Rentals: Subsidized

Anne Arundel County Housing Choice Voucher (formerly referred to as “Section 8”) portable housing subsidy and **Public Housing** waiting list.

The Housing Choice Voucher program waitlist is currently **open** beginning July 15, 2019. The Public Housing wait list remains open. If you are already on the waitlist for a Housing Choice voucher and would like to check your status, call 410-761-2661. More information may be obtained at <http://hcaac.com/wp1/> or by calling 410-222-6205.

Housing Choice Voucher portable housing subsidy programs in neighboring jurisdictions, if wait lists are open. Residency and employment “preference” or priority ratings typically apply to applicants on wait lists, so this may not be a viable option unless you plan to live or work in the neighboring jurisdiction. Visit the jurisdiction’s Housing Authority website or call their phone number for more information.

HUD – Veterans Affairs Supportive Housing (VASH) combines Housing Choice Voucher rental assistance for homeless veterans with case management and clinical services provided by the Department of Veterans Affairs (VA). This wait list is open. VA provides these services for participating veterans at VA medical centers (VAMCs) and community- based outreach clinics. HUD-VASH case managers take referrals from all

sources – self-referral of the Veteran, referral from community organizations, agencies or private citizens, referral from other VA programs, and referral from HUD-VASH outreach contacts. Most VA programs have a Homeless Program. The HUD VASH Program is one component of Homeless Programs at most VA Medical Centers. More information may be obtained by visiting <https://www.hudexchange.info/programs/hud-vash/hud-vash-eligibility-requirements/> or by calling the VA Medical Center: Perry Point, MD at (410) 996-5245.

Unit-based housing subsidies are offered at senior/disabled and multifamily communities in Anne Arundel County. Refer to <http://www.mdhousingsearch.org/>. All have waiting lists (some lists are closed to new applicants), and many have minimum income requirements.

Section 811 PRA project-based rental assistance program is expanding throughout Maryland with goal of 300 units, but only eight units are in Anne Arundel County. Waiting list maintained by Maryland Department of Disabilities (MDOD). Head of household must have a disability, be age 18 to 62 at time of leasing, have Medicaid, meet support needs and income criteria. Head of household must be institutionalized, at risk of institutionalized due to current housing situation, moving to independent renting from an Assisted Living or group home setting, or homeless. Must be referred by Medicaid case managers or Center for Independent Living (CIL) staff. More information may be obtained at <http://mdod.maryland.gov/housing/Pages/section811.aspx> or by [calling 410-767-3660](tel:410-767-3660).

Weinberg Apartments unit-based housing program is based on grants awarded to developers up-front; in exchange for the building funds, a portion of units must be made available at affordable rent levels for 40 years. Small program; twenty-two units statewide either already leased or in planning/construction phase. Three are in Anne Arundel County. The waitlist is maintained by the Maryland Department of Disabilities. Applicants must have a disability and receive or have applied for SSI/SSDI benefits,

be age 18 to 62 at time of leasing and meet low-income and criminal background check requirements. Must be referred by Medicaid case managers or Center for Independent Living (CIL) staff. More information may be obtained at <http://mdod.maryland.gov/housing/Pages/MPAH.aspx> or by calling 410-636-2274.

Money Follows the Person (MFP) Bridge Subsidy Program provides short-term (up to 3 years) tenant-based rental assistance while waiting for permanent housing subsidy assistance through a local Housing Choice Voucher or public housing program. Applicants must be transitioning from congregate setting like a nursing facility or State Residential Center, be MFP-eligible and meet low-income requirements. Case managers assist with finding housing and transitioning to the unit. Waiting list maintained by the Maryland Department of Disabilities. Further information may be obtained at <https://mmcp.dhmdh.maryland.gov/longtermcare/Pages/Money-Follows-the-Person-Bridge-Subsidy-Program.aspx> or by calling 410-767-3660.

