MOVING TO WORK ANNUAL REPORT

HABC FISCAL YEAR 2018
JULY 1, 2017 – JUNE 30, 2018

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Moving to Work Annual Report Fiscal Year 2018

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I. Introduction

This document is the MTW Annual Report for Fiscal Year 2018, which is the period from July 1, 2017 to June 30, 2018. HABC is required to prepare this Annual Report in conformance with the specifications of HUD Form 50900 "Elements for the Annual MTW Plan and Annual MTW Report". For purposes of this document and the required submission to HUD, an "MTW activity" is defined as any activity that requires MTW flexibility to waive statutory or regulatory requirements.

The information in this Form 50900 is being collected so that HUD can evaluate the impacts of Moving to Work (MTW) activities; respond to congressional and other inquiries regarding outcome measures; and identify promising practices learned through the MTW demonstration. MTW public housing agencies (MTW PHAs) will report outcome information on the effects of MTW policy changes on residents, operations, and the local community.

MTW Long-Term Goals and Objectives

In its initial request for MTW designation, HABC expressed the intention to implement a number of initiatives in both the HCV and public housing programs to support neighborhood revitalization, reduce administrative costs and promote resident economic self-sufficiency.

Within its financial constraints, HABC plans to replace lost public housing units through the production of new homes for existing public housing residents and others with incomes that would qualify for public housing. In its redevelopment efforts, HABC will strive to create vibrant, mixed-income neighborhoods that will benefit both local residents and the wider community.

Commencing in late 2010, HABC began to conduct a portfolio-wide asset review. The portfolio-wide Capital and Development Strategic Plan was completed in 2014. The 2014 Plan was not a full-fledged strategic plan. Rather, it was a portfolio assessment of HABC's physical assets and fiscal condition, and recommended strategies to maximize those assets. It addressed only tangentially issues of management, organizational structure and administration that would normally be addressed in a strategic plan. HABC is currently completing a full-fledged strategic plan that will fold in the portfolio assessment and will ultimately reposition HABC to function as a smaller, more streamlined agency. As part of this process, HABC is exploring ways in which MTW flexibility can help to support and assist in the implementation of the agency's Strategic Plan.

Other existing long-term MTW initiatives include:

- Streamlining income, deduction and rent calculation policies and procedures. Retrofitting vacant public housing units to allow accessibility by persons with disabilities;

- Operating a project-based (PB) component under the Housing Choice Voucher Program. Through its PB voucher program, HABC partners with for-profit and non-profit housing providers to expand the supply of affordable housing to low-income families. To meet the evolving needs of the agency and the participants served, HABC has enhanced and expanded its existing PB program to include the components outlined below. The Enhanced PB Program components apply to all PB units, including, but not limited to the Thompson PB units, Bailey LTA and PB units and the non-Bailey LTA PB units.

- Using MTW authority to promote the long term affordability of units. Under this initiative, HABC entered into Long Term Affordable (LTA) Project Based Voucher contracts with developers/owners for some or all units to be developed on distressed former public housing sites, in rehabilitated or existing units in tax credit developments and through other development methods. LTA contracts are for a minimum forty (40) year term. The LTA units shall be managed and operated primarily in accordance with the HUD regulations governing public housing units (*e.g*., 24 CFR Parts 5, 960, 966, and the like) (the "Public Housing Regulations"), even though the LTA units will be subsidized with project based voucher funds.

MTW Initiatives and Accomplishments in FY 2018

HABC's goals for the current and future years of the MTW Demonstration include supporting neighborhood revitalization, reducing administrative costs and promoting resident economic self-sufficiency. During Fiscal Year 2018, HABC continued to work towards these overarching goals through a broad range of housing, capital improvement, resident services and development activities as described in this Report. Major MTW initiatives for the year include:

- **Landlord Communications and Payment Methods –** This MTW activity was proposed and approved in the FY 2018 Annual Plan and will be implemented in FY 2019. Currently, HABC communicates with landlords in a variety of formats, including email, fax, US mail and phone. HAP payments are delivered via direct deposit or sent in a check via US mail. The time and cost to prepare print, and mail landlord/owner notices, payments, inspection results and other communications is administratively and financially burdensome. In FY2018, HABC will require that all HCV landlord/owners receive all communications from HABC electronically. Further, HABC will require landlord/owners to receive HAP payments via direct deposit only. Approximately 41 of the 3,300 landlords still receive paper checks.

  In the event that a landlord/owner opts out of the electronic delivery/direct deposit requirement, using its MTW authority, HABC will charge the owner an administrative fee. The administrative fee structure will be two tiered, one fee for paper delivery of letters, notices, reports, etc. and another fee for paper checks. Implementation of this communications initiative is in accordance with the Paperwork Reduction Act of 1995. HABC will amend the HAP contract to reflect this requirement. HABC will apply this policy to all paper statements, letters, inspection reports, and Housing Assistance payments.

HABC was a party to two (2) consent decrees one of which is described below and the other which can be found under Non-MTW Initiatives and Accomplishments in FY 2018. In order to meet its obligations as stipulated under each decree (one of which is actually a Settlement Agreement), HABC will undertake the following initiatives:

The Thompson Settlement Agreement

In 1995 a class action entitled *Thompson v. HUD*, No. MJG 95-309, was filed in U.S. District Court for the District of Maryland against the HABC, the City of Baltimore and HUD. The plaintiffs alleged that African-American residents of and applicants for public housing and Section 8 vouchers had been discriminated against based upon their race. Certain parts of the case were settled by the parties through a Partial Consent Decree (the "Thompson PCD") approved by the District Court in June 1996.

In November 2012, the District Court approved a final Settlement Agreement. The Thompson Settlement Agreement makes available up to 2,600 additional Housing Choice Vouchers from 2012 through 2018 ("Thompson Remedial Vouchers"), in addition to the 1,788 Housing Choice Vouchers already utilized under the Thompson PCD ("Thompson PCD-Leased Vouchers"). The Settlement Agreement also provides for the continuation of the *Thompson* Homeownership Voucher Program. The Baltimore Regional Housing Program ("BRHP") administers the Thompson Remedial and Partial Consent Decree Vouchers. As such, the use of MTW Authority is often used to promote the three (3) statutory objectives.

All Thompson Remedial, and PCD-Leased, and Homeownership Vouchers must be used in Communities of Opportunity throughout the Baltimore metropolitan housing market as identified in the *Thompson* Settlement Agreement.

Hollander Ridge HOPE VI Project – The Thompson Settlement Agreement also provides that HABC will acquire and rehabilitate approximately 100 units in scattered sites locations in Baltimore City identified in the Thompson Settlement Agreement. Once acquired, they will be public housing rental units until such time as HUD approves the conversion of the Hollander Ridge units under RAD. Upon HUD's approval of HABC's FY 2017 Annual Plan as amended, HABC will exercise its MTW authority to certify and acquire the units without prior HUD approval.

Approximately $18.85 million of HOPE VI funds that were originally designated for the redevelopment of the Hollander Ridge site are to be used to acquire and rehabilitate properties that will be replacement housing for both former Hollander Ridge residents and former or current O'Donnell Heights residents.

The Thompson Settlement Agreement also provides that, HABC will make available the equivalent of $7,140,000 in "Replacement Funds". The Replacement Funds may be used in conjunction with FY 1996 HOPE VI Funds originally awarded to HABC for Hollander Ridge ("HOPE VI Funds") to develop one or more scattered site projects. The Replacement Funds may be from any available source including, but not limited to, low income housing tax credits, the State Partnership Rental Housing Program, other State housing funds, low income housing bond funds, private debt or equity, public housing funds or MTW funds. However, the Replacement Funds may not be taken from the HOPE VI Funds.

Pursuant to Section 504 of the Rehabilitation Act of 1983 and HUD's implementing regulations, at least five-percent (5%) of the units acquired under the Hollander Ridge Revitalization Plan will meet federal accessibility requirements for wheelchair users and HABC will require the developer to make 2% of the Hollander Ridge units hearing/vision compliant. Once the units have been acquired and an assessment completed, HABC will determine which units will be wheelchair accessible.

The Thompson Settlement Agreement supersedes the Thompson PCD, which included a provision that prohibited HABC from using public housing capital and operating funds to create public housing units in impacted areas in Baltimore City, as defined in the Thompson PCD. The Thompson Settlement Agreement removed this prohibition and, therefore, HABC is no longer prohibited from creating public housing units in these areas.

Required information on the programs under Thompson, ongoing and newly proposed MTW activities is incorporated into the remaining chapters of the Annual Plan.

Non-MTW Initiatives and Accomplishments in FY 2018

HABC's non-MTW accomplishments for the year include the partial conversion of HABC's inventory to RAD, operating a project-based (PB) component under the Housing Choice Voucher Program by partnering with for-profit and non-profit housing providers to expand the supply of affordable housing to low-income families, and the drafting of HABC's Strategic Plan which began in FY 2018 and will be completed by the end of calendar year 2018. It addresses issues of management, organizational structure and administration and folds a portfolio assessment which will ultimately reposition HABC to function as a smaller, more streamlined agency.

- In July 2013, HUD revised requirements for RAD, which made the program more beneficial for public housing authorities. RAD provides for the conversion of public housing units by replacing public housing subsidy with Section 8 or Project Based Rental Assistance ("PBRA") subsidy. The HABC RAD conversions have been combined with other resources such as Low Income Housing Tax Credits ("LIHTC") to raise needed capital for the renovation of the converted public housing units. As such, during a 5 year period, the RAD program will bring over $320 million of new investment, thereby preserving thousands of affordable housing units. The majority of the renovation work under RAD will involve HABC's mixed population buildings throughout the city that serve the elderly and the non-elderly persons with disabilities ("NEDs").

  On December 24, 2013, HUD approved HABC's request for a portfolio award under RAD to cover 22 public housing developments (the **"RAD Projects"),** allowing for rehabilitation of the developments and the continued operation as affordable housing. HABC plans to convert 4,134 mixed-population, family and elderly preference units to RAD. Fifty-nine (59) mixed-population units remain in HABC's inventory. As of June 30, 2018 2,831 units in the public housing inventory have been converted to RAD.

  There will be 6,550 public housing units remaining after all of the RAD conversions are completed. Of the 6,550 remaining public housing units there will be:

  - 343 UFAS compliant units (270 in the conventional family developments, 31 scattered site units and 42 new construction units) have been certified;
  - An additional 23 near-UFAS compliant units (created pursuant to the Bailey Consent Decree) have been certified;
  - Pursuant to the Bailey Consent Decree, HABC has created 53 long term affordable ("LTA") new construction UFAS units; and
  - An additional 43 new construction UFAS units are either under construction or in the pipeline (2 of these 43 units will be public housing units and the remaining 41 units will be LTA units).

  Thus, HABC will have a total of 439 UFAS units and 23 near-UFAS units for a total of 462 units, which is 7% of the remaining public housing units.

  The following Phase II properties converted under RAD during FY 2018:

  1. Hillside
  2. The Terraces Cooperative

The remaining 1,188 units will convert to RAD in FY 2019:

1. Somerset Extension
2. Monument East
3. Rosemont Tower
4. J. Van Story Branch (West Twenty)
5. Heritage Crossing
6. Thompson 58
7. Arbor Oaks

To maximize the RAD Program, HABC will sell the properties to qualified affordable housing developers. By statute, the new owners are required to maintain the units for the same population and all current residents will have the choice to return to the same property upon completion of significant renovations, or remain in HABC's conventional public housing program. All future residents will come from the HABC reasonable accommodation transfer waiting list and the HABC public housing waiting list.

- Project Based Vouchers –361 additional housing units were leased under HABC's PBV program. Additional information on this initiative can be found in Table

- Capital Planning – HABC continued its program of capital improvements and development activities. Major highlights include the replacement of roofs at various scattered sites; the replacement of windows and/re-caulking at Stricker St. and other various scattered sites; two-year cycle painting at limited lead free sites; the installation of metal doors at Midtown; the upgrade of the electrical distribution system at Douglas Homes; design and construction work to replace the fire pump at Rosemont Tower began in 2018 and will be completed in 2019; complete elevator overhauls at J Van Story Branch began in 2018 and will be completed in 2019; emergency water piping repairs, and the Demolition of 74 units at O'Donnell Heights began in 2018 and was completed at the time this report was submitted to HUD.

- HABC spent approximately $31.4 million on MTW and Non-MTW capital projects in FY 2018. HABC has combined all current and prior year Capital funds, including RHF funds, into the MTW Block Grant.

- Development activities involved the ongoing acquisition/or development of 110 affordable housing units and the development of O'Donnell Heights Phase 1-B where the new construction of 68 affordable rental units was completed in FY 2018. Pursuant to HABC's MTW Agreement, as amended, HABC's RHF Funds provide a source of funding to the project in the form of a loan to the owner entity to support the developments costs, a portion of which will be used as collateral for the tax-exempt bond debt.

The Bailey Consent Decree as amended by the Bailey Supplemental Decree (the "Bailey Decree, as amended")

The plaintiffs in the *Bailey* case are persons with disabilities who are current or former residents of or applicants for HABC's housing programs.

HABC has created UFAS units in excess of the amount required under the Bailey Consent Decree. The Decree required HABC to create 756 UFAS. To date, 757 have been created and certified. However,

the Bailey Consent Decree also included a bedroom distribution requirement. HABC has created an excess of one and two-bedroom UFAS units. However, there is a shortage of five three-bedroom UFAS units. HABC expects the remaining five three-bedroom UFAS units to be completed by December 2021.

HABC must also create an additional four three-bedroom units compliant with the Uniform Federal Accessibility Standards due to HABC's plan to partially demolish Gilmor Homes. In FY 2018 HABC submitted a demolition application to HUD to demolish 132 of the 548 units in Gilmor Homes. Actual demolition will occur in FY 2019. HABC is doing preliminary planning and through this process will determine where the additional 4 three-bedroom UFAS units will be located. HABC will use Capital funds in order to create the remaining four UFAS units.

As of June 30, 2018, 499 of the 500 project based units for Non-elderly Persons with Disabilities ("NEDs") had been created and occupied by NEDs pursuant to the Bailey Decree as amended. The remaining 1 unit has been created but has not yet been occupied by a NED.

As stipulated in the Supplemental Bailey Consent Decree, HABC is to provide ten one-bedroom units for non-elderly persons with disabilities, scattered in designated areas of opportunity in Baltimore City. A development proposal was submitted to HUD's Baltimore Public Housing Program Hub in the 4th quarter of FY 2018. An approval of the development proposal from HUD was received during the same quarter. Acquisition and rehabilitation of these units will begin in FY2019.

As of June 30, 2018, 96 of the 100 long term affordable NEDs units had been created and occupied by NEDs pursuant to the Bailey Decree as amended. The remaining 4 units will be created in the Hollander Ridge project or the Somerset Ext. RAD project.

Additional information on the status of HABC's obligations under Bailey is incorporated into the remaining chapters of the Annual Plan.

The following tables summarize actions taken to improve resident services and the physical condition of public housing. The first two tables compare the projected and actual numbers of individuals and families served during FY 2018. The third table summarizes repairs and improvements made to public housing during the fiscal year and compares the anticipated and actual costs of these repairs.

Residents Served in Economic Self-Sufficiency Programs FY 2018

Resident Services – HABC served over 1,500 residents through a wide array of self- sufficiency, personal development, youth and supportive service program offerings including a Targeted Unemployment Initiative which assists unemployed residents to obtain jobs through a comprehensive program of supportive services.

The following tables summarize actions taken to improve resident services for public housing and Housing Choice Voucher residents. The table compares the projected and actual numbers of individuals and families served during FY 2018.

Service Program Area	Served
Employment Services People Accessing Continued Employment (**PACE**)	

	Projected	Actual
Enrollment Total # Served	350	206
Employment Services	700	226
*Job Placements	200	69
Average Hourly Wage	$10.00	$11.24
Skills Training	60	62

Youth Services

	Projected	Actual
*Training	25	32
*Job Placements	20	109
Average Hourly Wage	$10.00	$10.00

Family Self-Sufficiency

	Projected	Actual
Total families Served	**600**	**476**
Graduates	30	45
New Escrow Accounts	35	50
Home Ownership Education Sessions Attended	30	34
Financial Literacy Management Education Sessions Attended	40	58
Job Training	50	62

Residents Served in Support Service Programs FY 2018

Service/Program Area	Projected # Residents Served	Actual # Served
Service Coordination Enrollments	900	2894
Service Referrals	1800	3738
Congregate Housing Services Program	25	27
Our House Early Head Start program	57	57
Pre and Post Occupancy Training	500	1,230
Youth Services	250	1319

* Staff shortages continued in FY 2018 as HABC's PACE Program in the Office of Resident Services (ORS) changed from a Direct Services Model to a Connector Model. Beginning in FY 2019 PACE and MOED will work together under a Memorandum of Understanding (MOU) to bring employment services to Public Housing residents and Housing Choice Voucher participants.

II. General Operating Information

A. Housing Stock Information

Public Housing

Table 1 below provides a summary of HABC's actual public housing inventory as of the end of FY 2018. The public housing inventory can be expected to vary from year to year as a result of public housing units being converted to long-term project-based assistance under the Rental Assistance Demonstration program and other factors.

Table 1: Public Housing Inventory

	Units as of 6/30/2018
MTW Public Housing Units*	8,230
Public Housing Units Available for Occupancy**	7,587

** Standing units*
*** Available for occupancy units exclude units that are vacant and not available for occupancy, including units that are undergoing modernization as defined in CFR 990.145 and other authorized exclusions. The actual number of units that can be occupied is significantly lower than the listed number due to inadequate funding to support rehabilitation of some long-term vacant and distressed (non-viable) scattered site units.*

Housing Choice Voucher Program

Through its Housing Choice Voucher (HCV) program, HABC provides rental assistance to families, seniors and persons with disabilities at properties owned by private or non-profit owners. The HCV program also provides support to first time homebuyers. HABC supports HCV program participants in their efforts to find good quality housing units, including housing located in high opportunity areas, through the Housing Opportunity Program.

HABC's voucher inventory includes MTW tenant-based vouchers, project-based vouchers supported through HABC's Project Based Voucher (PBV) program, as well as vouchers authorized by HUD for special purposes such as the Veterans Affairs Supportive Housing (VASH) Program, Family Unification Program, SRO Moderate Rehab and Mainstream programs. HABC partners with a wide array of mission-driven, non-profit and for profit organizations to provide quality housing opportunities, many which provide site or neighborhood-based supportive services, through the UBV program.

