

Jacob R. Day, Secretary
Julia Glanz, Deputy Secretary

dhcd.maryland.gov



Maryland
DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT

Maryland Interagency Council on Homelessness

August 28, 2025

Great Places **WIN**



Agenda

1. Welcome and Introductions
2. Vote to Approve April Meeting Minutes
3. Interagency Collaboration Updates
4. Office of Tenant and Landlord Affairs - Tenant Bill of Rights
5. Federal & State Updates - Key Executive Orders, Program Changes, Legislation
6. Member Updates and Initiatives
7. Public Comment





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Welcome and Introductions

Assistant Secretary Danielle Meister, DHCD





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Vote to Approve April Meeting Minutes

Assistant Secretary Danielle Meister, DHCD





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Interagency Collaboration Updates





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Permanent Supportive Housing LIHTC Strategy

Assistant Secretary Danielle Meister, DHCD



The Need for Dedicated PSH

	Chronically Homeless (all ages)	Rising Senior (55-64)	Senior (65+)
FY24 Annual Total	3,029 (14% of all homeless)	3,123 (15% of all homeless)	1,361 (6% of all homeless)
Adult-Only Households (1-bedroom units)	2,635 (87%)	3,063 (98%)	1,347 (99%)
Families with Children (2+ bedrooms)	394 (13%)	60 (2%)	15 (1%)

- **Income** – 68% of chronically homeless households have zero cash income, and 95% are under 15% AMI
- **Accessibility** – 67% of chronically homeless households have permanent physical disability and 25% are age 55+
- **Housing First & Service Needs**
 - 48% of homeless households have at least one criminal case. 27% of these households were eligible for expungement for all cases.
 - 69% of chronically homeless households have mental health diagnosis and 40% have a substance use disorder
- **Geographic Diversity** – Every CoC has a minimum of 50 chronically homeless individuals in need of PSH, with greater needs in urban/metro areas

Establishing PSH as a Maryland Priority

- Moore-Miller administration released the first State Plan in over a decade, establishing priorities, systems transformation, and initiatives with clear metrics for determining success. Two major metrics are reducing homelessness overall and ending chronic homelessness by 2035.
- DHCD launched new Division of Homeless Solutions in January 2024 to elevate issue of homelessness, create clear leadership on the state's strategy, and increase strategic cross-sector collaboration through the Maryland Interagency Council on Homelessness.
- To achieve an end to chronic homelessness by 2035, the state must increase PSH capacity by a minimum of 500-600 units annually for the next 10 years

PSH Funding Model

DHCD

Multifamily Housing
Constructed/Renovated
through Low-Income
Housing Tax Credit
Program (LIHTC)

**PHYSICAL
UNIT**

**SUPPORTIVE
SERVICES**

OPERATING

Local

Voucher or
rental subsidy

MDH & Local

Medicaid 1115 HealthChoice
Waiver & local funding

Funding and Partner Roles



State

- Match supportive services providers participating in Medicaid 1115 waiver to properties (annual expansion of services)
- Review/enforce property compliance with tenant selection, CoC referrals, troubleshoot slow referrals and vacancies
- Track housing outcomes through homeless services data warehouse
- Identify housing vouchers or subsidies that can be leveraged to increase PSH units beyond set-aside



Property Owner/ Manager

- Develop quality and accessible units
- Accept referrals exclusively from CoC
- Low-barrier tenant selection plan
- Completion of state-provided training and learning collaborative
- Proactive tenancy problem-solving (avoid eviction as a solution)
- Provide office or meeting space on-site, if possible, for case management



Continuum of Care

- Ensure accessible Coordinated Entry assessment and prioritization process that can screen for eligibility for PSH requirements and/or general homeless preference
- Timely referral of prioritized households for vacancies at lease-up and turnover
- Collaborative move-on support or program transfers with service provider



Service Provider

- Leveraging/match of other funds to fill gaps in activities not eligible for Medicaid reimbursement (with DHCD support)
- Comprehensive, proactive supportive services provided through voluntary participation



Low Income Housing Tax Credit (LIHTC)

- **Primary source of development financing for affordable rental housing in the United States**
 - The 9% credit is limited and is allocated through a competitive process
 - The 4% credit is a noncompetitive source and is not limited
- **How the LIHTC funds projects**
 - IRS allocates credits to state governments, generally a state housing agency
 - The housing agency awards the credits to housing developers through competition
 - Selected developers generally sell the credits to private investors to obtain funding (equity)
 - Once the housing project is built and occupied, the investors are able to claim their tax credits and use them to offset their tax liability.

Low Income Housing Tax Credit (LIHTC)

- **Affordable housing projects must meet one of the following three criteria:**
 - At least 20 percent of the project's units will be occupied by tenants with an income of 50 percent or less of area median income (AMI)
 - At least 40 percent of the units will be occupied by tenants with incomes averaging no more than 60 percent of AMI
 - No units will be occupied by tenants with income greater than 80 percent of AMI

Low Income Housing Tax Credit (LIHTC)

- 9% credits are very competitive, so states often require additional criteria and incentives to leverage something from developers, e.g. affordability, accessibility, permanent supportive housing
- Each allocating agency issues a LIHTC Qualified Allocation Plan (QAP) that outlines the application process, eligibility priorities and project selection criteria used to award federal tax credits within the jurisdiction
- Maryland LIHTC Program
 - Competitive 9% LIHTC allocation of \$16.5M
 - 4% credit projects funded by tax-exempt bonds are accepted on a rolling basis throughout the year
 - Policy Guidance - Tenant Selection Plans
 - Existing Scoring Priorities:
 - Community Context
 - Transit-Oriented Development
 - Income Targeting
 - Family Housing