Supported Housing is run by the Anne Arundel Mental Health Agency. It provides subsidized housing to single individuals with a psychiatric disability. No case management is provided, but residents must be receiving treatment. When a resident has been in Supported Housing for two years without incident, they may receive a Housing Choice Voucher that they can then transfer to a residence outside of Supported Housing. More information may be obtained at http://www.aamentalhealth.org/pr_housing.cfm or by calling the Anne Arundel Mental Health Agency at 410-222-7858.

Main Street Housing is a non-profit housing development organization providing independent housing opportunities. Primary applicant must be 18 years or older with a psychiatric disability. Minimal case management is provided. There is a minimum income requirement of \$500.00 per month. Applicants with a criminal history are considered on a case-by-case basis. More information may be obtained at www.mainstreethousing.org or by calling 410-540-9067.

Moderately Priced Dwelling Unit (MPDU) program requires developers of new housing in specific zoning districts to rent a portion (generally 6%) of the dwelling units to households of moderate income. Renters should have a yearly income of at least \$30,000. MPDUs are interspersed throughout Annapolis and enjoy all the amenities of their communities. Of the entirety of Anne Arundel County, MPDUs currently exist only within the city limits of Annapolis. An individual wishing to purchase a MPDU must fill out an application form available at <https://www.annapolis.gov/DocumentCenter/View/586>. One may request that an application be mailed by calling Arundel Community Development Services, Inc. at 410-222-7600. More information may be obtained at <https://www.annapolis.gov/Faq.aspx?QID=220>.

Rental Assistance Program (RAP) is a rent subsidy program. Local government administering agencies sign a contract with eligible residents to provide a monthly rental allowance payment for up to 12 months. Local programs may also provide additional services such as housing counseling, credit counseling, individual case management programs, etc. to help the family maintain housing stability. Eligible residents are low-income families who are homeless, in danger of becoming homeless, or in need of emergency housing. Incomes of assisted households cannot exceed 30 percent of the statewide or area median income, whichever is higher. Anne Arundel County Community Action Agency administers the RAP program for the City of Annapolis. For additional information, please call at 410-626- 1900, extension 1019.

Residential Provider Settings

Residential rehabilitation programs (RRP) are available to individuals meeting medical necessity criteria under Maryland's public behavioral health system. Residential Rehabilitation Program (RRP) provides housing and supportive services to single individuals. The goal of residential rehabilitation is to provide services that will support an individual to transition to independent housing of their choice. Residential Rehabilitation

Programs provide staff support around areas of personal needs such as medication monitoring, independent living skills, symptom management, stress management, relapse prevention planning with linkages to employment, education and/or vocational services, crisis prevention and other services that will help with the individual's recovery. More information may be obtained by visiting http://www.aamentalhealth.org/pr_housing.cfm or by calling the Anne Arundel Mental Health Agency at 410-222-7858.

DDA-licensed residential program services are available to individuals meeting eligibility and priority status criteria under Maryland's Developmental Disabilities Administration (DDA) system. More information may be obtained at <http://dda.dhmh.maryland.gov/Pages/home.aspx> or by calling 410-234-8200.

Project HOME is a program that provides housing to adults who need supervision and assistance with activities of daily living and who are unable to live by themselves. Project Home providers offer care in their own homes to one to four residents who have a disability. Residents are adults who are 18 years of age and older, who have a mental, developmental, or physical disability or who are elderly and are unable to live alone. To enroll in Project Home, potential residents must be able to live in a family setting; to take advantage of community resources and program activities; and to maintain or develop the skills they need to live in the least restrictive environment possible. Application can be submitted at the Annapolis Department of Social Services, 80 West Street Annapolis, MD 21401. More information may be obtained by calling the Annapolis Department of Social Services at 410-269-4500 or by visiting <http://dhr.maryland.gov/office-of-adult-services/project-home/>

Tax Credit for Renters

Maryland Renters' Tax Credit Program provides a direct check payment to renters meeting income and rent requirements. The amount of the credit is based upon the relationship between rent and income. Eligibility restrictions apply. More information may be obtained at <http://dat.maryland.gov/realproperty/Pages/Renters'-Tax-Credits.aspx> or by calling 410-767-4433.