Table 2:
Housing Choice Voucher Program Inventory and FY 2016 Projected Leasing

	Projected Leased as of 06/30/18	Actual Leased as of 6/30/18
MTW Tenant Based Vouchers (Non Consent Decree)	10,307	10,058
MTW Project Based Vouchers (Non Consent Decree)	1,450	1,340
MTW Tenant Based Vouchers - Bailey	850	*798
MTW Project Based Vouchers – Bailey	570	402
Family Unification Program	98	93
Non-Elderly & Disabled, Category II (NEDs Cat II)	38	37
Sub-Total	***13,313***	***12,728***
MTW PCD Vouchers – Thompson	1,762	1,652
MTW Remedial Vouchers – Thompson	2,340	2,236
MTW Homeownership Vouchers - Thompson	40	35
Sub-Total	***4,142***	***3,923***
TOTAL MTW VOUCHERS	**17,455**	**16,651**
Non-MTW Section 8 Moderate Rehab	270	216
Non-MTW Section 8 New Construction/Substantial Rehab	596	**77
Non-MTW VASH Vouchers	447	428
Sub-Total	***1,313***	***721***
TOTAL ALL	**18,768**	**17,372**

**HABC met its goal utilizing 850 Bailey vouchers for 102,000 unit months by September 30, 2018.*
*** An explanation of the decrease in unit production can be found on page 36.*

Periodically, HUD issues Enhanced Vouchers and Tenant Protection Vouchers for HABC to administer. As allowed by the MTW Agreement, HABC incorporates Enhanced and Tenant Protection Vouchers into the MTW Block Grant when eligible.

i. Actual New Project Based Vouchers

In FY 2018, HABC entered into Agreements and/or Housing Assistance Payments Contracts for 361 new project-based voucher units under HABC's Project Based Leasing (PBV) program. A list of new PBV projects and summary descriptions is shown in Table 3 below.

Table 3: Actual New Project Based Vouchers
Excludes RAD (PBRA)

Property Name	Number of Vouchers New Project-Based		Status At End of Plan Year	RAD?	Description of Project
	Planned	Actual			
Orchard Ridge V	16	16	HAP	No	16 PBV units (10-1bd, 5-3bd, and 1-bd units) developed by Pennrose Properties, LLC under construction on the former Claremont Homes and Freedom Village sites.
Episcopal Housing – Argyle	12	12	HAP	No	12 PBVs for homeless persons (12-1bd units) located at 1411 Argyle Street being developed by Episcopal Housing Corporation.
O'Donnell Heights Phase 1B	16	34	HAP	No	New construction at O'Donnell Heights renamed Keys Pointe in southeast Baltimore. For Phase 1B joint venture development partners, Michaels Development and Greater Baltimore AHC will include a total of 68 newly constructed affordable rental units. HABC is providing 34 PBVs for returning residents, NEDs and households needing the features of UFAS compliant units. The remaining 34 units will be affordable housing to households earning less than 60% of the area median income.
Franklin Flats	7	7	HAP	No	7 LTA NED one bedroom units located at 20 Franklin Street developed by Osprey Property Company, LLC under construction.
Metro at Mondawmin	18	18	AHAP	No	Metro at Mondawmin is a proposed 70 unit affordable rental housing development located in the Liberty Square neighborhood of West Baltimore. It is being developed by Enterprise Housing Corporation (developer/sponsor) and will include a mix of 1-, 2-, and 3-bd units for families earning between 30-60% of the area median income, including 11 units for NED residents and 7 units for homeless residents.
New Shiloh	19	19	AHAP	No	This project is a proposed 73 unit affordable low-income housing tax credit development for families. It is being co-developed by sponsor Bon Secours Unity Properties, Inc., New Shiloh CDC, and development consultant Enterprise Homes, Inc., and will include a mix of 1-, 2-, and 3-bd units for families earning between 30-60% of the area median income, including 11 units for NED residents and 8 units serving people who would otherwise be homeless.
North Avenue Gateway II	16	10	AHAP	No	North Avenue Gateway II project is a 65 unit family project located on the north side of the 3000 block of West North Avenue in Baltimore. Ten 1bd units will be reserved for NED households. These units will be affordable to households with incomes at or below 30% of the area median income for a period of 40 years (LTA NEDs). The units will be integrated throughout the project to avoid concentration in any particular building or area.
L on Liberty	14	14	AHAP	No	This new construction project is located at 213-215 Park Avenue and 208 Liberty Street in Baltimore.

Property Name	Number of Vouchers New Project-Based		Status At End of Plan Year	RAD?	Description of Project
	Planned	Actual			
					The project will provide 71 units of affordable housing and of those, 14 units will be reserved for tenants with incomes of 30% or less than the area median income. L on Liberty agreed to add 3 more NED units for a total of 14 NED units. These 3 additional units are in exchange for the reduction of units in the J. Van Story Branch to create a third elevator in the building.
Restoration Gardens II	42	42	HAP	No	This project has 42 PBVs for the property located at 4201 York Road, and 501 ½ East 43rd Street in Baltimore. These are efficiency sized units that were in financing and being developed by The French Company.
Paca House	92	82	Committed	No	82 units for veterans located at 116-120 North Paca Street developed by Somerset Development Company, LLC in pre-development. 63 units are designated for PB Veterans and 19 are designated for homeless.
Walbrook Mills	10	1	Committed	No	1 PBV unit located at 2636 Walbrook Avenue developed by Osprey Property Company LLC and Coppin Height Community Development Corporation in pre-development.
Marian House	6	6	Committed	No	6 units for homeless persons.
Gaudenzia - Shannon House	18	18	HAP	No	18 units (14-2bd, 4-3bd units) for homeless persons located at 4613 Park Heights Avenue were in development by Sherick Project Management.
Project Plase	56	56	Committed	No	56 PBV (all one bedroom) units located at 3549-3602 Old Frederick Road and developed by Project PLASE in pre-development.
**Marian House – Independence Place*	*0*	*21*	*HAP*	No	*21 units located at 4101 ½ Old York Road with PBVs designated for the homeless population.*
**Saint Vincent DePaul*	*0*	*5*	*HAP*	No	*5 units located at Cottage Avenue and Bond Street with PBVs designated for the homeless population.*
	342	**361**	**Planned/Actual Total Vouchers Newly Project-Based**		

**Developments for which HABC has made PBV/ commitments, but which were not included in the FY 2018 MTW Annual Plan PBV Table.*

Describe differences between the Planned and Actual Number of Vouchers Newly Project-Based:

Keys Point increased from 16 units to 34 units
North Avenue Gateway II decreased from 16 units to 10 units – opted out of PB Homeless designation.
Paca House decreased from 92 units to 82 units – split total units between PB Veterans and Homeless.
Walbrook Mills decreased from 10 units to 1 unit

ii. Actual Existing Project Based Vouchers

In addition to the new units/developments added to HABC's UBV program in FY 2018 shown in Table 3, HABC continued to provide subsidies and provide oversight to 1,834 existing UBV units. Table 4

provides a list of existing PBV projects and summary descriptions, including information on actual unit counts at the end of the Plan Year, compared to those projected in the FY 2018 MTW Annual Plan.

Table 4: Actual Existing Project Based Vouchers
Excludes PBRA

Property Name	Number of Project-Based Vouchers		Status at End of Plan Year	RAD?	Description of Project
	Planned	Actual			
18 W Read St, Inc.		10	HAP	No	10 one bedroom NED units located at 18 N Read St in Baltimore.
214 E Biddle Street		5	HAP	No	5 one bedroom NED units located at 214 E Biddle Street in Baltimore.
2301 N Charles St, Inc		7	HAP	No	2 efficiencies and 5 one bedroom units (NED and UFAS) located at 2301 N Charles St.
Alcott Place		28	HAP	No	28 one bedroom units located at 2702 Keyworth Avenue in Baltimore.
Artaban Ashburton Apartments		14	HAP	No	14 one bedroom NED units located at 5906 Park Heights Avenue in Baltimore.
Ashland Commons		12	HAP	No	12 one bedroom units (8 NEDs) located at 1715 East Eager Street in Baltimore.
Barclay		19	HAP	No	19 units (NED and UFAS, 11-1bd, 4-2bd, and 17-3bd units) located at 2106-2234 Barclay St.
Barclay II (or North Barclay Green)		15	HAP	No	15 units (NED and UFAS, 11-1bd and 4-2bd) located at 341 E 20th and the 400 block of 20th Street in Baltimore.
Barrister Court		8	HAP	No	8 units (2-eff, 5-1bd, 1-2bd) located at 1300 Washington Blvd in Baltimore.
Belvieu Gardens		10	HAP	No	10 one bedroom units (NEDs) located at 3915-3921 Belvieu Avenue in Baltimore.
Bellevieu Manchester		8	HAP	No	8 one bedroom units located at 342 Bloom Street in Baltimore.
Bon Secours Gibbons		20	HAP	No	20 units (NED and UFAS, 12-1bd, 4-2bd, and 4-3bd) located at 900 Desoto Road in Baltimore.
Brexton Chase		7	HAP	No	7 one bedroom (NED) units located at 241 West Chase Street in Baltimore.
Brick by Brick		2	HAP	No	2 one bedroom (NED) units located at 903 Gorsuch Avenue in Baltimore.
Butchers Row		9	HAP	No	9 units (3-1bd, 2-2bd, and 4-3bd) located on East Baltimore Street in Baltimore.
Calvert Street Properties		18	HAP	No	18 units (NED) located at 1625 N Calvert Street in Baltimore.
Calverton House		14	HAP	No	14 units (13 SRO and 1-eff) located at 119 East 25th Street in Baltimore.
Chapel Green		20	HAP	No	20 units (NED and UFAS, 8-1bd and 12-3bd) located on Chase, Wolfe and Washington

Property Name	Number of Project-Based Vouchers		Status at End of Plan Year	RAD?	Description of Project
	Planned	Actual			
					Streets in Baltimore.
Cherry Hill Senior Housing		50	HAP	No	50 units (NED and UFAS, 48-1bd and 2-2bd) located at 901 Cherry Hill Road in Baltimore.
Cherrydale		32	HAP	No	32 one bedroom units (NEDs) located at 1118 Cherry Hill Road in Baltimore.
City Arts		11	HAP	No	11 one bedroom units (NEDs) located at 400 East Oliver Street in Baltimore.
City Arts II		15	HAP	No	15 units (NED and UFAS, 12-1bd, 3-2bd) located at 1700 Greenmount Avenue in Baltimore.
Clare Court		15	HAP	No	15 units (7 NED and 3 UFAS, 5-1bd, 7-2bd, and 3-4bd) located at 3725 Ellerslie Avenue.
Clarks Lane		6	HAP	No	6 one bedroom units (NEDs) located at 3901 Clarks Lane in Baltimore.
Clarksview LLC		8	HAP	No	8 one bedroom units (NEDs) located at 3701-3711 Clarks Lane in Baltimore.
Coel-Grant Higgs		57	HAP	No	57 units (32-eff, 25-1bd – 6 UFAS) located at 1700 North Gay Street in Baltimore.
Coleman Manor		49	HAP	No	49 one bedroom units (8 NED and 5 UFAS) located at Walbrook Avenue in Baltimore.
Columbus School Apartments		8	HAP	No	8 one bedroom units located at 2000 East North Avenue in Baltimore.
Community Housing Association		5	HAP	No	5 units (NEDs, 1-eff, 1-1bd, 1-2bd, and 2-3bd) located at scattered sites throughout Baltimore.
Dayspring		18	HAP	No	18 units (17-2bd, and 1-3bd) located at 1125 Patterson Park Avenue designated as transitional housing in Baltimore.
DiMaggio Scattered Sites		11	HAP	No	11 units (2-2bd, 5-3bd, 3-4bd, and 1-5bd) located at scattered sites throughout Baltimore designated for the homeless population.
DiMaggio Scattered Sites II		12	HAP	No	12 units (6-2bd, 5-3bd, and 1-4bd) located at scattered sites throughout Baltimore designated for the homeless population.
Dominion Properties		7	HAP	No	7 units (3 NEDs, 3-1bd, 4-3bd) located at scattered sites throughout Baltimore.
Dorchester Apartments		10	HAP	No	10 one bedroom units (NEDs) located at 4300 Liberty Heights Avenue in Baltimore.
Druid Hill LTD		12	HAP	No	12 units (10-2bd and 2-3bd) located at 1621 Druid Hill Avenue in Baltimore.
Druid House		19	HAP	No	19 units (8-2bd and 11-3bd) located on McCulloh Street in Baltimore.
Epiphany House		33	HAP	No	33 units (efficiencies) located at 5610 York Road in Baltimore.

Property Name	Number of Project-Based Vouchers		Status at End of Plan Year	RAD?	Description of Project
	Planned	Actual			
Fallstaff Apartments		4	HAP	No	4 units (2 NEDs and 1 UFAS, 2-1bd, 1-3bd and 1-4bd) located at 3800-3810 Fallstaff Road in Baltimore.
Fells Point Station		14	HAP	No	14 units (NED and UFAS, 11-1bd and 3-2bd) located at 1621 Bank Street in Baltimore.
Greens at Irvington Mews		20	HAP	No	20 one bedroom units (NEDs) located at 4300 Frederick Avenue in Baltimore.
Harry & Jeanette Weinberg Place		88	HAP	No	88 units (85-eff and 3-1bd) located at 2500 West Belvedere Avenue in Baltimore.
Holden Hall		14	HAP	No	14 SRO units located at 761 West Hamburg Street in Baltimore.
Indecoo		9	HAP	No	9 units (2-eff and 7-1bd) located at 940 South Lakewood Avenue in Baltimore.
Irvington Woods		57	HAP	No	57 units (11 NEDs 1bd and 46-2bd) located at 4102-4126 Potter Street in Baltimore.
JByrd		3	HAP	No	3 one bedroom (NED) units located on Windsor Mill Road in Baltimore.
Jenkins House		22	HAP	No	22 units (20 SRO and 2-eff) located at 2226 Maryland Avenue in Baltimore.
John Manley House		5	HAP	No	5 one bedroom (NED) units located at 5304 Harford Road in Baltimore.
Lillian Jones Apartments		22	HAP	No	22 units (14 NED, 8 UFAS – 14-1bd, 2-2bd, and 6-3bd) located at 1303 Greenmount Avenue in Baltimore.
M on Madison		23	HAP	No	23 one bedroom (NED) units located at 301 West Madison Street in Baltimore.
Marian House		8	HAP	No	8 units (4 SRO, 4-3bd) located at 949 Gorsuch Avenue in Baltimore.
Marian House II (Serenity Place)		5	HAP	No	5 one bedroom (NED and UFAS) units located at 932 Gorsuch Avenue in Baltimore.
Mary Harvin Center		8	HAP	No	8 one bedroom units located at 1600 North Chester Street in Baltimore.
Milford Station		6	HAP	No	6 one bedroom (NED) units located at 3900 West Northern Parkway in Baltimore.
Moravia		60	HAP	No	60 units (9 NED, 6 UFAS – 57-1bd and 3-2bd) located at 6050 Moravia Park Drive in Baltimore.
Mount Royal Apartmetns		5	HAP	No	5 one bedroom units located at 1512 West Mount Royal Avenue in Baltimore.
Mulberry at Park Apartments		19	HAP	No	19 units (11 NED, 8 UFAS – 11-1bd, 2-2bd, and 6-3bd) located at 211 W Mulberry Street in Baltimore.
Newington		6	HAP	No	6 units (3-2bd and 3-3bd) located at scattered

Property Name	Number of Project-Based Vouchers		Status at End of Plan Year	RAD?	Description of Project
	Planned	Actual			
					sites throughout Baltimore.
North Barclay Green III		12	HAP	No	12 units (3 UFAS – 9-1bd and 3-3bd) located at the 400 block of East 21st Street and at 1920-2026 Greenmount Avenue in Baltimore.
North Avenue Gateway		16	HAP	No	16 units (11-1bd NED, 5-2bd) located at 3001-3003 West North Avenue in Baltimore.
Oaks at Liberty		45	HAP	No	45 one bedroom units located at 3501 Howard Park Avenue in Baltimore.
O'Donnell Heights		42	HAP	No	42 units (12 NED and 4 UFAS – 16-1bd, 12-2bd, 13-3bd and 1-4bd) located at O'Donnell Road in Baltimore.
Orchard Ridge I-IV		181	HAP	No	197 units (42 NEDs and 21 UFAS – 109-1bd, 42-2bd, 27-3bd, 2-4bd and 1-5bd) located at Orchard Ridge Blvd, Green Rose Lane, Maple Shade Drive Strawberry Field Lane, Friar Field Run, and Sinclair/St Clair Lane in Baltimore.
Paca House		30	HAP	No	30-eff units located at 116 North Paca Street in Baltimore.
Parktown-Cason Arms		12	HAP	No	12 units (8-1bd NEDs and 4-2bd UFAS) located at 4637 Park Heights Avenue in Baltimore.
Penn North		15	HAP	No	15 units (14-1bd NEDs, and 1-3bd UFAS) located at 2600 Pennsylvania Avenue in Baltimore.
Penn Square II		15	HAP	No	15 units (12-1bd NEDs and 3-3bd UFAS) located at 2600 Pennsylvania Avenue in Baltimore.
People Encouraging People (PEP) Parkwood		3	HAP	No	3 one bedroom (NED) units located at scattered sites throughout Baltimore.
Poppleton II		15	HAP	No	15 units (11-1bd NEDs and 4-3bd UFAS) located at 838 West Fairmount Avenue in Baltimore.
Poppleton II		10	HAP	No	10 units (7-1bd NEDs, 1-2bd and 2-3bd UFAS) located at 866 West Fayette Street in Baltimore.
Pratt Street		35	HAP	No	35 units (27-2bd and 8-3bd) located at 1700 West Pratt Street; transitional housing that converted to permanent housing in 2017.
Restoration Gardens		43	HAP	No	43 units (40-eff and 3-1bd) located at 3701 Cottage Avenue designated to youth aging out of foster care.
Seminole Apartments		6	HAP	No	6 one bedroom (NED) units located at 4300 Seminole Court in Baltimore.
Sharon Towers		10	HAP	No	10 two bedroom units located at 4-6 North Carey Street in Baltimore.

Property Name	Number of Project-Based Vouchers		Status at End of Plan Year	RAD?	Description of Project
	Planned	Actual			
Sharp Leadenhall		4	HAP	No	4 one bedroom (3 UFAS) units located at Race and West Street in Baltimore.
St. Stephens		15	HAP	No	15 one bedroom (NED) units located at 3900 Roland Avenue in Baltimore.
St. Vincent DePaul		9	HAP	No	9 units (8-2bd and 1-3bd) located on Ulman Avenue in Baltimore.
Symphony Homes at Purdue		6	HAP	No	6 one bedroom units located at 5683 Purdue Avenue in Baltimore.
Uplands		62	HAP	No	62 units (16 NED and 6 UFAS – 24-1bd, 31-2bd, and 7-3bd) located at 4520 Scarlet Oak Lane in Baltimore.
Wayland Village		45	HAP	No	45 one bedroom units (14 NEDs) located at 3020 Garrison Blvd in Baltimore.
Weinberg Family Center (1209 Rose)		8	HAP	No	8 units (5-2bd and 3-3bd) located at 1209 North Rose Street in Baltimore.
Weinberg Manor East		75	HAP	No	75 units (10 SRO NEDs, 41-eff, and 24-1bd with 5 UFAS) located at 3601 Fords Lane in Baltimore.
Weinberg Manor South		14	HAP	No	14 one bedroom (NED) units located at 3617 Fords Lane in Baltimore.
Westminster House Apartments		104	HAP	No	104 units (69-eff, 33-1bd and 2-2bd) located at 524 North Charles Street in Baltimore.
	2,069	**1,834**	**Planned/Actual Total Existing Project-Based Vouchers**		

Describe differences between the Planned and Actual Existing Number of Project-Based Vouchers:

North Avenue Gateway II decreased from 16 units to 10 units – opted out of PB Homeless designation.
Paca House decreased from 92 units to 82 units – split total units between PB Veterans and Homeless.
Walbrook Mills decreased from 10 units to 1 unit

iii. Actual Other Changes to MTW Housing Stock During the Plan Year

Table 5 below provides an update on changes to HABC's housing stock during FY 2018 and an update on planned initiatives that were identified in the FY 2018 Annual Plan.