2025 LIHTC Timeline

January - June 2024	August - Sept 2024	Nov-Dec 2024	Jan 2025	2028-2029
Research & Plan Development • Chronic homelessness needs analysis • Unit affordability and services gap analysis • Research & consultation with experts and other states • Listening sessions • Partner/funder engagement	1st Draft QAP Released • 30 day public comment period	Public Hearing & Final Draft • Governor signs plan after public hearing	Competitive 9% Round Begins • Approximately 90 days from QAP effective date to application due date	Units Placed in Service and Available for Leasing

2025 LIHTC Strategy

- **9% Competitive Round Projects**
 - Set-aside for 2 permanent supportive housing projects (higher density of PSH)
 - All other projects have a required homeless preference for 15% of units
- **Both 9% Competitive Round and 4% Projects**
 - If state has rental subsidy and supportive services funds become available for PSH, projects must accept them
 - Places burden on state to secure rental subsidies to cover affordability gap - critical for volume of units state needs to create
- State matches projects to local supportive services provider participating in Medicaid 1115 waiver pilot for housing-based case management and tenancy support services, and/or contracts with supportive services provider directly



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Statewide Housing Voucher Program

Chelsea Hayman, DHCD



Purpose and Goal

- Provides state-funded vouchers and housing assistance payments for low-income families that are currently on a Housing Choice Voucher (HCV) waitlist
- DHCD will make grants to political subdivisions to be disbursed as SVP payments
- All Maryland PHAs are eligible to receive funding
- Goal: provide temporary rental assistance to families while they wait to receive an HCV



Eligibility Requirements for Participants

Families must meet the following criteria to qualify:

- Currently reside in Maryland;
- Be on the PHA's federal Housing Choice Voucher Waiting List; and
- Meet the low-income eligibility limits under the federal Housing Choice Voucher Program or income requirements as determined by the PHA.
- Families can remain on the SVP for up to 5 years or until a federal Housing Choice Voucher becomes available, whichever occurs first



Priority Groups

Families must be selected from the following priority groups, in no particular order:

- A child under the age of 18;
- A foster child who is at least 18 years old, but less than age of 24;
- A military veteran;
- An individual experiencing homelessness;
- A disabled individual; or
- An elderly individual that is at least 62 years old.



Funding

- \$10 million available for grantees based on formula allocation; covers state fiscal years 2025 - 2027
- Beginning in state fiscal year 2026, revenues from the evictions filing fee fund are supplementing the program
- SVP grant funding is made available to political subdivisions (grantees) that administer the Housing Choice Voucher Program





Assistance in Community Integration Services (ACIS)

Maryland Department of Health
Claire Gregory and Sania Rahman

Office of Innovation, Research, and Development
Office of Healthcare Financing (Medicaid)



Assistance in Community Integration Services

Maryland Medicaid Benefit-Background and Overview

Assistance in Community Integration Services (ACIS)

What is ACIS?

The Assistance in Community Integration Services provides housing and tenancy-based case management services to qualifying Medicaid participants experiencing housing insecurity.

ACIS Goals

Improve

- Health outcomes for targeted populations
- Community integration for at-risk Medicaid participants

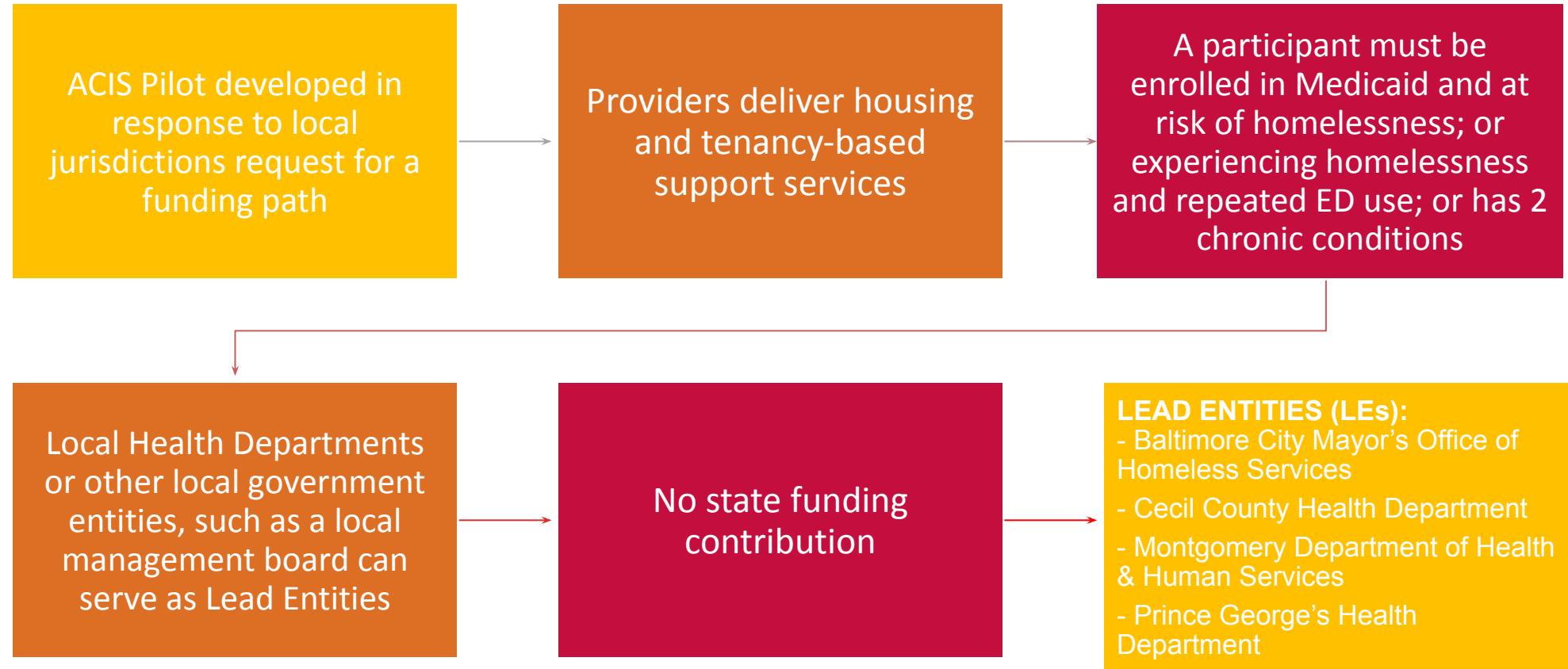
Reduce

- Unnecessary/inappropriate utilization of emergency health services at hospitals/ Long terms care facility admissions