Housing and Rental Search Resources

mdhousingsearch.org assists in locating rental housing units state-wide through a free web-based tool of the Maryland Department of Housing and Community Development. More information may be obtained at <http://www.mdhousingsearch.org/> or by calling 1-877-428-8844. Not a subsidy program.

Maryland Affordable Housing Search is a database maintained by the US Department of Housing and Urban Development of apartments that receive funding from HUD. Provides the opportunity to search for affordable housing options near you, find your local HUD office and/or Public Housing Authority, in addition to homeless resources and elderly/special needs housing. More information may be obtained at <https://www.hud.gov/apps/section8/step2.cfm?state=MD> Not a subsidy program.

Maryland Inclusive Housing (MIH) Information Clearinghouse provides housing information for DDA, individuals with Intellectual and Developmental Disabilities (IDD), their families, CCS workers, and service providers. Learn about the interaction between housing, Medicaid, and Social Security. Discover the steps to get affordable and accessible housing, arranging support services, requesting reasonable accommodations, successful tenancy strategies, and conflict resolution, and laws providing housing protections for people with disabilities. MIH is available to assist with: navigating the information clearinghouse on the MIH website and connecting individuals with resources. Please get in touch with Tim for information or assistance. Tim Wiens, Executive Director, Twiens@mih-inc.org, or call (301) 242-9627. Website: mih-inc.org

gosection8.com contains a database of housing available to people seeking affordable housing, including providers accepting Section 8 vouchers. Further information and access to additional tools including an affordability calculator, rental checklist, and information about renter rights and responsibilities can be obtained at <http://www.gosection8.com/> or by calling 1-866-466-7328. Not a subsidy program.

Roomsurf.com is a roommate matching website that makes the process of identifying compatible roommates easier by calculating your matches based on your quiz results. By having a roommate with similar interests and living habits make sharing a living space together a lot more enjoyable. However, these matches don't always happen right away, so it is important to be patient in the process. For more information on Roomsurf contact Melissa Gibson at ARI, (443) 713-3911 or mgibson@arinow.org. To create an account please visit <https://www.roomsurf.com/>

Homeownership Assistance Programs

HomeAbility is a product designed to assist Maryland homebuyers with disabilities in financing their home purchase. It is available statewide and is considered a Conventional Loan product. It provides an 80% LTV first lien and up to 25% in a second lien to assist with down payment and closing costs. No mortgage insurance is required. Eligibility requirements apply.

Further information may be obtained at

<https://mmp.maryland.gov/Pages/HomeAbility/default.aspx> or by calling 1- 800-638-7781.

Maryland State Government's Maryland Mortgage Program is available statewide and offers down payment/closing cost assistance, 30 years fixed- rate mortgage loans, and homebuyer education. No disability

requirement. More information may be obtained at

<http://mmp.maryland.gov/Pages/MMP-Right-for-Me.aspx> or by calling 1- 800-638-7781.

Mortgage Assistance Program (MAP) provides income eligible homebuyers with up to \$20,000 in assistance to purchase a first home. MAP funds can be used toward down payment, closing costs, and mortgage write-down and can be used in conjunction with FHA and DHCD Maryland Mortgage Program. More information may be obtained by at

<https://acdsinc.org/housing-resources/homebuyers/mortgage-assistance/> or by calling 410-222-7600.

Moderately Priced Dwelling Unit (MPDU) program requires developers of new housing in certain areas to sell a portion of units (generally 12%) to those with moderate income. The minimum yearly household income for eligibility to buy a MPDU is \$50,000. Prices of the homes vary depending on the size and amenities of the unit. MPDUs are interspersed throughout Annapolis and enjoy all the amenities of their communities. Of the entirety of Anne Arundel County, MPDUs currently exist only within the city limits of Annapolis. An individual wishing to purchase a MPDU must fill out an application form available at <https://www.annapolis.gov/DocumentCenter/View/12186/Moderately-Priced-Dwelling-Unit-Program-MPDU-Application-PDF> . If you want an application mailed to you, you may call ACDS at 410-222-7600. More information may be obtained at <https://www.annapolis.gov/Faq.aspx?QID=220>.