Table 5: Actual Other Changes to Housing Stock

Site	Description from Annual Plan	Status as of June 30, 2018
MD002/TBD Hollander Ridge Replacement Units	HABC will acquire and rehabilitate approximately 100 units in scattered sites locations in Baltimore City identified in the Thompson Settlement Agreement. Once acquired, they will be public housing rental units until such time as HUD approves the conversion of the Hollander Ridge units under RAD. Upon HUD's approval of HABC's FY 2017 Annual Plan as amended, HABC is exercising its MTW authority to certify and acquire the units without prior HUD approval.	Thirty-four units have been acquired.as of 6/30/18; 1-Bedrooms = 3 2-Bedrooms = 7 3-Bedrooms = 16 4-Bedrooms = 8
MD002/0200 Scattered Sites -	*50 Obsolete and non-viable scattered sites units	As of 6/30/18, these units are still in HABC's inventory.
MD002/0201 Scattered Sites -	*134 Obsolete and non-viable scattered sites units	As of 6/30/18, these units are still in HABC's inventory.
MD002/0202 Scattered Sites -	*93 Obsolete and non-viable scattered sites units	As of 6/30/18, these units are still in HABC's inventory.
MD002/0203 Scattered Sites -	*165 Obsolete and non-viable scattered sites units	As of 6/30/18, these units are still in HABC's inventory.
MD002/009 O'Donnell Heights	These six (6) lots will be sold to a developer to build for-sale housing. Plans to dispose of these lots at O'Donnell Heights were reported in the FY2017 Annual Plan; however, HABC will submit a disposition application to HUD in FY2018.	As of 6/30/18, these lots are still in HABC's inventory.
MD002/006 Gilmor Homes	132 Obsolete and non-viable public housing units	As of 6/30/18, these units are still in HABC's inventory. The demolition application is pending HUD approval.
MD002/0010 Somerset Homes	8.64 acres of vacant land	This acreage has been approved for disposition but not yet conveyed to the developer/owner.
MD002/0042 – Somerset Extension	60 Units for RAD Conversion	As of 6/30/18, these units are still in HABC's inventory.
MD002/0043 - Monument East	170 Units for RAD Conversion	As of 6/30/18, these units are still in HABC's inventory.
MD002/0070 – Rosemont Tower	203 Units for RAD Conversion	As of 6/30/18, these units are still in HABC's inventory.
MD002/0041 – J. Van Story	357 Units for RAD Conversion	As of 6/30/18, these units are still in HABC's inventory.
MD002/0111 - Heritage	75 Units for RAD Conversion	As of 6/30/18, these units are still in HABC's inventory.
MD002/0105 Hillside Park	30 Units for RAD Conversion	These units were converted to RAD on November 30, 2017
MD002/0101 – Arbor Oaks	62 Units for RAD Conversion	As of 6/30/18, these units are still in HABC's inventory.
MD002/0106 – Townes at the	203 Units for RAD Conversion	As of 6/30/18, these units are still in HABC's inventory.

Site	Description from Annual Plan	Status as of June 30, 2018
Terrace		
MD002/0107 Terraces Garden Cooperative	47 Units for RAD Conversion	These units were converted to RAD on December 18, 2017
MD002/ Homes for Arundel	58 Units for RAD Conversion	As of 6/30/18, these units are still in HABC's inventory.

These units have been slated for disposition to the City of Baltimore however the status of these units may change in accordance with the findings of a recent Physical Needs Assessment completed by a contractor.

The RAD program allows HABC to leverage MTW Block Grant, private and other capital sources through conversion of public housing subsidies to long-term project based rental assistance. Table 6 provides a list of RAD development transactions that have closed through FY 2018, including transactions that closed in prior periods. HABC utilizes MTW flexibility and funding in the RAD conversion process, subject to HUD approval.

Table 6: RAD Conversion Closed Transactions through FY 2018

Development Name	Units	Conversion Type
Allendale	164	PBRA
BE Mason	223	PBRA
Bel Park Tower	253	PBRA
Brentwood	150	PBRA
Broadway Overlook	84	PBRA
Chase House	189	PBRA
Ellerslie	117	PBRA
Govans Manor	191	PBRA
Hillside Park	30	PBRA
Hollins House	130	PBRA
Lakeview	302	PBRA
McCulloh Extension	347	PBRA
Primrose Place	125	PBRA
Pleasant View Gardens Senior	110	PBRA
Pleasant View Gardens Townhomes	201	PBRA
Terraces Garden Cooperative	47	PBRA
Wyman House	168	PBRA
TOTAL RAD UNITS	**2,831**	

iv. General Description of All Actual Capital Expenditures During the Plan Year

Table 7 provides a general description of actual capital expenditures in FY 2018.

Table 7: Actual Capital Expenditures FY 2018

Spending Plan			FY'18	FY'18
Year of Funding Award	**Development Name**	**Description of Work**	**Original MTW Planned Spending July 1, 2017 - - June 30, 2018**	**MTW Actual Spending July 1, 2017 - - June 30, 2018**
FFY 15, 16, 17	Latrobe Homes	Gas Piping Survey and Mapping, Training Facility, Domestic Hot Water Replacement, Window Replacement and Door Caulking, Repair/Replace 504 Ramps, Replace/Install Sump Pumps, ECM's, Daycare Center Clean Out, Preventive Maintenance, Vacancy Renovations, Paint and Tile	1,815,000	1,127,478
		Extraordinary Vacancy renovation work added to the FY18 Capital Plan. Training Facility Renovations modified to Daycare Center Clean Out. Transfer to Operations to Prep Units with Paint and Tile Contract was added. Gas Pipe Survey and Mapping will be completed in FY19. Actual expenses are reflected.		
FFY 15, 16, 17	McCulloh Homes	Basketball Court Repairs, Energy Management Control Valves, Playground Instillation, Vacancy Renovations, Install Domestic Hot Water Generators	20,469	365,958
		Extraordinary Vacancy renovation work added to the FY18 Capital Plan. Energy Management Controls reprogrammed started in FY17 and completed in FY18. Domestic Hot Water Generators planned in FY19 and started in FY18. Actual expenses are reflected.		
FFY 15, 16, 17	Perkins Homes	Domestic Hot Water Replacement, Condensate Receivers, Site Modifications, Vacancy Renovations, Emergency Sewer and Storm water Piping	395,000	508,682
		Extraordinary Vacancy renovation work added to the FY18 Capital Plan. Emergency Repairs were required to the Underground Sewer Lines and were also added to the Plan. Site Modifications started in FY17 and completed in FY18. Actual expenditures are reflected.		
FFY 15, 16, 17	Poe Homes	Site Modifications	-	57,731
		Work started in FY17 and completed in FY18. Actual expenditures are reflected.		
FFY 15, 16, 17	Douglass Homes	Electrical Distribution Upgrades, Domestic Hot Water Replacement, Install Sump Pumps, Steam Heating System (Radiator Controls and Traps), Playground Repair, Vacancy Renovations, Maintenance and Management Office Renovations	3,988,480	2,984,085

Spending Plan			FY'18	FY'18
Year of Funding Award	**Development Name**	**Description of Work**	**Original MTW Planned Spending July 1, 2017 - - June 30, 2018**	**MTW Actual Spending July 1, 2017 - - June 30, 2018**
		Extraordinary Vacancy renovation work added to the FY18 Capital Plan. Steam Heating System will be installed under the EPC Program. Delays with Electrical Distribution. Will be complete in FY19. Instillation of Sump Pumps started in FY18 and will be completed in FY19. Actual expenditures are reflected.		
FFY 15, 16, 17	Gilmor Homes	Exit Light Fixtures, Dumpsters, Underground Storage Tank, Install Filtration System for Heating, Vacancy Renovations, Window Replacement/ Repairs, Emergency Installation of Security Doors,	111,952	998,531
		Extraordinary Vacancy renovation work added to the FY18 Capital Plan. Underground Storage Tanks started in FY17 and complete in FY18. Window Replacement/Repairs added in FY18. Emergency Instillation of Security Doors added in FY18. Actual expenditures are reflected.		
FFY 15, 16, 17	Key's Point	Phase 1 B - Partial Funding for 68 Rental Units	3,440,337	2,570,615
		All work scheduled to be complete in FY19. Actual expenditures are reflected.		
FFY 15, 16, 17	O'Donnell Heights	Emergency Repairs, Demolition of 74 Units, Vacancy Renovations, Asphalt and Water Lateral Replacements	1,100,000	880,626
		Extraordinary Vacancy renovation work added to the FY18 Capital Plan. Asphalt and Water Lateral Replacements added in FY18. There was a 90 day delay on the demo permit being issued. Demolition of 74 units started in FY18 and will be complete in FY19. Actual expenditures are reflected.		
FFY 15, 16, 17	Cherry Hill	Roof Replacement (MD 2-12 and MD 2-17), Windows MD 2-11, Replace HVAC, Repair/Replacement of Playgrounds, Repair Basketball Court, Replace/Install Sump Pumps, ECM's, Site Improvements, Vacancy Renovations, Install Filtration System for Heating	3,799,740	3,519,242
		Extraordinary Vacancy renovation work added to the FY18 Capital Plan. Site Improvements started in FY17 and was completed in FY18. Installation of Filtration System for Heating started in FY17 and was completed in FY18. Actual expenditures are reflected.		
FFY 15, 16, 17	Brooklyn Homes	Replace Rectifiers, Repair/Replace 504 Ramps, Site Modifications, Vacancy Renovations, Installation of Security Screens	185,000	508,480

Spending Plan			FY'18	FY'18
Year of Funding Award	**Development Name**	**Description of Work**	**Original MTW Planned Spending July 1, 2017 - - June 30, 2018**	**MTW Actual Spending July 1, 2017 - - June 30, 2018**
		Extraordinary Vacancy renovation work added to the FY18 Capital Plan. Replace Rectifiers moved to FY19. Site Improvements started in FY17 and was completed in FY18. Installation of Security Screens adds in FY18. Actual expenditures are reflected.		
FFY 15, 16, 17	Mt. Winans/Westport	Replace Furnaces, Gas Pipe Survey and Mapping, Replace Wood Decking (2nd floor apartments), Waterproofing and Masonry Repairs, Underground Storage Tank Removal, Vacancy Renovations, Emergency Foundation Repairs	861,094	141,230
		Extraordinary Vacancy renovation work added to the FY18 Capital Plan. Replace Rectifiers moved to FY19. Replace Furnaces funded out of EPC Program, Wood Decking didn't need replacing at this time. Underground Storage Tank Removal added in FY18, Emergency Foundation Repairs added in FY18. Actual expenditures are reflected.		
FFY 15, 16, 17	Rosemont	Install ADA Ramp at Mgmt Office, Gas Pipe Replacement, Replace Exterior Doors, Furnace Replacement, Site Improvements, Vacancy Renovations	1,772,994	536,989
		Extraordinary Vacancy renovation work added to the FY18 Capital Plan. Site Improvements started in FY17 and completed in FY18. Exterior Repairs of Brick and Soffit started in FY18 and will be complete in FY19. Gas Pipe and Furnace Replacement to be funded out of the EPC program. Funds were reprogrammed. Actual expenditures are reflected.		
FFY 15, 16, 17	Dukeland	Playground Equipment, Furnace Replacement, Site Improvements, Vacancy Renovations	93,172	39,814
		Extraordinary Vacancy renovation work added to the FY18 Capital Plan. Site Improvements started in FY17 and completed in FY18. Gas Pipe and Furnace Replacement to be funded out of the EPC program. Funds were reprogrammed. Installation of Playground Equipment moved to FY19. Actual expenditures are reflected.		
FFY 15, 16, 17	Van Story Branch (West Twenty)	Elevators and RAD Related Improvements	1,000,000	861,829
		All work completed in FY18. Actual expenditures are reflected.		
FFY 15, 16, 17	Somerset Extension	RAD Related Improvements	3,960,889	8,860

Spending Plan			FY'18	FY'18
Year of Funding Award	**Development Name**	**Description of Work**	**Original MTW Planned Spending July 1, 2017 - - June 30, 2018**	**MTW Actual Spending July 1, 2017 - - June 30, 2018**
		Funds were set aside to provide gap financing for the RAD conversion of this property. The closing was delayed, but was approved by HUD in August of 2017. We anticipate a financial closing in FY 19. Emergency repairs were required to repair a water leak. Actual expenditures are reflected.		
FFY 15, 16, 17	Hollander Ridge and AHI Grant	Redevelopment for Replacement Housing (potential RAD)	9,990,147	7,249,638
		Planned expenses overstated. Project will continue in FY19. Actual expenses are reflected.		
FFY 15, 16, 17	Rosemont Towers	Emergency Fire Pump Replacement	-	62,755
		Emergency Replacement added in FY18 and will be complete in FY19. Actual expenditures are reflected.		
FFY 15, 16, 17	Midtown	Replace Steel Doors, Exterior Painting	-	9,494
		Work started in FY17 and completed in FY18. Actual expenditures are reflected.		
FFY 15, 16, 17	Uptown Apartment	Exterior Painting	-	1,066
		Work started in FY17 and completed in FY18. Actual expenditures are reflected.		
FFY 15, 16, 17	Stricker Street	Replace Windows, Exterior Painting	-	50,316
		Work started in FY17 and completed in FY18. Actual expenditures are reflected.		
FFY 15, 16, 17	Bailey -New Construction UFAS Units	Bailey - New Construction (3 UFAS un its)	-	185,168
		Work started in FY17 and completed in FY18. Actual expenditures are reflected.		
FFY 15, 16, 17	Scattered Sites	Roof Replacement, Vacancy Renovation, Basement Waterproofing, Window Replacement, Painting, Replace Lighting with LED Fixtures	1,796,947	376,107
		Roofing, Basement Waterproofing, Window Replacement, and Painting are annual on-going programs for the scattered site units. The next EPC program may address the installation of energy efficient lighting pending available funds. Actual expenses are reflected.		

Spending Plan			FY'18	FY'18
Year of Funding Award	**Development Name**	**Description of Work**	**Original MTW Planned Spending July 1, 2017 - - June 30, 2018**	**MTW Actual Spending July 1, 2017 - - June 30, 2018**
FFY 15, 16, 17	Perkins, Douglass, Poe, Rosemont, Dukeland, Oswego, McCulloh LR, Laurens, Mt Winans, Spencer, Carey	Infrastructure Projects	2,000,000	-
		Delays in closing the next EPC Program. Moved to FY19		
FFY 15, 16, 17	Perkins, Douglass, Poe, Rosemont, Dukeland, Oswego, McCulloh LR, Laurens, Mt Winans, Spencer, Carey	Install Low Flow Faucet Aerators in Tenant Apartments and Common Areas (ECM)	655,344	-
		Delays in closing the next EPC Program. Moved to FY19		
FFY 15, 16, 17	Perkins, Douglass, Poe, Rosemont, Dukeland, Oswego, McCulloh LR, Laurens, Mt Winans, Spencer, Carey	Install Efficient Lighting in Tenant Apartments and Common Areas (ECM)	178,704	-
		Delays in closing the next EPC Program. Moved to FY19		
FFY 15, 16, 17	Perkins, Douglass, Poe, Rosemont, Dukeland, Oswego, McCulloh LR, Laurens, Mt Winans, Spencer, Carey	Install Electric Sub meters for apartments (ECM)	728,750	-
		Delays in closing the next EPC Program. Moved to FY19		
FFY 15, 16, 17	Perkins, Douglass, Poe, Rosemont, Dukeland, Oswego, McCulloh LR, Laurens, Mt Winans, Spencer, Carey	Install New Programmable/Fixed Set-Point Thermostats for Apartments and EMCS Upgrades	717,581	-

Spending Plan			FY'18	FY'18
Year of Funding Award	**Development Name**	**Description of Work**	**Original MTW Planned Spending July 1, 2017 - - June 30, 2018**	**MTW Actual Spending July 1, 2017 - - June 30, 2018**
		Delays in closing the next EPC Program. Moved to FY19		
FFY 15, 16, 17	Central Office	Office Reconfiguration	-	601,575
		Office renovations reqiured as a result of moving Resident Services. Actual expenses are reflected.		
FFY 15, 16, 17	Authority-Wide	Electrical Distribution Upgrades, Domestic How Water Replacement, Install Sump Pumps, Steam Heating System (Radiator Controls and Traps), Playground Repair	1,005,502	-
		Funds were reprogrammed to the Agency's Vacancy Renovation Program and reallocated based on actual expenses per development.		
FFY 15, 16, 17	Authority-Wide	Kitchens, Baths, Windows, Electrical, Mechanical, Non-Dwelling Structures, Vacancy Renovation	1,237,723	-
		Funds were reprogrammed to the Agency's Vacancy Renovation Program and reallocated based on actual expenses per development.		
FFY 15, 16, 17	Authority-Wide	Submetering Maintenance and Service	30,000	520
		Maintenance wasn't required as much as planned. Actual expenses are reflected.		
FFY 15, 16, 17	Authority-Wide	Consulting Fees -A & E, Environmental, Utility and Env. Training	811,000	572,325
		Planned expenses understated. Actual expenses are reflected.		
FFY 15, 16, 17	Authority-Wide	Consulting Fees - Legal, Planning, IT, etc.	180,000	113,218
		Planned expenses understated. Actual expenses are reflected.		
FFY 15, 16, 17	Authority-Wide	ELA Program and Development of Non-Elderly Disabled Units, Vacancy Renovations of NED's units	-	9,150
		Bailey Units added in FY18. Work will be complete in FY19. Actual expenses are reflected.		

Spending Plan			FY'18	FY'18
Year of Funding Award	**Development Name**	**Description of Work**	**Original MTW Planned Spending July 1, 2017 - - June 30, 2018**	**MTW Actual Spending July 1, 2017 - - June 30, 2018**
FFY 15, 16, 17	Authority-Wide	Management Improvements - IT Software and related costs	-	234,245
		Funds reprogrammed from Operating Cost. Actual expenses are reflected.		
FFY 15, 16, 17	Authority-Wide	RAD Subsidy	186,660	216,743
		Some Developments scheduled for closing in FY17 closed in FY18. Actual expenses are reflected.		
FFY 15, 16, 17	Central Office	Technical Salaries and Benefits	1,435,570	982,858
		Planned expenses overstated. Actual expenses are reflected.		
FFY 15, 16, 17	Central Office	Non-Technical Salaries and Benefits	974,811	1,869,257
		Planned expenses understated. Actual expenses are reflected.		
FFY 15, 16, 17	Central Office	Resident Meetings and Training	9,600	4,252
		Planned expenses overstated. Actual expenses are reflected.		
FFY 15, 16, 17	Central Office	Operating Costs, Sundry and Audit Fees	522,248	88,364
		Funds reprogrammed to Management Improvements. Actual expenses are reflected.		
FFY 15, 16, 17	Central Office	Debt Service-1st and 2nd Phase EPC	3,819,092	3,638,777
		GRAND TOTAL	**48,823,806**	**31,375,974**

504 Accessibility Improvements

The consent decree entered in Bailey, et al. v. HABC et al., Civil Action No. JFM-02-CV-225 and in United States v. HABC, Civil Action No. JFM-04-CV-03107 (the "Bailey Consent Decree") on December 20, 2004 provides for HABC to create 756 UFAS and 75 near-UFAS units. As of 6/30/18, HABC had created 757 of the 756 UFAS compliant units and all of the 75 near UFAS compliant units required by the Bailey Consent Decree.