Background

- Authorized through Maryland's §1115 HealthChoice demonstration in 2017 with a cap of 300 participant spaces
- Developed in response to local jurisdiction requests for a funding path
- Evaluation results are reported to Centers for Medicare and Medicaid Services (CMS)
- Local Health Departments or Local Governmental Agencies may apply for ACIS participant spaces to become Lead Entities
 - Can work with contracted service providers to deliver the housing and tenancy-based case management services.

MD Medicaid ACIS Pilot: 2017-2024



ACIS Eligibility

Under ACIS program, State provides Home and Community Based Services (HCBS) to population that meets eligibility criteria:

Medicaid participant

- Full Medicaid Coverage

Health Criteria

- Repeated ED use (4+/year); or
- Two or more chronic conditions

Housing Criteria

- Currently experiencing homelessness or will upon release from settings defined in 24 CFR 578.3; or
- Risk of institutional placement

ACIS Service Delivery

Services

- Assist target population in obtaining services of State and local housing programs to locate and support individual's medical needs in home
 - Housing and Tenancy-Based Case Management Services
 - [ACIS Pilot Protocol](#)
 - Services do not include the provision of room and board or the payment of rental costs.

Provider Qualifications

- Case manager
 - Typical education, experience & skills include a bachelor's/associate degree in human/social services field, one year of experience
- Supervisory Case Manager or Team Lead
 - Typical education, experience & skills include a masters degree with licensing in human/social services field, two years experience

Current Providers and Participating Spaces

Baltimore City Mayor's Office of Homeless Services

- 300 spaces
- 1 Participating Entity

Cecil County Health Department

- 15 spaces
- Services delivered in house

Montgomery County Department of Health and Human Services

- 230 spaces
- 7 participating entities

Prince George's County

- 75 spaces
- 3 participating entities

Key Findings based on ACIS Evaluation

Key Findings: Service Utilization Pre/Post-ACIS Enrollment

- Statistically significant decline in the mean number of Emergency Department (ED) visits and inpatient admissions.
- ACIS participants with four or more ED visits declined approximately 37%.

Key Findings: Program Enrollment and Implementation

- Almost 80% of ACIS participants were homeless at the time of enrollment.
- 47% of ACIS participants had a Substance Use Disorder, while 70% had a Mental Health Disorder.
- 70% of ACIS participants obtained stable housing.

ACIS Benefit Expansion

ACIS Today: Medicaid Benefit

- MDH submitted §1115 Demonstration Amendment Application in Fall 2024 to CMS requesting additional participant spaces and change in payment methodology.
- On January 12, 2025, CMS approved ACIS to expand participant spaces from 900 to **2,140** to support statewide expansion.
 - **620** spaces allocated so far
- ACIS Regulations (COMAR 10.09.66) were promulgated on May 12, 2025.
- Medicaid Billing through the Maryland Medicaid Information Systems (MMIS) began starting **SFY 2025 Q3**.

ACIS Benefit Overview

REGULATIONS

- ACIS Regulations ([10.09.66.01-10.09.66.10](#)) opened for 30-day public comment: 2/7/25 — 3/10/25
- ACIS Regulation - 10.09.66: Effective May 12, 2025
- Transitioning from the 1115 pilot to an 1115 program through additional funds provided by the Miller/Moore administration
- Changing payment methodology from manual invoicing to billing Medicaid through MMIS

COVERAGE

RATES

- \$725 for Housing and Tenancy-based Case Management Services
- \$100 for Compliance Activities

CODES

- W9900 - ACIS
- W9910 - ACIS LE Compliance

PROVIDERS

- Lead Entities enroll as Medicaid Providers with a New Provider Type “GH” in ePREP to bill Maryland Medicaid for ACIS

MODEL

- Maintaining currently approved CMS 1115 demonstration pilot protocol

ACIS Today: Financial Structure Changes

ACIS started with Lead Entities paying 50% of their annual budget at the beginning of the FY while ACIS has a 50% FMAP

Rate negotiated based on the budget documents submitted at least 6 months before the start of FY



Beginning SFY 2025, with Gov. Moore's allocation of \$5.4m, Lead Entities were reimbursed with 50% State GF and 50% FMAP

Manual invoicing process continued until SFY25 Q2 while Lead Entities enrolled as Medicaid providers



Beginning SFY 2025 Q3, Lead Entities were enrolled as Medicaid providers and were trained to bill Medicaid

Newly enrolled ACIS Medicaid providers started claiming in test environments and upon success began submitting claims electronically

ACIS Program Updates

- Section 1115 demonstration extension application to be submitted to CMS in **September, 2025**
 - Current demonstration period ends on December 31, 2026
 - The application requests for extension for the period **January 1, 2027 - December 31, 2031**
 - The Department completed the public comment period on July 30, 2025
 - CMS has not formally classified ACIS as a Health Related Social Needs (HRSN) program in the past; however, MDH expects increased scrutiny in the upcoming extension.
- ACIS Provider & Participant Websites to be published
- Future **Request for Application** for additional providers