Tax Credits for Homeowners

Maryland Homeowners Tax Credit Program provides a tax credit against the property tax bill for homeowners with total gross household incomes of less than \$60,000.00. In other words, it sets a limit on the amount of property taxes any homeowner must pay based upon his or her income.

Eligibility restrictions apply. Filing deadline is September 1st. Further information may be obtained at <http://dat.maryland.gov/realproperty/Pages/Homeowners%27-Property-Tax-Credit-Program.aspx> or by calling 410-767-4433.

Anne Arundel Homeowners Property Tax Credit Program provides a tax credit to homeowners aged 70 and older who have lived in an Anne Arundel County residence for at least ten years. It is supplemental to the Maryland Homeowners Tax Credit Program. Homeowners whose combined gross household family income is below \$60,000 should consider filing an application. Filing deadline is September 1st. More information may be obtained at <http://www.aacounty.org/services-and-programs/homeowners-property-tax-credit-program> or by calling 410-767- 4433.

Maryland Independent Living Tax Credit provides a state income tax credit of up to \$5,000 for making one's home more accessible. Renovations must have taken place during the prior tax year, and provide the necessary proof of the costs incurred. Eligibility restrictions apply. Program is administered by the Maryland Department of Housing and Community Development. Further information may be obtained at <https://dhcd.maryland.gov/Pages/ILTC/default.aspx> or by calling 301-429-7400.

Emergency Housing

Arundel House of Hope is a non-profit organization that provides emergency, transitional, and permanent affordable housing for low-income individuals and those experiencing homelessness in Anne Arundel County. They have special housing programs that include supportive case management for single men, single women, veterans, and chronically homeless individuals. More information may be obtained by calling 410- 863-4888 or visiting <http://www.arundelhoh.org/home.html>.

Sarah's House is a supportive housing program offering emergency shelter and project-based supportive housing with an array of other services for families experiencing homelessness in Anne Arundel County. Eligibility for Sarah's House programs is determined by the Anne Arundel County Department of Social Services. Referrals must be obtained from DSS. Find out more by calling 667-600-3550 or visiting <https://www.catholiccharities-md.org/services/sarajs-house/>.

The Lighthouse provides emergency and transitional shelter to individuals and families experiencing homelessness as well as permanent supportive housing for women in Anne Arundel County. An individual can stay for up to 3 months and families can stay for up to six months. Services that are offered include case management, basic needs, employment support, and housing search and placement. More information may be obtained by calling 410-349-5056 (Monday – Friday, 9am -5pm) or 410-263-1835 (after 5pm & weekends) or visiting <http://www.annapolislighthouse.org/>.

YWCA Annapolis offers emergency shelter at Arden House to victims of domestic violence at great physical risk. Arden House provides safe shelter in an undisclosed location to individuals and their children who are victims of abuse. The home can accommodate up to 21 individuals and provides private accommodations for each family. Community rooms include the kitchen, family room, lending library and children's play area. Basic food items, hygiene supplies, bedding, bus tokens and local phone service is available to all residents. Individuals looking to enter the safe house are to complete an intake through the Domestic Violence Hotline by calling 410- 222-6800. More information may be obtained at http://www.annapolisywca.org/domestic_violence.

Crisis Response also known as the "Community Warmline" is a service that provides Anne Arundel County Residents in crisis with supportive assistance and linkages to resources within the community. More information may be obtained at <https://www.aacounty.org/services-and-programs/homeless-shelters> or by calling 410-768-5522.

Anne Arundel County has one wait list for all shelters. If you have any questions about emergency shelter you may contact the Emergency Shelter Gatekeeper at (410) 269-4749.