HABC must also create an additional four three-bedroom units compliant with the Uniform Federal Accessibility Standards due to HABC's plan to partially demolish Gilmor Homes. In FY 2018 HABC submitted a demolition application to HUD to demolish 132 of the 548 units in Gilmor Homes. Actual demolition will occur in FY 2019. HABC is doing preliminary planning and through this process will determine where the additional 4 three-bedroom UFAS units will be located. HABC will use Capital funds in order to create the remaining four UFAS units.

In order to complete its obligations under *Bailey,* HABC has identified a number of projects that create units that exceed the housing production requirements. The units will be located throughout various neighborhoods within Baltimore City. Additional information on these projects can be found in the next section entitled "HABC Housing and Development".

HABC will also continue to work with the Department's Baltimore Office of Fair Housing and Equal Opportunity and the Baltimore Regional Working Group to determine the impact of the RAD conversions on HABC's compliance with Section 504 in multifamily projects (Public Housing and PBRA)."

Infrastructure and Extraordinary Maintenance

Major work scheduled for the last quarter of FY 2018 and being completed in FY 2019 includes: the replacement of roofs at various scattered sites; the replacement of windows and/re-caulking at Stricker St. and other various scattered sites; two year cycle painting at limited lead free sites; the installation of metal doors at Midtown; the upgrade of the electrical distribution system at Douglas Homes; design and construction work to replace the fire pump at Rosemont Tower began in 2018 and will be completed in 2019; complete elevator overhauls at J Van Story Branch began in 2018 and will be completed in 2019; emergency water piping repairs , speed bumps and pothole repairs at O'Donnell Heights; installation of sump pumps to alleviate crawl space flooding in Cherry Hill Homes, Latrobe Homes, Douglass Homes and Gilmor Homes; the replacement of sidewalks and erosion control at various sites as needed to include INSPIRE work done in conjunction with Baltimore City for Cherry Hill Homes; and the renovation of long term vacant scattered site and family site units; McCulloh Homes, Gilmor Homes and Laurens House, Rosemont, Dukeland, O'Donnell Heights and various scattered sites are undergoing boiler room upgrades or furnace replacements as needed. Due to the agency's full separation of various staff from DHCD there have been various staffing moves within the main headquarters at 417 E. Fayette St. Construction was completed in 2018 for Eager St and 9th floor of the Benton Building. Planning and designs to accommodate staffing changes and office restructuring for the 5th, 12th, 13th, 2nd and 4th floors began in FY2018 Demolition of 74 units at O'Donnell Heights began in 2018 and was completed prior to submission of this Annual Report.

HABC is committed to continuing work on the investigation and repair of drainage and erosion problems at various sites; addressing trip hazards; repairing/replacing 504 ramps; installing and repairing fencing; and conducting tree trimming as needed.

Other Capital work that was completed in FY 2018 includes:

- McCulloh Homes and Douglass Homes playgrounds were completed in FY 2018
- HABC tested for lead based paint, the abatement of asbestos and the removal of underground fuel oil tanks as required and will continue to respond to all other environmental concerns.
- HABC's archive system at Duncanwood has been upgraded with shelving and lighting. HABC is considering this site and others to set up the disaster recovery/emergency response system.

Energy Performance Contracting

HABC evaluated and will continue monitoring, measurement and verification efforts for the Phase I EPC properties, (Latrobe, Cherry Hill, Gilmor, Westport and Brooklyn). An loan for the second EPC Program loan was secured in FY 2018 for the installation of conservation measures (lighting, water conservation fixtures, utility metering and system upgrades) at Douglass Homes, McCulloh Homes, in the amount of $10.1 million. The second EPC is planned for a total of 15 years with two years of construction. Design, installation and construction of some Energy Conservation As a part of the EPC strategic plan, HABC re-negotiated Veolia steam contracts for service to Perkins Homes, Douglass Homes and Cherry Hill Homes to add additional savings to the project.

HABC has solicited a 3rd party utility billing company to handle resident excessive consumption charges. HABC's Energy & Environmental Programs Department will oversee this company in close collaboration with other agency departments.

Partnerships

HABC is coordinating with BGE to identify the list of properties (mostly scattered sites) for meter upgrade/removal/inspection or maintenance. This project is ongoing.

HABC continues to evaluate and/or propose projects with various partners such as the Weatherization Assistance Program and the Parks & People Foundation. HABC continues its partnership with the Mayor's Office of Criminal Justice (MOCJ) and Information Technology (MOIT). Camera maintenance, safety and security concerns, and safety grants are some of the work performed as a result of these partnerships. Additionally, there has been an ongoing review of the useful life of 173 cameras and associated equipment at Cherry Hill, Perkins, Gilmor, Latrobe, McCulloh and Poe Homes. HABC has been working with security consultants to establish a security plan for the agency and establish a central HABC security command center.

HABC Housing and Development

Within its financial constraints, HABC plans to replace lost public housing units through the production of new homes for existing public housing residents and others with incomes that would qualify for public housing. In its redevelopment efforts, HABC will strive to create vibrant, mixed-income neighborhoods that will benefit both local residents and the wider community.

HABC's housing development initiatives accommodates four distinct strategies, which include MTW funds and proposed public and private leveraged funds. The five strategies are summarized below:

- Neighborhood Reinvestment,
- New Housing Production,
- Thompson Consent Decree Production,
- Bailey Consent Decree Housing Production
- RAD

As these projects are all in the development or pre-development stages, the final unit numbers and development approach may vary from those presented below.

Neighborhood Reinvestment

HABC works with private development partners and Baltimore neighborhoods to re-capitalize the distressed scattered site public housing stock in strengthening neighborhood markets, linking their redevelopment to a larger program of market-rate rental and for-sale production. The public housing and Housing Choice Voucher components of these projects will result in a permanently affordable rental housing resource in improving neighborhoods, ensuring economic diversity. This achieves the mixed-finance redevelopment of existing ACC (public housing) units. The narrative below describes the outcomes of the goals and activities in FY 2018:

Barclay - HABC procured Telesis Baltimore Corporation as its development partner in the redevelopment of the Barclay neighborhood. Telesis completed a redevelopment plan calling for the new construction and rehabilitation of approximately 322 mixed-income housing units. All rental phases are now complete.

Homeownership Phase 1 and Phase 2 are now complete and the final phases of homeownership are in the planning stages.

New Housing Production Program

HABC's New Housing Production Program for mixed-income, mixed finance development involves the complete transformation of distressed sites. In FY 2017, HABC will continue to sponsor significant mixed-income residential development at several locations across the City, resulting in a variety of housing choices for low-income households in the city.

***Orchard Ridge (formerly Claremont/Freedom)* -** All rental phases are now complete. Twenty-eight 28 lots have been set aside for homeownership.

O'Donnell Heights– O'Donnell Heights was constructed in 1944 and included 900 public housing units. Of these, 596 have been demolished and 304 remain; however, HABC has received HUD approval to demolish an additional 74 units due to water supply line breaks resulting in storm water and groundwater infiltration into the units. Design and planning for the demolition was completed in FY2018, with demolition started early FY 2019.

Through a competitive Request for Qualifications, the team of Michaels Development Company and AHC Greater Baltimore was selected by HABC as the developer for the O'Donnell Heights redevelopment.
The developer completed the first of two sub-phases, identified as Phase IA and Phase IB. Phase IB was completed in FY2018 and consists of 68 newly constructed affordable rental units.. HABC is providing 34 project-based vouchers for eligible current and former O'Donnell residents. Of those 34 units; eleven (11) units are occupied by non-elderly persons with disabilities, and four (4) units are occupied by families needing the features of UFAS compliant units. The remaining 34 units will be affordable to households earning less than 60% of the area median income.

***New Construction Scattered Site Units* –** HABC was obligated to provide approximately 60 UFAS compliant homes for persons with mobility impairments in order to meet the requirements of the Bailey Consent Decree. These units have been completed and certified in FY2018.

Choice Neighborhoods Initiative – HABC applied for a Choice Neighborhoods Initiative (CNI) Implementation Grant in November 2017 for the redevelopment of Perkins Homes.

On 7 July 2018, the U.S. Department of Housing and Urban Development (HUD) awarded a $30 million Choice Neighborhoods Implementation Grant to HABC and the City of Baltimore. The Grant will assist in the transformation of the Perkins Somerset Oldtown (PSO) neighborhood.

Somerset Homes – HABC submitted a disposition application for the sale 8.64 acres of vacant land to the development entity PSO Housing Company, LLC. This site was the location of the public housing development formerly known as Somerset Homes which was demolished in 2009. The Somerset-Old Town Mall Master Plan generally calls for mixed-use and mixed-income housing development. HABC expects to replace the former Somerset units with a mix of low income, affordable and market rate housing. It is the goal of this mixed-finance development to provide one-third of the units as public housing in the residential mix along with some commercial and retail development over the total development site (Somerset Homes and Oldtown Mall).

HABC and the City have integrated the Oldtown and Somerset Master Plans with the Perkins Transformation Plan to create a single seamless plan; the Perkins-Somerset-Oldtown (PSO) Transformation Plan.

Other Development Activities

Thompson Consent Decree Production (Hollander Ridge Scattered Sites)–Approximately $18.85 million remains from the 1996 award of HOPE VI funds to HABC (the "HOPE VI Funds") for the redevelopment of the former Hollander Ridge public housing development. In accordance with the Thompson Settlement Agreement, HABC intends to use these funds to acquire and rehabilitate properties that will be first offered as replacement housing to former Hollander Ridge residents, and then former or current O'Donnell Heights residents.

Pursuant to the Thompson Settlement Agreement, HABC will also make available the equivalent of $7,140,000 ("Replacement Funds"). The Replacement Funds are to be used in conjunction with the HOPE VI Funds to develop one or more scattered site projects totaling approximately 100 units, and no less than 90 units. The Replacement Funds may be from any available source including, but not limited to, low income housing tax credits, the State Partnership Rental Housing Program, other State housing funds, low income housing bond funds, private debt or equity, public housing funds or MTW funds. However, the Replacement Funds may not be taken from the HOPE VI Funds. As of June 30, 2018 HABC has acquired 34 properties under this initiative.

Hollander Ridge Units Purchased as of 6/30/18

Count	Status	Address	Neighborhood	# of Bedrooms
1	**Settlement Held**	6108 Maylane Drive 21212	Lake Walker	3
2		4426 Laplata Avenue 21211	Medfield	3
3		3006 Wayne Avenue 21207	Howard Park	4
4		3304 Cedarhurst Road 21214	Moravia-Walther	3
5		3226 East Northern Parkway 21211	N. Harford Road	3
6		1104 Woodheights Avenue 21211	Hoes Heights	3
7		3461 Hickory Avenue 21211	Hampden	2
8		434 Kenneth Square 21212	Lake Evesham	3
9		5919 Brackenridge Avenue 21212	Homeland	3
10		3000 Rockwood Avenue 21215	Mt. Washington	3
11		3116 White Avenue 21214	Glenham-Belhar	3
12		5917 Burgess Avenue 21214	Glenham-Belhar	4
13		901 Stamford Road 21229	West Hills	4
14		409 Rosebank Avenue 21212	Rosebank	3
15		1231 Patapsco Street 21230	Federal Hill	2
16		3404 Ludgate Road 21215	Glen	3
17		1708 William Street 21230	Riverside	2
18		403 Croydon Road 21212	Rosebank	3
19		4616 Rokeby Road 21229	Huntington Ridge	3
20		3113 Louise Avenue 21214	Westfield	2
21		4 South Robinson Street 21224	Patterson Park	2
22		3200 Orlando Avenue - 21234	North Harford Road	4

Count	Status	Address	Neighborhood	# of Bedrooms
23		610 Highwood Drive 21212	Lake Walker	3
24		422 Calvin Avenue 21218	Oakenshaw	3
25		424 Calvin Avenue 21218	Oakenshaw	3
26		6912 Chambers Road 21234	Hamilton Hills	4
27		6600 Fairdel Avenue 21206	Rosemont East	4
28		5214 Edmondson Avenue 21229	Westgate	4
29		3031 Hudson Street 21224	Canton	1
30		2215 Winterling Court 21231	Canton	1
31		4705 Kernwood Avenue 21212	Radnor-Winston	4
32		1225 Durst Street 21230	Riverside	2
33		1613 Harden Court 21230	South Baltimore	1
34		4147 Buena Vista Avenue 21211	Medfield	2

BEDROOM COUNTS	Closed
1	3
2	7
3	16
4	8
TOTAL	34

Pursuant to Section 504 of the Rehabilitation Act of 1983 and HUD's implementing regulations, at least five-percent (5%) of the units acquired under the Hollander Ridge Revitalization Plan will meet federal accessibility requirements for wheelchair users and HABC will require the developer to make 2% of the Hollander Ridge units hearing/vision compliant. This obligation will be met with future acquisitions.

It is the intention of the parties that the units will first be subsidized with public housing operating subsidy and then the subsidy will convert to project-based rental assistance under the Rental Assistance Demonstration Program.

Project-Based Development Program - Under the *Thompson* Settlement Agreement, BRHP is continuing the project-based development program that was started under the *Thompson* partial consent decree. BRHP is implementing a project-based development program to create project based units in Opportunity areas. Subject to funding availability, BRHP is making pre-development funding and, if needed, subordinate secondary financing using the Urban Revitalization Demonstration Grant funds awarded for the Homeownership Demonstration Program (MD-06-URD-002-I294) available to pre-qualified developers and property owners who develop housing units and agree to enter into long term project-based voucher contracts. In HABC's 2018 Fiscal Year, BRHP opened a new procurement process for the Project-Based Development Program, so no new units were created. BRHP expects more units to come on-line in the next several years.

Baltimore Regional Project-Based Voucher Program **-** The Housing Authority of Baltimore City is participating in a new Baltimore Regional Project-Based Voucher Program with five other public housing agencies, the Baltimore Metropolitan Council (BMC), and the Baltimore Regional Housing Partnership (BRHP). The collaboration is making a total of 100 vouchers available to encourage affordable housing development in areas of opportunity within the Baltimore region. Under this program six (6) families have been awarded a voucher.

Bailey Consent Decree Units:
HABC has approved a number of projects that will create more NED units than required by the Bailey Decree, as amended. Therefore developers will no longer be offered incentives to produce NED units.

New Construction of Scattered Site Units **–**Under the Bailey Supplemental Decree HABC was obligated to complete 37 newly constructed scattered sites UFAS compliant homes for persons with mobility impairments. These units were completed and certified in FY 2018. The units are located in various neighborhoods throughout Baltimore City.

As stipulated in Bailey the Supplemental Consent Decree, HABC is to provide ten one-bedroom units for non-elderly persons with disabilities, scattered in designated areas of opportunity in Baltimore City. A development proposal was submitted to HUD's Baltimore Public Housing Program Hub in the 4th quarter of FY 2018. An approval of the development proposal from HUD was received during the same quarter. Acquisition and rehabilitation of these units will begin in FY2019.

Rental Assistance Demonstration – HABC applied to HUD under the Rental Assistance Demonstration (RAD) for the rehabilitation and conversion of twenty-four (24) public housing projects. The RAD program allows housing authorities to convert public housing funding associated with a development to housing choice voucher (HCV) funding and, at the same time, dispose of the property from the public housing inventory in order to use the funding for debt service payments.

HABC has a backlog of up to $800 million of capital needs and an inadequate amount of capital funding. By converting a development to HCV funding and leveraging private debt and low income housing tax credits, it is possible to rehabilitate buildings for the long term without displacing any of the existing residents. The HCV subsidy would replace the ACC contract subsidy. Tenants' rights would be largely the same and tenants would have the benefit of receiving a tenant-based housing choice voucher after two year of occupancy in good standing at the tenant's option.

HABC has closed seventeen (17) sites: Bel Park Tower, Brentwood, Lakeview Tower, The Allendale, Bernard E Mason Sr. Apts, Hollins House, Primrose Place, Pleasant View Gardens Townhomes, McCulloh Hi-Rise, Chase, Pleasant View Gardens Senior, Ellerslie, Govans Manor, and Wyman House. HABC has also closed three mixed finance sites: Broadway Overlook, Hillside Park, and Senior Terraces.

Remaining sites are expected to close in FY19

The Housing Choice Voucher Homeownership Program - –(HCVHP) - HABC's goal in FY 2018 was to assist an additional six families by June 30, 2018; however, four (4) families purchased a home in FY 2018 for a gross total of 103 families assisted. A total of 24 families have been terminated from the Program (four in FY 2018) leaving 79 participants on the HCVHP roster as of June 30, 2018. .

Reasons for termination: 24 total
7 Families failed to recertify
9 Families were over-income
4 Deaths
3 Families voluntarily left the program
1 Family foreclosed

B. Leasing Information

i. Actual Number of Households Served

HABC provided housing assistance to approximately 23,710 households in FY 2018 through the Public Housing 7,059 and HCV (17,372) programs, including both MTW and Non-MTW Special Purpose vouchers. Excluding non-MTW vouchers, the total number of MTW-only households served was 16,651 as shown on the HUD required Table 8 below. Non-MTW vouchers are shown in Table 9.

Table 8: MTW Households Served Planned vs. Actual

Number of Households Served Through	Number of Unit Months Occupied/Leased*		Number of Households Served**	
	Planned	Actual	Planned	Actual
MTW Public Housing Units Leased	91,860	84,708	7,655	7,059
MTW HCV Utilized***	158,124	151,176	13,177	12,598
Local, Non-Traditional: Tenant-Based	0			
Local, Non-Traditional: Property-Based	0			
Local, Non-Traditional: Homeownership	0			
Planned/Actual Totals	249,984	235,884	24,005	23,710

**Planned Number of Unit Months Occupied/Leased is the total number of months the MTW HABC planned to have leased/occupied throughout the full Plan Year (as shown in the Annual MTW Plan).*
***Planned Number of Households Served is calculated by dividing the Planned Number of Unit Months Occupied/Leased by the number of months in the Plan Year (as shown in the Annual MTW Plan).*
****MTW HCV Utilized includes MTW tenant based vouchers that have been project-based.*

Describe any differences between the planned and actual households served:

There was a decrease in the overall number of families served in the public housing program due to vacancies in the projects anticipated for conversion and construction at the RAD sites.

In the HCVP there was a decrease in the planned number of households served due to uncertainty surrounding a reduction in funding from HUD through the first half of CY2018. This resulted in

conservative leasing rates. New tenant vouchers were not issued until May 2018.