Contact Information & Key Resources

- HealthChoice Renewal Inbox
 - mdh.healthchoicerenewal@maryland.gov
- Maryland Medicaid - ACIS Program Website
 - <https://health.maryland.gov/mmcp/Pages/Assistance-in-Community-Integration-Services-Pilot.aspx>

Questions and Comments



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Older Adult Home Modification Program

Angela Fraser, DHCD



HUD Older Adult Home Modification Program

- **Award:** \$1.25 million across 3 service areas (8 “substantially rural” counties)
- **Performance Period:** October 1, 2024 - September 30, 2027
- **Performance Target:** 215 units (65 - 75 households per provider)
- **Eligible Households:** Older adult (aged 62+) homeowners & renters at / below 80% AMI
- **Client Assessments:** Conducted or supervised by an Occupational Therapist (OT)
- **Home Modifications:** Low-cost, high-impact maintenance and repair activities up to \$5,000 per unit - e.g., power-washing slippery exterior surfaces, adding exterior lighting at entrances, installing adaptive equipment (grab bars, automatic stove turnoff devices)



Enterprise Thome Aging Well Program

- **Award:** \$600,000 (\$60k for planning; \$540k for implementation)
- **Performance Period:** November 1, 2024 - June 30, 2027
- **Planning Funds:** Support licensing for 2 of 3 providers through the CAPABLE National Center
- **Implementation Funds:** Support home modification work that is not covered by OAHMP; evaluation that assesses program design and client outcomes (i.e., housing stability and housing quality, ability to perform Activities of Daily Living (ADLs), reduced risk of falls, greater physical mobility, etc.)
- **Evaluation Component:** Demonstrate the efficacy of the CAPABLE model; make the case for additional investment (state funds, Medicaid resources) to create a sustainable funding model for home modification services



OAHMP Provider Sites





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Community Schools Rental Assistance Program

LaToya Arnold-Artis, HSP Director, DHCD



About the Program

- Established by statute in 2024 state legislative session
- Provides emergency rental assistance and associated housing-related costs to eligible student households enrolled in Maryland community schools who are experiencing housing instability and homelessness
- FY25 Appropriation: \$5 million
- FY26 Appropriation (tentative): \$5 million
- Additional revenue-based funds from judiciary fees (amount TBD)

State Budget Year	Application Due	Anticipated Performance Period
FY25 Funds	May 1, 2025	July 1, 2025 – December 31, 2025
FY26 Funds	May 1, 2025	July 1, 2025 – September 30, 2026
FY27 Funds	Spring/Summer 2026	October 1, 2026 – September 30, 2027

Priority Areas

Priority jurisdictions were selected for the first competitive round based on their:

- Number of community schools and enrolled students
- Number of students enrolled that meet the definition of homeless under McKinney-Vento laws
- Number of renter households paying more than 50% of their income on rent (severely housing cost-burdened)
- Number of eviction filings for failure to pay rent
- Number of ENOUGH Act communities selected for Track 3 or 2

Anne Arundel

Baltimore City

Baltimore County

Frederick County

Montgomery County

Prince George's County

Wicomico County

Washington County



Eligible Program Costs

Direct Financial Assistance

- prospective rent (including security deposit)
- rental arrears
- prospective utility assistance
- utility arrears
- relocation expenses
- fines or fees associated with rental or utility payments (including late fees)

Administrative Costs (maximum 10% of grant)

- program management and financial management expenses, as well as costs to conduct community outreach or marketing of the program in conjunction with community schools.



Program Launch Timeline (tentative)

Award Execution

Competition to select nonprofit/local gov recipients, budget and award negotiations, execution of legal agreements and fiscal encumbrances



July 2025

Launch Prep

Facilitated planning between local school districts and grantees, development of outreach and marketing materials, grantee infrastructure build out, training of community school coordinators



September/October 2025

April-June 2025



Program Planning

Grantee kickoff meeting, MSDE and GOC interagency meetings, policy guide and program design finalization, grantee setup begins, coordination with ACE

August 2025



Kickoff

Press release/public announcement, applications for assistance open to eligible families, services begin



Prioritization

1. Meet definition of homeless under McKinney-Vento
2. Family has judgment for failure to pay rent or eviction notice
3. Family has Notice of Intent to file for eviction or is awaiting court hearing
4. Other eligible families





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Community Schools Service Delivery Pilot

Amy Louttit, YHSI Project Director, DHCD



Pilot Overview

Goal: Community school staff quickly identify students and families experiencing homelessness, and connect them with McKinney Vento supports and community homeless service providers

- **Objective 1:** Community school staff have the skills to engage families and children to support them in housing problem solving, accessing McKinney Vento rights and community homeless service providers.
- **Objective 2:** Community school families know their rights and how to access services when they need them.
- **Objective 3:** Community school staff, McKinney Vento liaisons and providers coordinate services through a clear referral process and ongoing case conferencing.



Participating Schools and Partners

Schools Served via Pilot

- West Frederick Middle
- Waverly Elementary
- Emma K. Doub
- Salem Avenue Elementary School

Community Partners

- Student Homeless Initiative Partnership (SHIP) of Frederick County
- Spanish Speaking Communities of Maryland
- Beyond Shelter Frederick
- Horizon Goodwill Industries
- Washington County Community Action Council, Inc.
- REACH



Lessons Learned and Moving Forward

Pilot Metrics and Baselines

- 10+ planning meetings in Washington and Frederick County (delivery began in August)

Key Learnings

- Homeless services are local, and the pilot design relied on the commitment of relevant service providers, McKinney Vento liaisons, and Community School staff.
- DHCD is acting in a TA role, leveraging local partners. It took time to bring the right partners to the table.

Plans for Year Two

- For Year 2, DHCD plans to collaboratively design improved referral processes for McKinney-Vento students in need of housing supports to the local CoC/service providers
- DHCD will leverage Community Schools Rental Assistance Program grantees to increase trainings and outreach to local school staff on homelessness and housing resources and identification of students





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Youth Homelessness System Improvement (YHSI)

Amy Louttit, YHSI Project Director, DHCD



Maryland Youth Homelessness Systems Improvement: Vision

YHSI grants are designed to make and improve connections, coordination, and information sharing within and between systems that serve at-risk youth, including education, child welfare, and juvenile justice. In 2024, the State of Maryland was awarded a \$2 million grant to partner with Youth Action Boards, CoCs, and other state agencies to create:

- A roadmap to establishing a state interagency youth homelessness prevention and response plan;
- A statewide network of Youth Action Boards, raising the voice of youth with lived expertise in strengthening our service system for young people;
- Statewide standards and training for family and youth support workers;
- Improvements to the Homeless Management Information System (HMIS) and Coordinated Entry to standardize youth assessments and coordinated access to housing;
- And research to tailor and assess the impact of new housing and service interventions to support youth in achieving long-term housing stability.



Supporting Youth Participation in YHSI

- **Youth Action Board Development Grants** - YHSI is funding small grants of up to \$15,000 to cover stipends, travel expenditures, and additional support for Youth Action Board members in their CoC.
- **Partnership with DSCI/Service Year Option** - Sponsoring positions for two Service-Year Option members per host agency or CoC to support Youth Action Board Development and provide additional staffing support to programs.
- **Team Building** - YHSI DHCD staff team now includes:
 - Director Amy Louttit
 - Program Officer Amber Green
 - (DCSI) Specialists Angel Drake, and Nahum Iraheta
- **Convening Planning** - Staff have been networking with stakeholders in local communities. They are planning for a virtual all partners meeting in late September in preparation for Point Source Youth's National Symposium in Baltimore, MD, Oct. 7-8, 2025
 - Free registration for YAB members, providers, and State partners who can attend
 - Opportunity for in-person lunch and engagement throughout
 - Hosting a Community Poem and Art-inspired conversation corner



Deepening Coordination with Other State Agencies

- Continuing to increase coordination with the Governor's Office for Children
- Amber is advising the University of Maryland School of Social Work on the 2026 YouthREACH Youth Count
- Workgroup participation:
 - Benefits Access Working Group
 - Community Schools Pilot
- State agencies collaborating on YHSI:
 - DHS, MSDE, Labor, MDH, DSCI, DPSCS, DJS, and GOC





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Maryland Statewide Homelessness Data Warehouse

Suzanne Korff, DHCD



Investing in data-driven decision making and continuous improvement

Building a Statewide Platform

Statewide Homelessness Data Warehouse

- ❑ 9/10 Data Sharing Agreements with CoCs to share all HMIS data with the Data Warehouse have been signed and returned
- ❑ The next data pull is scheduled for September 2025
- ❑ CoC Maryland Data Warehouse Advisory Committee meets regularly to review progress, advise on CoC needs and inform next steps
- ❑ The team is working on dashboards and visualizations to drive discussion of CoC and state level outcomes.

Continuous Data Quality & System Improvement

Quality Data Collaborative

- ❑ DHCD and Community Solutions Partner launched the Maryland Quality Data Collaborative in March 2025
- ❑ All 10 Maryland CoCs have a baseline quality data score, and are working towards Quality Data
- ❑ Community Solutions hosts a live dashboard for all CoCs on their progress towards Quality Data, and achieving functional zero for key populations.

Interagency Partnerships & Research Opportunities

Partner Collaboration and Research

- ❑ University of Maryland College Park data analysis and data matching part to leverage HMIS and other administrative data for YouthREACH
- ❑ DHCD staff are meeting with state agencies and partners to identify collaboration opportunities, including staff from:
 - MLDS
 - MD CRISP
 - DHS

GOAL: Maryland CoCs Sustain Equitable & Measurable Reductions in Homelessness





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Office of Tenant and Landlord Affairs

Alyce Thompson, DHCD



Office of Tenant and Landlord Affairs (OTLA)

Created in 2024 under the Renters' Rights and Stabilization Act of 2024 (HB 693), OTLA's purpose is to:

- **Ensure access to educational resources for tenants:**
 - What are tenants' legal rights?
 - How do tenants report violations of their legal rights?
 - How do tenants access financial counseling?
- **Notify authorities regarding housing discrimination and other unfair or illegal housing practices**



Office of Tenant and Landlord Affairs (OTLA)



**Right of First
Refusal / Tenant
Opportunity**



**Tenants' Bill
of Rights**



**Tenant and
Landlord Outreach
and Education**



**Eviction Data
Analysis and
Reporting**



**Staffing the Access
to Counsel in Evictions
Task Force**



**Coordinate with
Enforcement
Entities**



Opportunities and Limitations

OTLA May:

- Conduct fair housing testing
- Identify landlords that aren't in compliance with federal, state, and local laws and refer them to appropriate enforcement agencies for further investigation
- Collect information about landlord and tenant concerns to inform future policy and service decisions

OTLA Cannot:

- Provide legal advice or legal representation to tenants or housing providers directly
- Provide direct individual assistance
- Mediate disputes between landlords and tenants
- Directly enforce legal violations



Fiscal Year 26 Priorities

1. Build office infrastructure to handle incoming requests from the public
2. Relationship building with stakeholders statewide
3. Use eviction data to identify eviction hotspots across the state
4. Offer regular trainings for stakeholder groups across the state
5. Build training material for small landlords
6. Evaluate enforcement referral process



OTLA Responsibilities: Tenants' Bill of Rights

The RRSA statute **strengthened tenant rights with regard to eviction protections**, and required OTLA to create the **Tenants' Bill of Rights to summarize existing state and federal laws** that apply to residential leases.