Also, there were several New Construction sites removed from HABC's inventory upon assignment to the State of Maryland:

- Johnston Square – 218 units
- Monte Verde – 301 units

Upton Druid Hill – 77 units scheduled to be reassigned on July 1, 2018.

HUD requires that all MTW agencies submit Tables 9 and 10 below, which report on local, non-traditional housing and services, i.e. housing units and/or supportive services which utilize MTW funds but that are not public housing or HCV-related. HABC does not have any such units or service programs at this time.

Table 9: Local, Non-Traditional Housing Programs

Local, Non-Traditional Category	MTW Activity Name/Number	Number of Unit Months Occupied/Leased		Number of Households Served	
		Planned	Actual	Planned	Actual
Tenant-Based	N/A	0	0	0	0
Property-Based	N/A	0	0	0	0
Homeownership	N/A	0	0	0	0
	Planned/Actual Totals	0	0	0	0

Table 10: Local, Non-Traditional Service Programs

Households Receiving Local, Non-Traditional Services Only	Average Number of Households Per Month	Total Number of Households in the Plan Year
0	0	0

In addition to its large public housing and HCV rental assistance programs, HABC utilizes MTW funds to support public housing and HCV residents who wish to become first time homebuyers. HABC's Homeownership Department works with a network of local partners to provide counseling, financial literacy, down-payment assistance and other support services. In FY 2018 alone, a total of 4HCV Participants became first time homebuyers.

ii. Discussion of Any Actual Issues/Solutions Related to Leasing

Table 11: Issues/Solutions Related to Leasing

Housing Program	Description of Actual Leasing Issues and Solutions
MTW Public Housing	There was a net decrease in the number of families served in the public housing program due to the delay of several sites being converted to RAD. At those sites there were a number of vacancies for pre-conversion and construction. In addition move-outs pursuant to the BRHP were also a factor (public housing families who accepted a voucher under the Thompson Program).
MTW Housing Choice Voucher	In the HCVP there was a decrease in the planned number of households served due to uncertainty surrounding a reduction in funding from HUD

Housing Program	Description of Actual Leasing Issues and Solutions
	through the first half of CY2018. This resulted in conservative leasing rates. New tenant vouchers were not issued until May 2018.
Local, Non-Traditional	N/A

C. Waiting List Information

i. Actual Waiting List Information

HABC continues to maintain its waitlists in accordance with its Board of Commissioners-approved HCV Administrative Plan and Public Housing Admissions and Continued Occupancy Policy.

Table 12 provides information on HCV, conventional and scattered site public housing and privately-managed waiting list as of June 30, 2018.

Table 12: Waiting List Information at Fiscal Year End

Waiting List Name	Description	Number of Households on Waiting List	Waiting List Open, Partially Open or Closed	Was the Waiting List Opened During the Fiscal Year
Federal MTW Housing Choice Voucher Units: Tenant-Based	Community Wide	*24,023	CLOSED	No
Federal MTW Housing Choice Voucher Units: Project-Based	Site-Based	*8,189	PARTIALLY OPENED	Yes; for Seniors and persons with a disability.
Federal MTW Public Housing Units	Community Wide	23,438	OPEN	N/A
Federal MTW Public Housing & HCVP Units	Merged	4,555	The MTW Public Housing waiting list is open; the MTW HCVP waiting list is closed.	The MTW Public Housing waiting list was open; the MTW HCVP waiting list was closed.
Thompson Vouchers (Administered by BRHP)	Program Specific	14,202	CLOSED	No. The waiting list was closed on April 1, 2017.

Describe any duplication of applicants across waiting lists:

* = Applicants may have been counted more than once because they might have applied for multiple programs

Notes on Waiting Lists

- The HCV tenant-based and project-based voucher waiting lists are currently closed.

- When seeking housing assistance many families choose to apply for both the public housing and the HCV programs. The date and time of the application for one program does not necessarily share the date and time for the other; however, to obtain a true and accurate count of the number of families on HABC's waiting lists, these families are counted separately from the public housing and HCV waiting lists.

- Pursuant to the *Thompson* Settlement Agreement, the waiting list for *Thompson* Vouchers is maintained separately from any other waiting list for housing assistance, including HABC's waiting list. Application for, receipt of, or termination of a *Thompson* Voucher will not affect a family's standing on any other waiting list. A copy of the waiting list procedures for the *Thompson*-related programs is described in the Special Administrative Plan as Appendix II in the HABC HCV Administrative Plan. As of June 30, 2018, there were 14,202 families on the waiting list for the counseling program, and 894 families were enrolled in that program.

ii. Actual Changes to Waiting Lists in the Plan Year

HABC transitioned its PH waiting list to a centrally-administered location-based waiting list (CALBWL) system. HABC's approved ACOP has been revised to reflect implementation of the CALBWL in public housing. On pre-applications, applicants will choose up to three (3) developments where they would like to live from within HABC's general family, scattered site and senior-preference RAD properties. Based on their selections, HABC will place the applicant on the waiting list(s) for their chosen development(s). An applicant also has the option to choose the first-available waiting list if they have no preference for location. Applicants who choose this option will be placed on the waiting lists for all developments where they are eligible.

The CALBWL will not include developments or particular dwelling units covered by the Bailey Consent Decree, as amended by the Supplemental Decree (the "Bailey Properties"). Listed below are Bailey Properties, including the type of waiting list that will be used to lease the particular dwelling units:

- Vacancies at the following RAD sites will be filled using a centralized mixed-population waiting list or the reasonable accommodations transfer list:

  Allendale
  Bel Park Towers
  Bernard E. Mason
  The Brentwood
  Chase House
  Ellerslie
  Govans Manor
  Hollins House
  J. Van Story Branch
  Lakeview Tower and Lakeview Extension
  McCulloh High Rise
  Monument East
  Primrose Place

Rosemont Towers
Wyman House

- Vacancies for the following dwelling units will be filled using a centralized senior population waiting list or the reasonable accommodations transfer list:

  Pleasant View Gardens Senior – 12 UFAS Accessible Units developed pursuant to the *Bailey* Consent Decree

  Pleasant View Gardens Family – 13 UFAS Accessible Units developed pursuant to the *Bailey* Consent Decree and one-bedroom units converted under RAD

  Senior Terraces Apartment Building - 4 UFAS Accessible Units developed pursuant to the Bailey Consent Decree

- Vacancies for the following dwelling units will be filled using a centralized family population waiting list or the reasonable accommodation transfer waiting list.

  Arbor Oaks (4 UFAS Accessible Units developed pursuant to the *Bailey* Consent Decree)
  Heritage Crossing (4 UFAS Accessible Units developed pursuant to the *Bailey* Consent Decree)

  Hillside Park

  Townes at the Terraces (11 UFAS Accessible Units developed pursuant to the *Bailey* Consent Decree)

The RAD owner may use the CALBWL after conversion under RAD at Broadway Overlook. However, vacancies in non-*Bailey* UFAS Accessible Units developed prior to conversion must be filled using a centralized family population waiting list or the reasonable accommodations transfer list.

Other UFAS Accessible Units:
Vacancies in the UFAS Accessible Units in public housing, scattered site housing, or privately owned or managed property developed under the *Bailey* Consent Decree that use the Long-Term Affordable (LTA) Criteria will not be filled using the CALBWL. Vacancies of these units must be filled from the centralized public housing waiting list or the reasonable accommodations transfer list.

Notice and Disclosure to Applicants of Waiting List Change

Prior to transitioning the waiting list system, HABC will provide written notice to all active existing Public Housing applicants via first class mail to provide them with information on the new waiting list system. The notice will also provide applicants with instructions for updating their pre-application and selecting developments. HABC will provide new and existing

applicants marketing sheets for each development through our website or in print, if requested. These marketing sheets will include the development's location, number of units, number and size of accessible units, neighborhood amenities (i.e. transportation, schools, and hospitals) and the estimated wait time for that development.

Monitoring Demographic Changes to Public Housing

After the transition to the waiting list system is complete and all applicants are placed on the appropriate new waiting list(s), HABC will monitor and evaluate annually the demographic composition of public housing residents at developments included in the CALBWL to determine if there are any significant changes to protected classes. Once a year, HABC will create a report which identifies demographic data by development against the baseline data. This report and HABC's assessment will be made available to the public via our website. Should any significant change(s) occur, HABC will assess and determine a course of action to address any identified issues.

Additionally, HABC will use independent testers or other means satisfactory to HUD, to assure that location-based waiting lists are not being implemented in a discriminatory manner, and that no patterns or practices of discrimination exist. This will occur at least once every three years, and HABC will provide the results to HUD. HABC evaluations will cover disability and familial status as well as race and ethnicity. HABC will make changes in its location based waiting list system, as needed, based on the data and methods above to affirmatively further fair housing.

In FY 2018, HABC's Housing Choice Voucher Program Project-Based (PB) Waiting List was opened for seniors and families needing one-, two-, and three-bedroom units. The list remained open for seniors only, for the first half of FY 2018, and closed on December 31, 2017; however the waiting list for families closed on June 30, 2017 and has remained closed since that time..

There was a short period between December 2017 and January 2018 during which the PBV waiting list was opened to add families requesting a reasonable accommodation,

D. Information on Statutory Objectives and Requirements

Under the MTW Agreement between HABC and HUD, HABC is required to meet certain statutory objectives and other requirements, and to report on them in the MTW Annual Report. The tables below provide the required information.

i. 75% of Families Assisted Are Very Low Income

Within the public housing program, approximately 97.9% of households served are very low income, i.e. households with incomes at or below 50% of Area Median Income. Within the HCV program, greater than 93% of households served are very low income. HUD verifies this data through HABC's electronic submissions under HUD's PIC system. Table 13 is required by

HUD; however, as noted, HABC did not operate any local, non-traditional programs during the Plan Year.

Table 13: Local Non-Traditional Households and Income Levels

Income Level	Number of Local, Non-Traditional Households Admitted in the Plan Year
80% - 50% Area Median Income	0
49% - 30% Area Median Income	0
Below 30% Area Median Income	0
Total Local, Non-Traditional Households Admitted	0

ii. Maintain Comparable Mix

Table 14: Baseline Mix of Family Sizes Served

BASELINE MIX OF FAMILIES SERVED UPON ENTRY TO MTW					
Family Size	**Occupied Number of Public Housing units**	**Utilized HCVs**	**Non-MTW Adjustments**	**Baseline Mix Number**	**Baseline Mix Percentage**
1 Person	5,416	5,653		10,184	50.63%
2 Person	1,737	1,751		3,771	18.75%
3 Person	1,238	1,905		3,071	15.27%
4 Person	655	861		1,766	8.78%
5 Person	276	277		831	4.13%
6+ Person	192	154		491	2.44%
TOTAL	9,514	10,600		20,114	100%

Table 15: Mix of MTW Family Sizes Served in Plan Year

Family Size	Baseline Mix Percentage	Number of MTW Households Served in Plan Year	Percentage of MTW Households Served in Plan Year	Percentage Change from Baseline Year to Current Plan Year
1 Person	50.63%	9,142	44%	(6.63%)
2 Person	18.75%	4,538	22%	+3.25%
3 Person	15.27%	3,246	16%	+0.73%
4 Person	8.78%	2,019	9%	+0.22%
5 Person	4.13%	963	5%	+0.87%
6+ Person	2.44%	725	4%	+1.56%
TOTAL	100%	20,634	100%	0%

iii. Number of Households Transitioned to Self-Sufficiency in the Plan Year

HUD requires information on households transitioned to self-sufficiency for any MTW activities that report on HUD's standard metric SS #8. Table 16 below provides the HUD-required information.

Table 16: Transition to Self-sufficiency

MTW Activity Name/Number	Number of Households Transitioned to Self-	MTW HABC Definition of Self-sufficiency

	Sufficiency	
Activity 2017-01: Sponsor-Based – Project-Based Transitional Housing	0	Not yet implemented. Implementation planned for FY2019
	0	**Total Households Transitioned to Self-sufficiency**

III. Proposed MTW Activities

All proposed MTW activities that were granted approval by HUD are reported on in Section IV as ‘Approved Activities’.

IV. Approved MTW Activities

A. Implemented Activities

i. Activity 2006-01: Multi-Year Recertifications
(Formerly Public Housing Multi-Year Recertifications and HCV Multi-Year Recertifications)

Description/Update
HABC is responsible for reexamination and verification of household income, household composition and other eligibility data. HABC will conduct a reexamination of household income and composition for all Public Housing and HCV families once every 24 months except under the circumstanced outlined below:

Triennial Recertification
- PH Families on Flat Rent
- PH and HCV Families with 100% Fixed Income

Annual Recertification
- PH and HCV Families reporting zero income
- Residents living in Mod Rehab and Mod Rehab SRO units
- Residents with other vouchers that do not qualify based on HUD funding restrictions.
- Residents with Homeownership vouchers
- Residents with HUD Awarded Special vouchers (Veterans Affairs Supportive Housing (VASH)).

Families may request an interim recertification if needed pursuant to HABC's current policy.

Approval and Implementation

- Approved: For the HCV Program, two-year recertifications were approved in FY 2006. Approved in 2006 for the Public Housing Program.

- Implemented: For the HCV Program, two-year recertifications were implemented in 2007 and three-year recertifications were implemented in 2014. Implemented in 2011 for the Public Housing Program; however, the activity was placed on hold in FY 2014 and reactivated in FY 2016.

- Modified: In FY 2016, HABC transitioned all public housing households to either a two-year or three-year recertification schedule. The three-year recertification schedule was implemented for households whose source of income was solely from a fixed source. Two-year recertifications were implemented for all other public housing households.

Impact
HABC continues to benefit from overall cost and time savings for processing biennial and triennial recertifications. The large percentage of families whose income is less than 30% of the area median income (98% of all public housing families and 77% of all HCVP families earn less than 30% of the area median income) indicates that the loss of revenue to HABC is outweighed by the overall cost and time savings realized because of this activity.

Hardship

Public Housing Hardship Policy - Sites that have established a minimum rent will grant an exemption from the minimum rent if a family can document that they are unable to pay the minimum rent because of a long term hardship, which is a hardship that will last more than 90 days. If a family's TTP is higher than the minimum rent, the family is not eligible for a hardship exemption. In FY 2018 there were no hardship requests as a result of this MTW activity.

HCVP Hardship Policy – HABC is implementing a Minimum Rent Policy that will be applied to all recertifications. Minimum rent refers to the Total Tenant Payment and includes the combined amount a family pays towards rent and/or utilities when it is applied. HABC has a $25 minimum rent policy for the HCVP. The minimum rent will be applied at a household's next annual, biennial, or triennial recertification. For each minimum rent household, HABC may:

- Assist $25 rent families in obtaining financial assistance for which they may be eligible by providing information on social service agencies and other organizations that may be of assistance.
- Monitor the financial status of such families.
- Report to management on a monthly basis the amount of $25 rent families.

HABC may allow for financial hardship exemptions and will follow the regulations for such exemptions as published at 24 CFR § 5.630. Hardship exemptions may be requested by the family from payment of minimum rent due to financial hardship. The exemption must be reviewed and approved by the Deputy Chief for HCVP, or designee. In FY 2018 there were no hardship requests as a result of this MTW activity.

Actual Non-Significant Changes

There were no non-significant changes to this activity in FY 2018/

Actual Significant Changes

There were no significant changes to this activity in FY 2018.

Challenges In Achieving Benchmarks & Possible Strategies

Public Housing: There was a decrease in the number of families who completed a recertification due to vacancies in the RAD projects for pre-conversion and construction, and BRHP move-outs (public housing families who accepted a voucher under the Thompson Program).

HCVP: In the HCVP there was a decrease in the planned number of households served due to uncertainty surrounding a reduction in funding from HUD through the first half of CY2018. This resulted in conservative leasing rates. New tenant vouchers were not issued until May 2018.

Changes to Metrics

The baselines under "Agency Cost Savings" for the public housing and HCVP were changed to reflect the metrics in the FY 2016 Annual Report. These metrics more accurately reflect the actual cost of performing annual recertifications at the time of approval by HUD in 2006. Our records indicate that approximately 11,086 HCVP households were served in 2006 while 9,568

households were served in the public housing program during that time. Metrics are reported separately for Public Housing and HCV; however they are combined under similar objectives.

Metrics

CE #1: Agency Cost Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total cost of task in dollars (decrease).	PH: $1,107,590 HCV: $1,134,696	PH: $635,081 Assumes 3,828 recertifications to be completed based on anticipated households served in the FY 2018 Annual Plan) HCV: $211,695 Assumes 6,736 recertifications to be completed based on anticipated households served in the FY 2018 Annual Plan)	PH: $717,782 3,158 bi-annual and tri-annual recertifications completed. 3,158 X 2.5(hr.) X $49.374/per hour = $389,807.73 to do multi-year recertifications. ($1,107,590 - $389,808 = $717,782 in savings) HCV: $546,899 4,762 bi-annual and tri-annual recertifications completed.4,762 X 2.5(hr.) = 11,905 hours X $49.374/per hour = $587,797 to do multi-year recertifications. ($1,043,152.50 - $587,797 = $546,899 in savings)	**No.** There was a decrease in the number of families who completed a recertification due to vacancies in the RAD projects for pre-conversion and construction, and BRHP move-outs (public housing families who accepted a voucher under the Thompson Program). **No.** In the HCVP there was a decrease in the planned number of households served due to uncertainty surrounding a reduction in funding from HUD through the first half of CY2018. This resulted in conservative leasing rates. New tenant vouchers were not issued until May 2018.

CE #2: Staff Time Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total time to complete the task in staff hours (decrease).	PH: 23,920 HCV: 27,715 hours	PH: 9,570 hours HCV: 16,840 hours	PH: 7,895 hours HCV: 11,905 hours	**Yes** **Yes.**
CE #3: Decrease in Error Rate of Task Execution				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average error rate in completing a task as a percentage (decrease).	PH: 25% (includes minor to fatal errors) HCV: 25% (includes minor to fatal errors)	PH: 20% HCV:20%	PH: 0% HCV: 0%	Yes. See Rubino & Co., Audit attached as Appendix D **Yes.** See Rubino & Co., Audit attached as Appendix D

ii. Activity 2006-02: Enhanced Project Based Voucher Program

(Formerly Limits on Project Based (PB) Vouchers and Increased PB Units in a Project or Building, and HAP Contract Modifications – Floating Units and Amendments to PB HAP Contracts)

Description/Update

HABC operates a Project Based (PB) voucher component under its Housing Choice Voucher Program. Through its PB voucher program, HABC partners with for-profit and non-profit housing providers to expand the supply of affordable housing to low-income families. To meet the evolving needs of the agency and the participants served, HABC has enhanced and expanded its existing PB program to include the components outlined below. The Enhanced PB Program components apply to all PB units, including, but not limited to the Thompson PB units, Bailey Long-Term Affordable (LTA) and PB units and the non-Bailey LTA PB units.

- **Percentage of Voucher Allocation:** HABC reserves the right to allocate up to 30% of its Tenant Based HCV funding for PB vouchers.

- **Project Cap:** HABC may enter into PB Voucher HAP contracts for greater than 25% of the units in a project/development regardless of the family or household type that will occupy the units provided that the household is eligible. Units subsidized with PB vouchers under this MTW initiative are placed under a HAP contract upon turnover.

Approval and Implementation

- Approved: Percentage of Voucher Allocation was approved in FY 2006*;* Per-Building and Per-Project Cap Waiver was approved in FY 2010;

Impact
In FY 2018 HABC continued its Project Based leasing program to support City-sponsored targeted neighborhood revitalization. The Project Based Voucher program incorporates MTW flexibility in order to expand housing choice for families of low-income. In FY 2018 361 new PB vouchers were issued to low-income families, NEDs, veterans and those who would otherwise be homeless. Through the use of Low-Income Housing Tax Credits, new construction, and developments undergoing comprehensive renovations, HABC is able to increase housing choices for Baltimore's most vulnerable families.

Using its MTW authority HABC is able to employ a number of strategies in order to accomplish its goals. In FY 2018 HABC allocated 15% of its tenant-based funding to this program. This enabled HABC to provide housing for close to 2,000 families in newly constructed or substantially rehabilitated units under the PB program. Another strategy used to increase housing choices for low-income families is the ability to enter into PB Voucher HAP contracts for greater than 25% of the units in a project/development regardless of the family or household type that will occupy the units provided that the household is eligible. Under this MTW initiative HABC was able to house 31 additional families.

Hardship
Not applicable.

Actual Non-Significant Changes
There were no non-significant changes to this activity in FY 2018.

Actual Significant Changes
There were no significant changes to this activity in FY 2018.

Challenges In Achieving Benchmarks & Possible Strategies
Not applicable.

Changes To Metrics
PB activities were combined; however, metrics are listed separately.

Metrics

HC #1: Additional Units of Housing Made Available – Limits on PB Vouchers				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of new housing units made available for households at or below 80% AMI as a result of this activity (increase).	0 units	31 units	31 units There are a total of 43 units at Restoration Gardens II, 42 of which are subsidized by PBV's. Without this activity HABC would only be able to assist 11 families at this site; thus an	**Yes.**

			additional 31 families were assisted because of this activity.	

HC #1: Additional Units of Housing Made Available – Amendments to HAP Contracts				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of new housing units made available for households at or below 80% AMI as a result of this activity (increase).	Implemented in FY 2019.	0	0	**Yes.**
HC #4: Displacement Prevention – Limit on PB Vouchers				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households at or below 80% AMI that would lose assistance or need to move	0 households	0 households	**0**	**Yes.**

iii. Activity 2006-03: Thompson Biennial Recertifications

Description/Update
Pursuant to HABC's MTW authority, families participating in the Baltimore Housing Mobility Program as administered by the Baltimore Regional Housing Partnership (BRHP) will have their household composition and income re-determined at least once every 25 months.

Approval and Implementation
- Approved: FY 2006
- Implemented: FY 2007

Impact
BRHP continues to see cost and time savings from the activity. There is no negative impact to families as BRHP allows families to submit interim recertifications at any time. Overall, there were staff time-savings of more than 2,500 hours and cost-savings of more than $67,000.

Hardship
The Baltimore Housing Mobility Program has a zero ($0) minimum rent policy. Decreases in the tenant's Total Tenant Payment (TTP) will be effective the first day of the month following the month in which the change is reported. In FY 2018 there were no hardship requests as a result of this MTW activity.

Actual Non-Significant Changes
There were no non-significant changes to this activity in FY 2018.

Actual Significant Changes
There were no significant changes to this activity in FY 2018.

Challenges In Achieving Benchmarks & Possible Strategies

The Baltimore Housing Mobility Program continues to grow each year, adding more than 400 families per year since 2012. While the cost for biennial recertifications is higher than the baseline and benchmark, it is nearly half of what it would be if annual recertifications were required. Overall, there were staff time-savings of more than 2,500 hours and cost-savings of more than $67,000.

Changes To Metrics

None

Metrics

CE #1: Agency Cost Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total cost of task in dollars (decrease).	$23,350	$28,425	**Recertifications completed in FY 2018**: 1,796 **Staff time per recertification**: 1.5 hours **Average staff hourly salary**: $26.83 **Total cost in FY 2018**: $72,280 *Increase in recertifications is due to the program more than doubling in size since implementation	Yes. There were approximately 1,685 recertifications that were not required to be completed because of biennial scheduling. Those recertifications would have required 2,528 hours of staff time at a cost of $67,826. Because the Program continues to grow in number of participants, the number of families requiring recertifications has increased.

CE #2: Staff Time Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total time to complete the task in staff hours (decrease).	934 hours	1,126	**Recertifications completed in FY 2018**: 1,796 **Staff time per recertification**: 1.5 hours **Total staff time in FY 2018**: 2,694 hours *Increase in recertifications is due to the program more than doubling in size since implementation	Yes. There were approximately 1,685 recertifications that were not required to be completed because of biennial scheduling. Those recertifications would have required 2,528 hours of staff time
CE #3: Decrease in Error Rate of Task Execution				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average error rate in completing a task as a percentage (decrease).	5% *This activity was implemented in 2007 but the data was never tracked until 2015.	5%	0%	Yes, the A-133 compliance audit completed by CliftonLarsenAllen for CY 2017 showed no errors or compliance issues for recertifications.

iv. Activity 2007-01: Mobility Program Enhancements
(Formerly Exception Payment Standards and Security Deposit Assistance)

Description/Update

Payment Standards for the Thompson mobility program will be set between 90 and 135 percent of the HUD published Fair Market Rent. The payment standard will be set using a consistent methodology that compares the ratio of area median rent to the actual rent of the census tract. Implementation of exception payment standards is subject to funding availability.

Additionally, as authorized in Section IV.B.5 of the *Thompson* Settlement Agreement, BRHP will use HAP funds for payment to landlords to cover a security deposit for Baltimore Housing Mobility Program participants leasing in a census tract designated "opportunity" by BRHP. Subject to funding availability, BRHP will offer each participant this Security Deposit

Assistance on a one-time basis, and only if that participant has repaid the entire balance of any previously grant-funded Security Deposit Assistance Loan, and is otherwise in good standing with BRHP. The Security Deposit Assistance will not exceed the equivalent of one-month's rent and BRHP will require a participant contribution towards the security deposit of between $200 and $500 dollars, which will be adjusted seasonally to encourage leasing in summer months.

Approval and Implementation

- Approved: Exception Payment Standards were approved in FY 2007 and Security Deposit Assistance was approved in FY 2017.

- Implemented: Exception Payment Standards were implemented in FY 2007 and Security Deposit Assistance was implemented in FY 2017.

Impact

Exception Payment Standards and Security Deposit Assistance are key components of BRHP's strategy to successfully lease families in high opportunity areas throughout the Baltimore region. 865 families moved to areas of opportunity in FY 2018 as a result of Exception Payment Standards and 448 families received assistance with paying security deposits in areas of opportunity.

Hardship

The Baltimore Housing Mobility Program has a zero ($0) minimum rent policy. Decreases in the tenant's Total Tenant Payment (TTP) will be effective the first day of the month following the month in which the change is reported. In FY 2018 there were no hardship requests as a result of this MTW activity.

Actual Non-Significant Changes

There were no non-significant changes to this activity in FY 2018.

Actual Significant Changes

There were no significant changes to this activity in FY 2018.

Challenges In Achieving Benchmarks & Possible Strategies

There were no challenges in achieving the benchmarks. 865 families moved to areas of opportunity in FY 2018 as a result of Exception Payment Standards and 448 families received assistance with paying security deposits in areas of opportunity.

Changes To Metrics

Mobility Program activities were combined; however, metrics are listed separately.

Metrics

CE #1: Agency Cost Savings – Payment Standards				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total cost of task in dollars (decrease).	$5,131.50 in FY 14*	$2,750	$2,750	Yes
CE #2: Staff Time Savings – Payment Standards				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total time to complete the task in staff hours (decrease).	155.5 hours in FY 14*	80 hours	80 hours	Yes
CE #5: Increase in Agency Rental Revenue – Payment Standards				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total household contributions towards housing assistance (increase).	$365.65	$423.22	$0	Yes
HC #5: Increase in Resident Mobility – Payment Standards & Security Deposit				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Payment Standards: 0 Security Deposit Assistance: 300	Payment Standards: 525 Security Deposit Assistance: 325	Payment Standards: 865 Security Deposit Assistance: 448	Yes
HC #7: Households Assisted by Services that Increase Housing Choice – Security Deposit				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households receiving services aimed to increase housing choice (increase).	300	325	448	Yes

*This activity was implemented in 2006 but the data was not tracked until 2014 when savings had already been realized.

v. Activity 2009-01: HAP Contract Modifications

Description/Update

Description/Update of MTW Activity: This initiative for the Baltimore Regional Housing Partnership program (the Thompson Consnet Decree) allows floating units instead of identifying specific units in the HAP contract in the Project Based Voucher program.

Approval and Implementation

- Approved: Floating Units was approved in the FY 2009 Annual Plan
- Implemented: Floating Units was implemented in FY 2010

Impact
Floating units allow BRHP to quickly lease families in multifamily projects with project-based contracts when unit turnover occurs.

Hardship
Not applicable.

Actual Non-Significant Changes
There were no non-significant changes to this activity in FY 2018

Actual Significant Changes
There were no significant changes to this activity in FY 2018

Challenges In Achieving Benchmarks & Possible Strategies
None

Changes To Metrics
Mobility Program activities were combined; however, metrics are listed separately.

Metrics:

HC #5: Increase in Resident Mobility				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	0	4	4	Yes

vi. Activity 2010-01: Unit Sizes

Description/Update
Under this initiative, HABC requires participating HCV families to select a unit size consistent with and not greater than the unit size listed on their voucher. Exceptions to this rule may be granted at the discretion of HABC where the voucher holder can demonstrate that a good faith and exhaustive effort has been made to find an appropriately sized unit or based on a reasonable accommodation request. This requirement has been modified to include current participants living in units where the unit size exceeds the voucher size.

At recertification, HABC will review with current participants the household composition and may require the family to move to the correct unit size. If the family chooses not to move, the payment standard will be adjusted to reflect (1) the lower of the actual unit size or (2) authorized voucher size.

Approval and Implementation

- Approved: FY 2010
- Implemented: FY 2010

Impact

HABC implemented this MTW activity in order to reduce cost and achieve greater cost effectiveness in Federal expenditures by lowering average contract rent costs, and also help to reduce illegal occupancy by household members that have not been approved by HABC. This initiative has saved HABC millions of dollars; however the average contract rent cost continues to rise (from approximately $800 per voucher at the time of implementation in 2010 to $856 in FY 2018). Contributing factors include an increase in landlord paid utilities, specifically water and sewage, and changes in market conditions.

Hardship

Not applicable.

Actual Non-Significant Changes

There were no non-significant changes to this activity in FY 2018

Actual Significant Changes

There were no significant changes to this activity in FY 2018

Challenges In Achieving Benchmarks & Possible Strategies

None

Changes To Metrics

None

Metrics

CE #1: Agency Cost Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total cost of task in dollars (decrease).	$142,007,01	$139,982,010	$138,932,156	**Yes.**
CE #2: Staff Time Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total time to complete the task in staff hours (decrease).	0 hours	0	**0**	*Yes
CE #3: Decrease in Error Rate of Task Execution				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average error rate in completing a task as a percentage (decrease).	0	0	0	*Yes.

HC #1: Additional Units of Housing Made Available				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	11,817 units	11,871	**12,728**	**Yes.**

*HUD is requiring HABC to track this metric. This metric does not accurately measure the success of this activity. HABC intended for this activity to save the Agency money and it has no influence on staff time.

vii. Activity 2010-02: Bailey Long-Term Affordable Project-Based Voucher Contract

Description/Update

As part of its Moving To Work ("MTW)" program, the Housing Authority of Baltimore City ("HABC") established an initiative in 2010, referred to as the Long Term Affordable Project Based ("LTA") Program, to create long term affordable units for persons with disabilities in compliance with the Bailey Consent Decree.

The LTA program combines features of the Project Based Voucher program – such as the ability of owners to obtain long-term financing from banks and other private equity sources – with the resident protections and long-term affordability features of the Public Housing program.

LTA units are subsidized through LTA Project Based contracts with minimum forty (40) year terms entered into between HABC and eligible property owners. LTA property owners are required to adopt the LTA Admissions & Continued Occupancy Criteria ("LTA Criteria"). Residents of LTA units will have rights and protections as set forth in the LTA Criteria and will enter into a lease with the project owner that is developed by HABC for the LTA units (the "LTA Lease"), which incorporates the regulatory requirements for a public housing lease and grievance procedures. LTA Project Based units are occupied by families on the public housing waiting list.

HABC created a Housing Assistance Payment (HAP) contract to: increase the term of the contract to 40 years, consistent with the long term affordability period; and set forth what public housing rights, privileges and benefits must be afforded the NED residents in LTA units.

Approval and Implementation

- Approved: FY 2010
- Implemented: FY 2010

Impact

HABC established Housing Assistance Payment (HAP) contracts that: increase the term of the contract from 10 to 15 years; reflect the owner's obligation to request renewals of the HAP

contract for PBV's to subsidize NED residents in LTA units in accordance with the Bailey Consent Decree and set forth what public housing rights, privileges and benefits must be afforded the NED residents in LTA units. This activity allows HABC to increase housing choice and reserve affordable housing for vulnerable residents. At the end of 14 years Owners must seek annual renewal of the contract with HABC and if funding allows, continue to provide housing for persons with a disability for up to forty years. Currently there are a total of 261 located throughout the City of Baltimore (See Appendix E, "Other Housing").

Hardship
Not applicable.

Actual Non-Significant Changes
There were no non-significant changes to this activity in FY 2018

Actual Significant Changes
There were no significant changes to this activity in FY 2018

Challenges In Achieving Benchmarks & Possible Strategies
HABC has approved a number of projects that will create more NED units than required by the Bailey Decree, as amended. Developers are no longer offered incentives to produce NED units.

Changes To Metrics
None

Metrics

HC #5: Increase in Resident Mobility				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households able to move to a better unit as a result of the activity (increase).	0 units	261	**261**	**Yes.**

viii. Activity 2010-03: Thompson Risk Based Inspections

Description/Update
Pursuant to HABC's MTW authority, units in the BRHP Program will be re-inspected at least once every 25 months. Owners and families are allowed to self-certify that non-emergency items identified as "fail" during an HQS inspection have been repaired. Only units located in the allowable (non-impacted) areas are eligible for this option. The fail items must be minor and determined to be non-emergency to be eligible for self-certification. The self-certification process will require the owner and tenant family to certify that the repairs have been made. A random sample of units that have been approved under the self-certification option will receive a quality control inspection.

Approval and Implementation

- Approved: FY 2010
- Implemented: FY 2010

Impact

BRHP continues to see significant cost and time savings from the activity. There is no negative impact to families as BRHP allows families to request inspections at any time. Overall, there were 1,529 inspections that were not required as a result of this activity, translating to a time-savings of 2,293 hours and a cost-savings of $69,814.

Hardship

Not applicable

Actual Non-Significant Changes

This activity was mistakenly listed as closed in the FY 2017 report; however it was listed as active in the FY 2018 and FY 2019 Plans.

Actual Significant Changes

There were no non-significant changes to this activity in FY 2018

Challenges In Achieving Benchmarks & Possible Strategies

None

Changes To Metrics

None

Metrics

CE #1: Agency Cost Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total cost of task in dollars (decrease).	$70,031	$70,840	**Inspections completed in FY 2018:** 1,510 **Staff time per inspection:** 1.5 **Average staff hourly salary:** $30.44 **Total cost in FY 2017:** $68,946	Yes, because the Program continues to grow in number of participants, the number of units requiring inspections has increased.

CE #2: Staff Time Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total time to complete the task in staff hours (decrease).	1,869 hours	1,771 hours	**Inspections completed in FY 2018:** 1,510 **Staff time per inspection:** 1.5 **Total time savings in FY 2018:** 2,265 hours	Yes, because the Program continues to grow in number of participants, the number of units requiring inspections has increased.

ix. Activity 2011-02: Asset Self-Certification

Description/Update
To streamline operations, HABC allowed residents to self-certify income from assets with total asset values per household of less than $5,000. The Asset Self-Certification activity was approved by HUD in FY 2011.

Approval and Implementation
- Approved: FY 2011
- Implemented: FY 2011

Impact
N/A

Hardship

Actual Non-Significant Changes
N/A
Actual Significant Changes
Pursuant to PIH Notice 2016-05 this activity is closed as it is no longer considered an MTW initiative. MTW Activity 2011-02 is referenced in the "Closed" section of this Report.

HABC modified this activity in its FY 2019 Annual Plan to allow public housing and HCVP residents to self-certify income from assets with total asset values per household of less than $50,000 and less.

Challenges In Achieving Benchmarks & Possible Strategies
N/A

Changes To Metrics
N/A

x. Activity 2012-01: Rent Simplification – Thompson

(Formerly Asset Income, Adjusted Income and FT Student and Adoption Assistance Exclusion for Thompson Participants)

Description/Update
Pursuant to HABC's MTW authority, for participants in the BRHP mobility program, HABC has implemented several rent simplification activities that support economic self-sufficiency and cost effectiveness in Federal expenditures. Rent simplification includes the following:

- **Modified Deductions:** The gross annual income shall be reduced using the standard deductions outlined below. There will be a standard deduction for working families, disabled families and non-disabled families without wages. The deductions below replace all other regulatory deductions. The deductions are:

    - $3,200 for households with wages
    - $1,200 for households without wages
    - $400 for any elderly or disabled family (to be combined with either of the above deductions)

- **Exclusion of FT Student & Adoption Assistance Payments:** The definition of annual income is modified to exclude all earned income from full-time adult students, other than the head of household, co-head and spouse as well as exclude all adoption assistance payments.

- **Asset Income Exclusion and Self-Certification:** HABC also excludes all income from assets when the cash value of the asset is less than $50,000. Additionally, for households where the cash value of the assets is less than $50,000 BHRP will allow self-certification of asset value and income. This initiative will reduce the time it takes to verify income. This rent simplification measure will increase efficiency without having any negative impact on increasing residents' rent.

Approval and Implementation
- Approved: FY 2012 for Adjusted Income and Asset Income and FY 2014 for Full-Time Student and Adoption Assistance Exclusion.

- Implemented: FY 2012 for Adjusted Income and Asset Income and FY 2014 for Full-Time Student and Adoption Assistance Exclusion.

Impact
BRHP continues to see benefits in cost and time savings from this activity. The impact to families continues to be positive. During the reporting period, there was an increase of 5% for families who pay 30% of their income towards rent, and there was a decrease of 10% of families who pay more than 40% of their income towards rent. The share of families with wage earnings

continues to increase, with 56% percent of families earning wages as of the end of the reporting period.

Hardship
The Baltimore Housing Mobility Program has a zero ($0) minimum rent policy. Decreases in the tenant's Total Tenant Payment (TTP) will be effective the first day of the month following the month in which the change is reported. In FY 2018 there were no hardship requests as a result of this MTW activity.