- Published and available on the OTLA website in 18 languages
- Statute require posting in communities and attaching to new leases after July 1st, 2025
- Updated annually starting in September 2025, in effect October 1st, 2025



Tenants' Bill of Rights

What does the Tenant Bill of Rights do?

- Summarizes existing rights and laws at the state level
- Provides an overview of key areas of landlord and tenant law
- Offers accessible information to tenants at lease-up to ensure they can follow up to seek further information about relevant rights and protections
- Updates annually in September of each year to reflect changes and community input
- Highlights and summarizes new legislative changes to tenant rights



Tenants' Bill of Rights

What does the Tenant Bill of Rights NOT do?

- Create new rights or new laws
- Replace or change existing laws
- Cover all situations or rights that tenants may have or that leases might specify
- Provide guidance on locally specific tenant protections that go beyond state law
- Include the full and precise legal text of relevant law
- Take the place of consulting with a legal professional to protect and assert tenant rights



Maryland Eviction Process



1

**NOTICE OF
INTENT**



2

**LANDLORD FILES
A COMPLAINT IN
DISTRICT COURT**



3

**SHERIFF SERVES
THE COMPLAINT**



4

HEARING



5

**DISTRICT COURT
ISSUES A "WARRANT
OF RESTITUTION"**

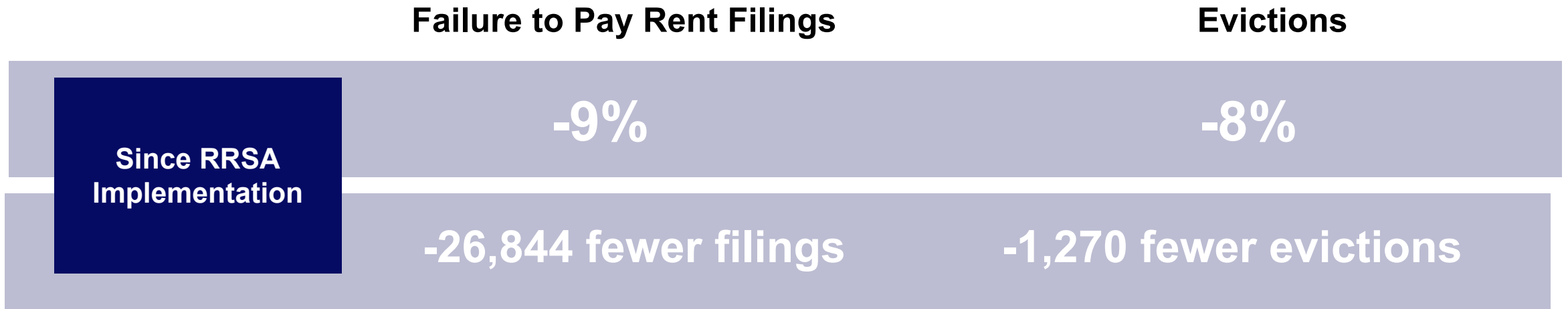


6

**SHERIFF CARRIES
OUT THE EVICTION**



Impact of RRSA

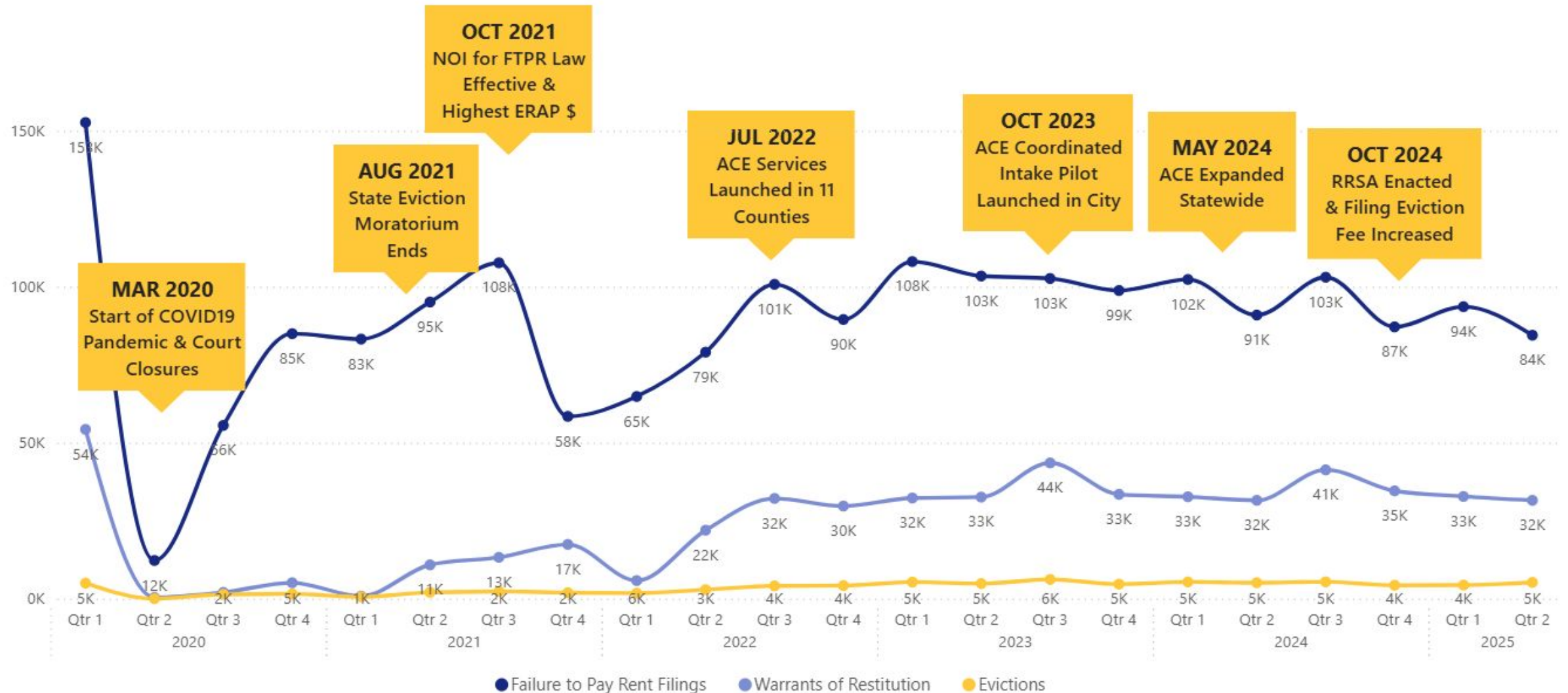


Oct 2023-June 2024 compared to Oct 2024-June 2025

- **22 of 24 counties had reductions in failure to pay rent filings**, and other counties (Cecil, Somerset) had increase <2%
- **Largest reductions in failure to pay rent filings:** Baltimore County, Prince George's, Anne Arundel, Harford
- **Largest reductions in warrants of restitution and eviction:** Baltimore County, Washington, Cecil
- **For further investigation/local insight:** Prince George's and Montgomery both had significant increases in warrants of restitution and evictions. Baltimore County reductions far outpaced every county in the state.

Maryland Eviction Failure to Pay Rent Filing Trends

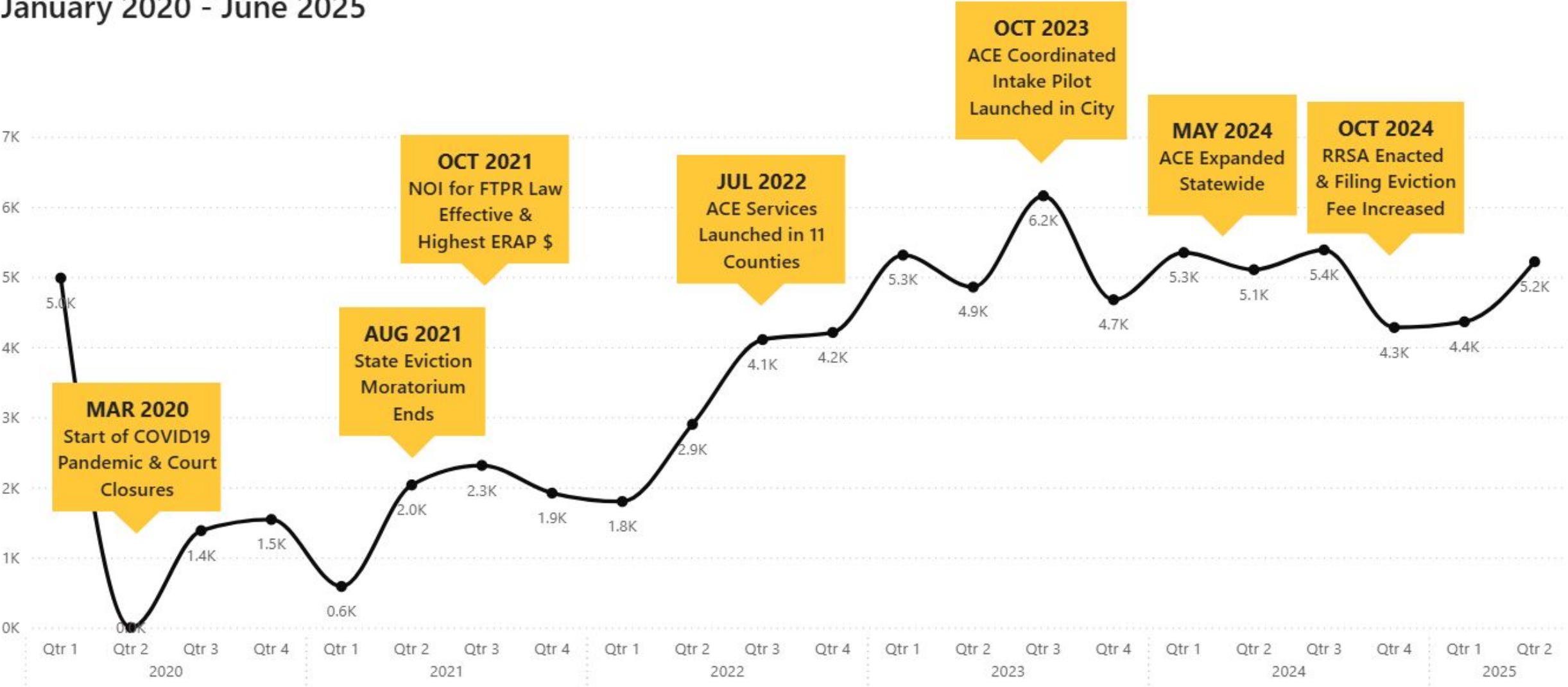
January 2020 - June 2025



Data Source: Maryland District Court Reports

Maryland Evictions Trends

January 2020 - June 2025



Data Source: Maryland District Court Reports



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Federal & State Updates

Assistant Secretary Danielle Meister, DHCD

Key Issues

- Emergency Housing Vouchers Budget & Termination
- HOPWA Non-Entitlement Funding
- Federal Immigration Policy
- White House Executive Order Criminalizing Homelessness
- 2025 HUD Continuum of Care NOFO
- FFY2026 Federal Budget
- Medicaid/SNAP Cuts and Potential Work Requirements, Changes in Redetermination Practices