Actual Non-Significant Changes
There were no non-significant changes to this activity in FY 2018

Actual Significant Changes
There were no significant changes to this activity in FY 2018

Challenges In Achieving Benchmarks & Possible Strategies
None

Changes To Metrics
Thompson Rent Simplification activities were combined; however, metrics are listed separately. Benchmarks for CE #1 and CE #2: Asset Income has been revised to reflect the number of households who are anticipated to have assets valued at greater than $50,000. The benchmark for CE #1: Adjusted Income was updated to reflect the correct hourly rate.

Metrics

CE #1: Agency Cost Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total cost of task in dollars (decrease).	Asset Income: $23,795 Adjusted Income: $23,796 FT Student and Adoption Assistance Exclusion: $534	Asset Income: $0 Adjusted Income: $28,406 FT Student and Adoption Assistance Exclusion: $0	Asset Income: $0 Adjusted $29,728 FT Student and Adoption Assistance Exclusion: $0	Yes

CE #2: Staff Time Savings				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total time to complete the task in staff hours (decrease).	Asset Income: 935 hours Adjusted Income: 935 hours FT Student and Adoption Assistance Exclusion: 21 hours	Asset Income: 0 hours Adjusted Income: 1,125 hours FT Student and Adoption Assistance Exclusion: 0 hours	Asset Income: 0 hours Adjusted Income: 1,108 hours FT Student and Adoption Assistance Exclusion: 0 hours	Yes
CE #3: Decrease in Error Rate of Task Execution				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Average error rate in completing a task as a percentage (decrease).	Asset Income: <1% Adjusted Income: 8% FT Student and Adoption Assistance Exclusion: <1%	Asset Income: 0% Adjusted Income: 0% FT Student and Adoption Assistance Exclusion: <1%	Asset Income: 0% Adjusted Income: 0% FT Student and Adoption Assistance Exclusion: 0%	Yes, the A-133 compliance audit completed by CliftonLarsenAllen for CY 2017 showed no errors or compliance issues in tenant income calculations.
CE #5: Increase in Agency Rental Revenue*				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total household contributions towards housing assistance (increase).	0	0	0	0
*HABC does not receive rental revenue from the HCV Program.				

xi. Activity 2014-01: HABC Long-Term Affordable Project-Based Voucher Contract

Description/Update

In FY 2014, HABC established the Long Term Affordable Project Based Program ("LTA-PB Program"). Under this Program, HABC created long-term affordable project based units at newly constructed or redeveloped sites where the source of funding for housing assistance is project-based vouchers.

The LTA-PB Units shall be managed and operated primarily in accordance with the HUD regulations governing public housing units (*e.g.*, 24 CFR Parts 5, 960, 966, and the like) (the "Public Housing Regulations"), even though the LTA-PB Units will be subsidized with project based voucher funds. The LTA-PB Units shall remain affordable for a minimum of 40 years. The LTA-PB Program will provide to applicants for, and residents of, the LTA-PB Units most of the rights, privileges, and benefits that are provided under the public housing regulations. LTA Project Based units are occupied by families on the public housing waiting list.

LTA-PB property owners are required to adopt the criteria for leasing and continued occupancy of the LTA-PB Units ("LTA Criteria"). HABC requires developers/owners of certain redeveloped public housing sites and/or certain project-based voucher sites to comply with the LTA Criteria.

Approval and Implementation

- Approved: FY 2014
- Implemented: FY 2014

Impact

HABC established Housing Assistance Payment (HAP) contracts that: increase the term of the contract from 10 to 15 years; reflect the owner's obligation to request renewals of the HAP contract for PBV's to subsidize low-income residents in LTA units and set forth what public housing rights, privileges and benefits must be afforded the residents in LTA units. This activity allows HABC to increase housing choices and reserve affordable housing for low-income families. At the end of 14 years Owners must seek annual renewal of the contract with HABC and if funding allows, continue to provide housing for persons with a disability for up to forty years. Currently there are a total of 42 units located throughout the City of Baltimore (See Appendix E, "Other Housing").

Hardship

Not applicable.

Actual Non-Significant Changes

There were no non-significant changes to this activity in FY 2018

Actual Significant Changes

There were no significant changes to this activity in FY 2018

Challenges In Achieving Benchmarks & Possible Strategies
None

Changes To Metrics
None

Metrics

HC #5: Increase in Resident Mobility				
Unit of Measurement	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	0 households	42	**42**	**Yes**

B. Not Yet Implemented Activities

i. Activity 2017-01: Sponsor-Based – Project-Based Transitional Housing

Description/Update
The Transitional Housing Program allows HABC to partner with the Women's Housing Coalition and other organizations to provide permanent housing for up to twenty-five (25) homeless/hard-to-house families.

- All referred applications will be screened in accordance with HABC waiting list policies and eligibility criteria;
- HABC may create a special waiting list for the specific population.

HABC defines self-sufficiency as the ability to achieve economic independence, through employment that will allow individuals and/or families to become self-sufficient (not dependent on welfare assistance). Families will be able to achieve self-sufficiency through this program in the following areas:

- Obtaining a source of income;
- Participating in job training programs; and
- Securing permanent housing.

Voucher subsidies will be provided to the owner of the contract for all eligible participants. Program participants will be required to comply with all program rules and guidelines. Failure to comply will result in the termination of assistance and program participation.

Approval and Implementation
- Approved: FY 2017
- Implemented: Not yet implemented. Planned implementation for FY 2019.

ii. 2018-01: Landlord Payment Methods and Electronic Communications

Description/Update
Currently, HABC communicates with landlords in a variety of formats, including email, fax, US mail and phone. Housing Assistance Payments (HAP) are delivered via direct deposit or sent in a check via US mail. The time and cost to prepare print, and mail landlord/owner notices, payments, inspection results and other communications is administratively and financially burdensome. HABC will require that all HCV landlord/owners receive all communications from HABC electronically. Further, HABC will require landlord/owners to receive HAP payments via direct deposit only. As of 6/30/18 less than 1% of landlords still receive paper checks.

Implementation of the Electronic Communications initiative for HCV landlords was delayed so that HABC could complete the installation of its online communications portal. The portal will

allow landlords to receive notices, letters, inspection results, etc. online. Completion of the Communications Portal is expected sometime in FY 2019.

HABC has obtained full compliance on electronic payments to the landlords. However, in the event that initial payments cannot be sent via direct deposit, a paper check will be received by the landlord at which time corrective action will be taken. In the event a landlord/owner opts out of the electronic delivery/direct deposit requirement, using its MTW authority, HABC will charge the owner an administrative fee equal to 1% of the HAP. The administrative fee structure will be two-tiered: a 1% fee will be assessed for paper copies of letters, notices, reports, etc. and another 1% fee for paper checks. Under no circumstances will an administrative fee be deducted from a landlords HAP.

Landlords currently pick up paper checks at the HABC Accounts Payable Office. With the implementation of the new surcharge, landlords will be required to show proper identification, and to submit payment in order to receive their check. Payment can be made by check or cash. In addition, a 1% fee will be assessed against landlords who received paper communications from HABC during a given month. The landlords will be notified and billed of such assessments through HABC's Accounts Receivable division.

HABC has amended the HAP contract to reflect this requirement. HABC will apply this policy to all paper statements, letters, inspection reports, and Housing Assistance payments. Implementation is planned for FY 2019.

C. On Hold Activities

i. 2006-04: Family Self-sufficiency

Description/Update
HABC established a combined Public Housing and HCV Family Self-sufficiency program. Program requirements varied from the existing regulatory framework in the following ways:

1) Elimination of mandated thresholds for number of participants in the HCVP program and expansion of the program to include public housing residents;

2) Enhanced program design to target the populations in need;

3) A focus on outcomes that included homeownership and unsubsidized economic independence;

4) Modification of the maximum contract period from five (5) to four (4) years; and

5) Revised procedures/regulations regarding the release of the escrow funds.

The FSS program that required MTW authority was placed on hold in FY 2014. HABC has reverted back to the traditional FSS program, which it does not need MTW authority to implement.

Approval and Implementation

- Approved: FY 2006
- Implemented: FY 2006
- Placed on Hold: FY 2014

Actions for Reactivating the Activity
HABC may choose to reactivate this activity in the FY 2019 Plan which may include additional FSS incentives and program enhancements. Actions for reactivating this or any other activity placed on "Hold" are inclusion of the MTW activity in the "Ongoing Activities" section of the applicable fiscal year Annual Plan or Annual Report.

ii. 2009-01: MTW Homeownership Program (Public Housing)

Description/Update
Using its MTW flexibility, HABC submitted a revised Section 32 Homeownership Plan, which was approved by HUD in 2009. Under the Plan, HABC will identify and rehabilitate various vacant scattered sites properties for homeownership sale to eligible residents.

Stricter guidelines imposed by lenders have reduced the number of public housing participants who are eligible to purchase a home. In addition, many public housing residents experience barriers when trying to purchase a home such as a poor credit history, lack of job history and retention and being wary of leaving the public housing rental program.

Approval and Implementation

- Approved: FY 2009
- Implemented: FY 2009
- Placed on Hold: FY 2014

Actions for Reactivating the Activity
This activity was placed on hold in FY 2014 as HABC works to revise the program policies. HABC may choose to reactivate this activity in the future, but at this time has no definitive plans for reactivation; however, actions for reactivating this or any other MTW activity placed on "Hold" are inclusion of the activity in the "Ongoing Activities" section of the applicable fiscal year Annual Plan or Annual Report.

iii. 2009-02: Section 811 Supportive Housing

Description/Update
HABC proposed combining MTW funds with 811 funds to create units for non-elderly persons with disabilities pursuant to the Bailey Consent Decree. HABC intended to make these funds available through a competitive process and developers would be required to demonstrate through specified documentation that the project has a gap that cannot otherwise be addressed.

Approval and Implementation
- Approved: FY 2009
- Implemented: FY 2009
- Placed on Hold: FY 2014

Actions for Reactivating the Activity
This activity was placed on hold in FY 2014 due to a lack of interest from developers. HABC may choose to reactivate this activity in the future, but at this time has no definitive plans for reactivation; however, actions for reactivating this or any other MTW activity placed on "Hold" are inclusion of the activity in the "Ongoing Activities" section of the applicable fiscal year Annual Plan or Annual Report.
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iv. 2012-02: Direct Homeownership Program

Description/Update
The direct purchase second mortgage program is for applicants with incomes of no less than $18,000 per year. Participants in this initiative do not receive a Section 8 homeownership voucher. A soft second mortgage of HOME VI funds is available through this program.

This activity was placed on hold in FY 2014 due to lack of participants.

Approval and Implementation

- Approved: FY 2012
- Implemented: FY 2012
- Placed on Hold: FY 2014

Actions for Reactivating the Activity

This activity was placed on hold in FY 2014 due to lack of participants. HABC may choose to reactivate this activity in the future, but at this time has no definitive plans for reactivation; however actions for reactivating this or any other MTW activity placed on "Hold" are inclusion of the activity in the "Ongoing Activities" section of the applicable fiscal year Annual Plan or Annual Report.

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v. 2014-02: Project-Based Voucher Award Process (Leased Housing)

Description/Update

HABC will establish a rolling selection process based on threshold criteria established by HABC

Approval and Implementation

- Approved: FY 2014
- Implemented: FY 2014
- Placed on Hold: FY 2015

Actions for Reactivating the Activity

This MTW activity was intended to facilitate the increase of units in HABC's project-based voucher inventory in order to comply with the Authority's obligations under the Bailey Consent Decree ("the Decree"). Since HABC was able to acquire most of the units it needs under the Decree, this activity has been placed on hold in FY 2015. Actions for reactivating this or any other MTW activity placed on "Hold" are inclusion of the activity in the "Ongoing Activities" section of the applicable fiscal year Annual Plan or Annual Report.

vi. 2015-03: Amendments to the PB HAP Contract

Description/Update

Using its MTW authority, HABC plans to waive the three-year restriction on amending HAP contracts. HABC may amend the HAP contract at any time during the initial term of the HAP contract and during any renewal term of the HAP contract to add additional PBV units in the same building.

Approval and Implementation

- Approved: FY 2015
- Implemented: Not yet implemented.
- Placed on Hold 2016

Actions for Reactivating the Activity

This MTW activity was intended to facilitate the increase of units in HABC's project-based voucher inventory in order to comply with the Authority's obligations under the Bailey Consent Decree ("the Decree"). Under this proposal, HABC may reactivate this activity and exercise this option for any PBV units, including, but not limited to the Bailey LTA and PB units and the non-Bailey LTA PB units. Actions for reactivating this or any other activity placed on "Hold" are inclusion of the MTW activity in the "Ongoing Activities" section of the applicable fiscal year Annual Plan or Annual Report.

D. Closed Out Activities

Table 17 provides a summary of previously approved MTW activities that HABC has completed, discontinued, or determined do not require MTW authority to implement:

Table 17: Closed Out MTW Activities

Activity	Plan Year	Close Out Year	Reason for Close Out
2006-05: Risk Based Inspections (Leased Housing)	FY 2006	FY 2016	Biennial inspections were approved by HUD as an HABC activity in FY 2006. This activity was closed out due to the 2014 Appropriations Act that allows the biennial inspection schedule without MTW authority. Note that this activity was incorrectly included as an implemented activity in the FY 2018 Plan.
2007-02: Project-Based Transitional Housing (Leased Housing)	FY 2007-2008	FY 2014	In 2014, the Collington House facility lost its eligibility to retain project-based vouchers and this program was closed out.
2009-03: Payment Standards at the 50th Percentile (Leased Housing)	FY 2009	FY 2011	HUD adjusted the Fair Market Rent (FMR) to the 50th percentile for HABC and therefore MTW authority was no longer required for this activity.
2009-04: TDC Limits (Public Housing)	FY 2009	FY 2012	In January 2012, the last scattered site unit was acquired and this activity was subsequently closed out.
2010-04: Utility Allowances for Families Living in Larger Units than Voucher Size	Approved in FY 2010 Implemented in FY 2012	FY 2014	Based upon the 2014 Appropriations Act language, HABC no longer needs to designate this activity as MTW.
2010-05: Gilmor Self-sufficiency Initiative	FY 2010	FY 2015	A shortage of funds to provide employment counseling forced the closure of this program in FY 2015. This activity was closed out in FY 2015.
2011-01: Rent Increase Determinations (Leased Housing)	FY 2011	FY 2016	HABC was able to maintain budgetary limits without imposing suspension of rent increases to owners.
2012-03: Rent Policy	FY 2012	FY 2015	A shortage of funds to provide employment counseling forced closure of this program.
2013-01: Adoption of New Investment Policies for HABC (Fiscal Operations)	FY 2013	FY 2015	This activity was closed out as HABC decided not to implement it due to the terms of a General Depository Agreement with the State.
2013-02: Journey Home	FY 2013	FY 2016	Journey Home Program was closed in FY 2016. There are no active participants whose housing assistance is funded by HABC.
2015- 01: Encouraging Leasing in Higher Opportunity Neighborhoods (Thompson vouchers)	FY 2015	FY 2016	This MTW activity was planned for implementation in FY 2015; however, upon further consideration, it was decided not to implement this activity and it was closed out in FY 2016.
2015-02: Energy Conservation and Utility Allowances	FY 2015	FY 2016	This MTW activity was placed on "Hold" in FY 2014 and subsequently closed in FY 2016 because the City of Baltimore was unable to complete the Water Conservation Audit.
2015-03: The Front Door Program (Leased Housing)	FY 2015	FY 2017	The contract ended December 31, 2014, six months into HABC's FY 2015 and was not renewed, which resulted in closure of the activity.
Limit on Interim Recertifications (Leased Housing)	FY 2014	FY 2016	This activity was placed on hold in FY 2014 due to comments received from the public, and closed out in FY 2016.
2011-02: Asset Self-Certification	FY 2011	FY 2018	Pursuant to PIH Notice 2016-05 this activity is closed as it is no longer considered an MTW activity.

i. 2011-02: Asset Self-Certification

1. *Plan Year Approved and Implemented*
   Approved FY 2011
   Implemented in FY 2013

2. *Activity Description*

To streamline operations, HABC allowed residents to self-certify income from assets with total asset values per household of less than $5,000. The Asset Self-Certification activity was approved by HUD in FY 2011.

1. *Plan Year Closed Out*
   FY 2018

2. *Reason Why Activity was Closed Out*
   Pursuant to PIH Notice 2016-05 this activity is closed as it is no longer considered an MTW initiative.

3. *Final Outcomes and Lessons Learned*

The most significant lesson learned was the amount of actual savings in both time and money generated from this MTW activity and how to capture that information. This activity demonstrated viable results and allowed staff to spend more time on other management duties. This activity also had a positive impact on our residents because collecting this information was less onerous and time consuming for them.

4. *Statutory exceptions outside of MTW that would have provided additional benefit*
   None.

5. *Summary table of outcomes from each year of the activity*

CE #1: Agency Cost Savings					
Unit of Measurement	***FY 2013 Outcome**	****FY 2014 Outcome**	****FY 2015 Outcome**	*****FY 2016 Outcome**	***FY 2017 Outcome***
Total cost of task in dollars (decrease).	Baseline = $19,476 Benchmark = $6,387.50, Outcome = $6,304.46	**N/A**	Baseline = $200,293 Benchmark = $133,619 Outcome = $148,684	Baseline = $19,476.00 Benchmark = $10,000 Outcome = $18,552	Baseline = $19,476.00 Benchmark = $10,000 Outcome = $18,970
CE #2: Staff Time Savings					
Unit of Measurement	***FY 2013 Outcome**	****FY 2014 Outcome**	*****FY 2015 Outcome**	*****FY 2016 Outcome**	***FY 2017 Outcome***

Total time to complete the task in staff hours (decrease).	Baseline – 552.5 hours Benchmark = 250 hours Outcome = 246.75	**N/A**	Baseline – 552.5 hours Benchmark = 8,304 hours Baseline = 2,768 hours Outcome = 1,605 hours	Baseline – 552.5 hours Benchmark = 300 hours saved Outcome = 531.5 hours saved	Baseline – 552.5 hours Benchmark = 300 hours saved Outcome = 541 hours saved
CE #3: Decrease in Error Rate of Task Execution					
Unit of Measurement	***FY 2013 Outcome***	***FY 2014 Outcome***	***FY 2015 Outcome***	***FY 2016 Outcome***	***FY 2017 Outcome***
Average error rate in completing a task as a percentage (decrease).	**N/A**	**N/A**	Benchmark = 5% Baseline = 1% Outcome = 2.5%	Benchmark = 5% Baseline = 1% Outcome = 0%	Benchmark = 5% Baseline = 1% Outcome = 0%

*For FY 2013 HABC changed its metrics for this MTW activity. Instead of a benchmark that calculates the difference between asset verifications over $5,000 and those under $5,000, HABC began to calculate the cost avoidance in completing fewer asset reviews. This allowed staff to perform other more critical duties such as rent conferences and interims. Although HABC did not meet its benchmark in FY 2013 the savings reported compelled continuing support for this MTW activity.