Emergency Housing Vouchers

- ARPA funding for Emergency Housing Vouchers will be exhausted by mid-2026
- EHV largely serves homeless households with disabilities
- EHV participants must be transitioned into a regular voucher or another housing program, or are highly likely to become homeless again
- Due to overall federal funding shortfalls for the Housing Choice Voucher program, most PHAs will not have capacity to fully absorb all EHV participants into the regular HCV program through attrition/vacancy
- EHV COULD be extended permanently via FFY2026 federal budget, but current House/Senate budget proposals would not support the funding levels needed to maintain current HCVs, let alone cover EHV

PHA Code	PHA Name	Current Leased Vouchers
MD002	Housing Authority of Baltimore City	249
MD004	Housing Oprrty Com of Montgomery Co	90
MD015	Housing Authority of Prince Georges County	121
MD024	County Commissioners Charles County	1
MD033	Baltimore County, MD	54
MD034	Queen Anne's County Housing Authority	1
MD901	MD Dept. of Housing And Community Development	152
Total		668

Source: HUD EHV Data Dashboard, as of 8/26/2025

TABLE 1

Estimated Reduction of Housing Vouchers Under House and Senate Appropriations Bills, by State

State	Under the House Bill		Under the Senate Bill	
	Reduction in Households Served	People Impacted by Lost Vouchers	Reduction in Households Served	People Impacted by Lost Vouchers
Maryland	4,000	9,700	2,400	5,700

Source: Center on Budget and Policy Priorities - [Link](#). Data is based on proposed House/Senate budgets for regular Housing choice Voucher Program



HOPWA Rural Non-Entitlement

- Due to declining HIV and AIDS rates, Maryland no longer qualifies for HOPWA funding in rural/non-entitlement areas (this is a result of formula, not change in federal policy)
- Approximately 40 individuals currently receiving tenant-based rental assistance will no longer have housing assistance through HOPWA in mid-2026
- Will be coordinating with MDH and local CoCs in relevant counties to identify possible housing solutions for impacted participants



Federal Immigration Policy & Homelessness

What's Happened So Far:

- HUD issued new terms and conditions for CoC grant agreements and Consolidated Plans (ESG, CDBG, HOPWA, HOME, and HTF)
 - Potentially requires homeless programs to start verifying citizenship status as part of eligibility process
 - Potentially withdraws or terminates funding to communities based on their local immigration enforcement practices and willingness to cooperate with federal agencies (“sanctuary city” policies)
- DOJ [filed notice in the federal register](#) that they would no longer exempt federal benefit programs from PRWORA requirements, unless they were excepted by federal statute. The notice was “effectively immediately.” HHS the same week [rescinded prior guidance](#) that many of its programs were excepted from PRWORA requirements (such as CSBG, PATH, Head Start, etc)
- Historically, federal housing and homeless assistance programs have been considered federal public benefits but fall under the ["life and safety" exception](#), which allows for certain services to be provided to immigrants regardless of their status



Federal Immigration Policy & Homelessness

Current Status:

- **Maryland & Multi-State Coalition Lawsuit on PRWORA - [Press Release](#)**
 - July 25 - Federal government entered into agreement to stay the implementation of the PRWORA notice until September 10, pending next steps in litigation
 - Oral arguments began last week
 - Agreement only applies to and covers 21 plaintiff states
 - Includes programs like CoC, ESG, CDBG, CSBG, and more
- **Multi-City/Continuum of Care Lawsuit on HUD Sanctuary City Terms and Conditions**
 - August 23 - Federal judge issued a new order that expands an injunction preventing the federal government from withholding funds from a group of cities and counties designated as "sanctuary jurisdictions." Baltimore is a plaintiff city.
 - Defendants, including federal officials, are enjoined from withholding or conditioning federal funds based on local immigration enforcement cooperation
 - Has broad federal reach potentially, but specifically includes CoC and CDBG funding in order



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Key Issues

- **White House Executive Order Criminalizing Homelessness - [Link](#)**
 - Seeks to expand civil commitment, jailing, and fining of people experiencing unsheltered homelessness
 - Instructs HUD and HHS to issue policies and prioritize funds to:
 - enforce prohibitions on open illicit drug use;
 - enforce prohibitions on urban camping and loitering;
 - enforce prohibitions on urban squatting;
 - enforce, and where necessary, adopt, standards that address individuals who are a danger to themselves or others and suffer from serious mental illness or substance use disorder, or who are living on the streets and cannot care for themselves, through assisted outpatient treatment or by moving them into treatment centers or other appropriate facilities via civil commitment or other available means, to the maximum extent permitted by law; or
 - substantially implement and comply with, to the extent required, the registration and notification obligations of the Sex Offender Registry and Notification Act, particularly in the case of registered sex offenders with no fixed address, including by adequately mapping and checking the location of homeless sex offenders.



Key Issues

- **2025 HUD Continuum of Care NOFO**
 - CoC NOFO was supposed to skip a year, until 2026
 - HUD announced intent to release competitive NOFO for annual renewal funds, but has not yet published
 - Signaled intent to prioritize funds for shelter and transitional housing, street outreach, and “encourage” work and treatment
 - FFY2025 CoC funding is level to FFY2024, so any increase in shelter, transitional housing, or street outreach would require a cut to permanent supportive housing and rapid re-housing



Key Issues

What We're Tracking:

- Development of FFY2026 Federal Budget
- Medicaid/SNAP Cuts and Potential Work Requirements, Changes in Redetermination Practices





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ICH Member Updates and Initiatives





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Public Comment





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Adjournment

Next Meeting

October 21st: 10am-12pm (in-person, location TBD)