**Changes to metrics, baselines, and benchmarks: In May of 2013 HUD published revised MTW reporting requirements, including standard metrics for use by all MTW agencies, after HABC had submitted its FY 2014 Annual Plan to HUD. Therefore, HABC's FY 2014 Annual Plan did not include HUD's standard metrics or the newly required baselines and benchmarks for each activity. HABC has incorporated the new HUD standard metrics in its FY 2015 Annual Plan and HABC has also incorporated the HUD standard metrics in this Report. For the FY 2014 Report HABC has, where feasible, reported on the progress using the new HUD standard metrics, however, in many cases this information was not being tracked in FY 2014 and is not included in the FY 2014 Annual Report. This approach is consistent with information provided by HUD in the Frequently Asked Questions posted on HUD's website dated September 17, 2013.

***Changes to metrics, baselines, and benchmarks: HABC has re-evaluated the baseline for this MTW activity. On an average it took .5 hours to verify a resident's asset income. By allowing residents to self-certify income from assets totaling $5,000 and less this activity now requires 15 minutes (.25 hours) to complete. The metrics have been updated in accordance with this change. In addition in FY 2015 HABC reported the number of households with assets of $5000 or less as 6,419 in error. The number reported for FY 2016 is correct and HABC changed its metrics accordingly for FY 2016.

V. Sources and Uses of MTW Funds

A. Actual Sources and Uses of MTW Funds

i. Actual Sources of MTW Funds in the Plan Year

Total Tenant Revenue **-** Tenant Revenue is planned at a 92% occupancy rate, except for the RAD sites in which vacant units are planned to get ready for renovation. Total Tenant Revenue also includes estimated income billable from various tenant transactions such as warrant, court and maintenance costs anticipated during FY 2018.

HUD HABC Operating Grants:

- Section 8 HCV Housing Assistance Payments (HAP) subsidies
- Ongoing Administrative Fee Earned for Regular HABC Vouchers, Partial Consent Decree and Remedial Vouchers
- Public Housing Subsidies
- Capital Fund soft costs are estimated for administering the planned capital improvement and operating activities.
-

Capital Grants- Funding is based on planned capital improvement and construction activities as described in the Capital Improvement Plan.

Total Fee Revenue - HABC does not report Fee Revenue as HABC has adopted a Local Asset Management Plan since FY 2010.

Interest Income – Interest income includes revenue received from bank-related and investment income.

Other Income **-** vending machines, excess utilities, and lease income from the public housing program. It also includes Fraud Recovery for the recovery of funds from the Section 8 HCV program.

ii. Actual Uses of MTW Funds in the Plan Year

Operating – Administrative **-** Administrative expenses include salaries and benefits for administrative and CFP/DDT programs staff. Also included are salaries and benefits for Housing Management staff at the Asset Management Project (AMP) levels as well as program staffs for the Section 8 HCV program. In addition, this category also includes operating expenses such as office rent, telephone, computer materials and contracts, postage and supplies for all programs.

Management Fee Expenses **-** Management Fees expense includes fees for HABC's Privately Managed Sites by outside management firms.

Allocated Overhead **-** Allocated Overhead is calculated based on HUD's approved Local Asset Management Program since FY 2010. The proposed updated cost allocation calculations for FY 2018 are included in Appendix C.

Tenant Services - Tenant Services includes salaries, benefits, materials and supplies used to support tenant councils and the Resident Advisory Board, and to provide direct services to residents of public housing.

Utilities - Utilities include expenses for water, electricity, gas, steam and fuel consumed by HABC's AMPs. HABC continues to exercise prudent procurement actions to achieve favorable utility rates. Utility consumptions are adjusted based on addition or demolition activities planned for the fiscal year. In addition, applicable utility savings as a result of the Energy Performance Contract (EPC) has also been factored into the projected utility costs.

Ordinary Maintenance - Ordinary Maintenance includes salaries and benefits of maintenance workers and crews assigned to public housing units. It also includes maintenance materials and maintenance contracts used for ordinary maintenance operations. This category also includes outside contract costs to privatized firms, which manage some of HABC's public housing and affordable housing units.

Protective Services - Protective Services includes salaries, benefits and other related costs of building monitors assigned to public housing developments and outside security contracts for the developments.

Insurance Premiums - Insurance Premiums are budgeted for properties, general liability, worker's compensation, automobiles, commercial crime, EDP data and media, boiler and machinery for the MTW activities.

Other General Expenses - Other General Expenses include compensated absences, collection losses for uncollected rent and Payment in Lieu of Taxes (PILOT).

Interest Expense and Amortization Cost - Interest Expense is budgeted for interest associated with the EPC Debt Service.

Extraordinary Maintenance - Extraordinary Maintenance is planned for unforeseen break down of heating systems, boilers, chillers, etc. This line also includes Casualty Loss which are estimated for unforeseen repairs and losses at public housing units that are not covered by insurance carriers.

Housing Assistance Payments + HAP Port-Ins - Housing Assistance Payments (HAPs) include rent subsidies paid to landlords and utility assistance paid to tenants under the Section 8 HCV program. It also includes Section 8 HCV HAP expenditures for Regular HABC Vouchers, Partial Consent Decree Vouchers and Remedial Vouchers. The Plaintiffs of the Thompson Consent Decree have created a non-profit corporation, Baltimore Regional Housing Partnership (BRHP) to serve as Administrator beginning January 2014 and therefore, the HAP amount for Thompson consent decree and remedial vouchers in FY 2018 is reported as a pass-through from HABC to BRHP.

Depreciation Expenses - Depreciation Expense is estimated for the costs of tangible fixed assets allocated over their useful lives. Depreciation expense is based on HABC's fixed asset records and depreciation methods.

All Other Expenses – Capital and Development

As required, HABC submits unaudited and audited information in the prescribed Financial Data Schedule (FDS) format through the HUD Financial Assessment System; however the audited version of the FDS Report will not be available until September 2019. For informational purposes, HABC has submitted the information below which is in draft and unaudited form. Please note that HABC is undergoing a change in its fiscal year end from 6.30/ to 12/31/ as approved by HUD

SOURCES		
FDS Line Item	**FDS Line Item Name**	**Actual**
70500 (70300+70400)	Total Tenant Revenue	$22,888,693
70600	HUD HABC Operating Grants	$269,047,341
70610	Capital Grants	$19,106,744
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	$139,334
71100+72000	Interest Income	$445,955
716007	Gain or Loss on Sale of Capital Assets	$0.00
71200+71300+71310+71400+71500	Other Income	$10,392,597
70000	**Total Revenue**	**$322,020,664**
USES		
FDS Line Item	**FDS Line Item Name**	**Actual**
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	$23,414,059
91300+91310+92000	Management Fee Expense	$139,334.20
91810	Allocated Overhead	$2,513,833
92500(92100+92200+92300+92400)	Total Tenant Services	$2,198,206
93000(93100+93200+93300+93400+93600+93800)	Total Utilities	$20,346,136
93500+93700	Labor	$0.00
94000(94100+94500+94200+94300)	Total Ordinary Maintenance	$39,653,424
95000(95100+95200+95300+95500)	Total Protective Services	$1,075,412
96100(96110+96120+96130+96140)	Total Insurance Premiums	$2,629,749
96000(96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	$7,303,007
96700(96710+96720+96730)	Total Interest Expense and Amortization Cost	$7,665,595
97100+97200	Total Extraordinary Maintenance	$531,406
97300+97350	Housing Assistance Payments + HAP Portability-In	$194,371,960

97400	Depreciation Expenses	$22,078,179
97500+97600+97700+97800	All Other Expenses - Capital & Development	$0.00
90000	**Total Expenses**	**$323,920,300**
Sources greater than / (less than) Uses		**$ 1,899,636**

iii. Describe Actual Use of MTW Single Fund Flexibility

Due to inadequate HUD funding for capital improvement needs, in FY 2018 HABC used $8,184,099 to pay for capital improvement activities and another $4,966,877 was used for vacancy renovations. Without the Single Fund flexibility, HABC could not have provided the needed capital improvements to its housing sites. Capital improvements enhance the quality of life for HABC's residents' as windows are replaced, more accessible units made available, heating and mechanical systems were upgraded, and more units are made available for occupancy.

B. Local Asset Management Plan

Local Asset Management Plan			
Is the PHA allocating costs within statute?		or	**No**
Is the PHA implementing a local asset management plan (LAMP)?	**Yes**	or	
Has the PHA provided a LAMP in the appendix?	**Yes**	or	
PHAs should provide a brief summary of any changes in the Local Asset Management Plan in the body of the Report.			

The FY 2018 LAMP represents year nine of HABC's indirect costs methodology, approved by HUD as part of its MTW annual plan.

The worksheet that is used to identify direct and indirect costs and to develop the anticipated indirect rate can be found in Appendix B. The specific approach is as follows:

> Identify the direct cost base (D) and our indirect cost pool (I); Separate between MTW and non-MTW programs; All hard costs (capital) and HAP payments to landlords are excluded from the direct cost calculations; and Develop two indirect cost rates (I/D): one for MTW and one for non-MTW.

All costs used in this analysis are from the HABC Fiscal Year 2017 Approved Consolidated Budget. Based on this budget and the attached schedules, **the indirect cost rate is currently 14.28% for MTW and 13.59% for non-MTW (see Attachment A).**

The LAMP Indirect Cost Rate is updated every year based on the expenditure level of the indirect departments such as the Central Office, while the direct costs such as maintenance, utilities, etc. have changed over the years. As a result, the Indirect Rate changes because the numerator (indirect) and the denominator (direct costs) have changed.

VI. Administrative

A. Reviews, Audits, and Inspections

This section includes general descriptions and statuses of reviews and audits for which HABC was required to take action to address deficiencies and/or recommendations during the Plan Year.

Review:
An outside contractor audited the financial statements of the Business Type Activities, discretely presented component units and Fiduciary Funds of the Housing Authority of Baltimore City (the Authority) as of and for the years ended June 30, 2017 and 2016, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, as listed in the table of contents in Appendix D.

Summary Description:
The financial statements included in the audit report are those of a special-purpose government engaged in a business-type activity including the following:

- Statements of Net Position – report HABC's current financial resources (short-term spendable resources) with capital assets and long-term debt obligations.
- Statements of Revenues, Expenses and Changes in Net Position – report HABC's operating and non-operating revenues by major source, along with operating and non-operating expenses and capital contributions.
- Statements of Cash Flows – report HABC's cash flows from operating, investing, capital and non-capital activities.

Federal Awards:
Internal control over major programs:

- Identification of Major Programs:
    - Federal Grantor/Program Title CFDA No.
    - Moving to Work Demonstration Program
    - Section 8 Project-Based Cluster
    - Housing Choice Voucher Program

Status:
Finding 2017-01: Significant Deficiency
Condition: Significant adjustments were necessary by both the Authority and auditor during the audit to revise the submitted financial data schedule to ensure that it reconciled to supporting documentation and to ensure compliance with generally accepted accounting principles. Because of management changes and restructuring within the Finance Department at the Authority, the FDS was not reviewed in sufficient detail in relation to supporting documentation.

Auditor's Recommendations: Management should assess staffing needs based on the size and complexity of the Authority and develop a review process over the Financial Data Schedule to ensure that it reconciles to supporting documentation and that it is reporting in accordance with generally accepted accounting principles. We further

recommend that the Authority utilize a year end checklist that would assist in closing the fiscal year timely and accurately.

HABC Actions: The Finance Department underwent a sizeable restructure that became effective June 5, 2017 that focused on functionalities and transitioning outsourced activity to in-house as well as migrating manual processes to electronic processes. Before the restructure, the accounting staff had limited involvement and understanding in compiling the FDS and preparing the required audit schedules. Those duties were limited to the former management team of the department including a fee consultant.

In order to become efficient and effective, the new management has reorganized fiscal operations and ensured that accountants will manage the trial balances and account reconciliations. In order to prepare a team of accountants to learn the new duties and fulfill the expectations of the functions, Finance staff has since then received training by PHA consultants with the focus on reconciliations, work papers, and well supported schedules. Additionally, formal training on the basics of PHA accounting, which was never previously offered, was provided during the month of January 2018. Furthermore, there is an ongoing training commitment and individualized training plans have been established and are currently being implemented through in-house and external support for each staff member that will continue to enhance their understanding of the HUD accounting.

Internal Controls continue to be examined and strengthened through refinement of processes and procedures. Accountants are now fully responsible for all aspects of the trial balances (balance sheet and income statement). The month-end and year-end close checklists have been examined and the Director of Finance is holding staff accountable to ensure that reconciliations are prepared and reviewed timely.

Staff will prepare with the support of the hired PHA consulting team the FDS for the upcoming audit period and it is anticipated that after FY2019, staff will be able to prepare a clean FDS unassisted that will not materially deviate from the unaudited submission.

B. Evaluations

Not applicable. HABC utilizes internal resources to measure and evaluate MTW Activities.

VII. Appendices

Appendix A: Certification of Compliance

Joseph L. Smith
Chairman, Board of Commissioners
Janet Abrahams
Executive Director

HOUSING AUTHORITY of BALTIMORE CITY

Certification of Compliance
FY 2018 Annual Report

I, Janet Abrahams, Executive Director, hereby provide this certification on behalf of the Housing Authority of Baltimore City (HABC) in submitting the FY 2018 MTW Annual Report. I hereby certify that HABC has met the following three statutory requirements as set forth under its Moving to Work Agreement: 1) assuring that at least 75 percent of the families assisted by HABC are very low-income families; 2) continuing to assist substantially the same total number of eligible low-income families as would have been served had the public housing and Section 8 funds not been combined; and 3) maintaining a comparable mix of families (by family size) served, as would have been provided had the MTW funds not been used under the demonstration.

Janet Abrahams
Executive Director

10/4/18
Date:

Housing Authority of Baltimore City 417 East Fayette Street, Baltimore, MD 21202
410.396.3232 www.HABC.baltimorehousing.org TWITTER Facebook @BmoreHabc

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Appendix B: Local Asset Management Plan (Indirect Cost Rate Write-Up)

Local Asset Management Program and Approach to Cost Allocation

Background

The First Amendment to the Moving to Work (MTW) Agreement allows the Housing Authority of Baltimore City (HABC) to develop a local asset management program that describes HABC's cost accounting system. It allows an alternative approach to cost allocation differing from the Operating Fund Rule (OFR) approach under 24 CFR Part 990. Instead of the prescribed fee for service approach as per the OFR, HABC has established a cost allocation methodology based on a single indirect cost rate developed in accordance with OMB Circular A-87. The deviations from HUD's OFR, the cost allocation plan along with the indirect cost rate are described below.

Description of How HABC is Implementing Asset Management

This plan is consistent with HABC's ongoing implementation of project based management, budgeting, accounting and financial management. Day to day operations of HABC sites are coordinated and overseen by Property Managers, who oversee the following management and maintenance tasks: tenant selection and leasing; rent collections; maintenance work order response; unit turnover; security; resident and community relations; capital improvements planning; and, other activities to efficiently operate the site. HABC Property Managers receive support in conducting these project-level activities from the entire array of Central Office departments.

HABC Property Managers develop and monitor property budgets with support from the HABC Finance staff. Budget trainings are held annually to support the budget development process.

HABC will continue to develop and utilize project-based budgets for all of its asset management projects (AMPs). All direct costs will be directly charged to the maximum extent possible to the AMPs. HABC housing managers will continue to receive AMP-based revenue and expense statements monthly, which include surplus and/or deficit, budgeted cost and actual cost, as they have for several years. HABC proposes to allocate indirect costs to the AMPs based on available housing units. Consistent with the Financial Data Schedule (FDS) approved line item, the indirect costs will be reported under "Allocated Overhead".

In designing and implementing its local asset management plan, HABC has used HUD's asset management requirements including AMP-based financial statements as a starting point. HABC will retain the HUD chart of accounts and the HUD crosswalk to the FDS. Under the local asset management program, HABC intends to retain full authority to move its MTW funds and project cash flow among projects without limitation.

HABC will continue to monitor the performance of all AMPs both operationally and financially. There will continue to be AMP-based operations and operating income and expense financial reporting, that will be provided to and used by AMP housing managers monthly. Properties that are not meeting HABC standards, either operationally or financially will be expected to develop and adhere to an asset management plan, in order to effectuate improved and satisfactory operations.

Deviations from HUD's Operating Fund Rule

Balance Sheet Accounts:

Some balance sheet accounts will be reported in compliance with HUD's Asset Management Requirements and some will deviate from HUD's requirements as discussed below.

Balance Sheet Accounts in compliance with HUD's Asset Management Requirements

The following account categories and types will comply with HUD's Asset Management Requirements. These account balances that have been defined as attributable to a specific AMP or program other than public housing will continue to be reported under the attributed AMP or the specific program.

- Restricted Cash Balances
- Petty Cash Balances
- Tenant Accounts Receivable and Payable balances, including Security Deposit Liabilities
- Miscellaneous Accounts Receivable
- Fixed Assets and Accumulated Depreciation
- Notes Receivable
- Contract Retention
- Invested in Net Fixed Assets
-

Balance Sheet Accounts that deviate from HUD's Asset Management Requirements

The balance sheet accounts that will deviate from HUD's Asset Management Requirements are listed as follows.

- Cash and Investments
- Interfund Accounts Receivable or Payable
- Prepaid Expenses and Deferred Charges
- Materials Inventory
- Accounts Payable and Accrued Liabilities
- Payroll Liabilities
- Compensated Absences
- Remaining Other Post-Employment Benefits (OPEB) Liability
- Unrestricted and Restricted Net Assets

HABC proposes to deviate from HUD's asset management requirements by reporting the above account balances as assets maintained centrally.

They will not be reported by AMPs or programs. Through years of practice, we believe that maintaining these accounts centrally has proven to be the most cost effective and least labor intensive method. Although these balance sheet accounts are proposed to be maintained centrally, the related expenses will continue to be reported as an expense to the appropriate program, department, or AMP-based as applicable. Therefore, the applicable transactions do not distort the AMP-based income and expense statements. It is important to note that maintaining the above balance sheet accounts centrally, will it no way diminish HABC's obligations or ability to effectuate improved and satisfactory operations and to develop and adhere to its asset management plan. Also, these centrally maintained balance sheet accounts are consistent with the financial reporting under the new Catalog of Federal Domestic Assistance (CFDA) number for the MTW program.

Income Statement Deviations

HABC will not be utilizing the fee for service approach. Thus, there will be no Central Office Cost Center (COCC) created or reported in the annual FDS. No property management or asset management or bookkeeping fees will be charged to the AMPs. Rather, the allocated expenses will be charged into the AMPs based on the indirect cost rate developed and presented herein.

HABC's cost allocation methodology below, along with a preliminary indirect cost rate, applies to both the MTW program and non-MTW programs. This cost allocation plan and process will take the place of the fee for service cost and revenue approach developed within the new operating fund rule under 24 CFR Part 990.

Cost Allocation Approach

Consistent with the CFR part 200 cost principles, HABC has identified and segregated all its costs into a direct cost pool and an indirect cost pool. The basic principle to determine whether costs should be treated as direct or indirect is whether the cost can be directly attributed to one program or to multiple programs. Those costs that can generally be attributed to supporting one program are included as direct. Included in the direct pool are:

- All public housing development (or AMP) site direct costs
- All central frontline costs (both operating and capital), including Resident Services, Work Orders, Leasing, Legal, and the like
- All Central Maintenance crews, whose work will be direct cost to the maximum extent;
- All HCVP department expenses;
- All Modernization and Development expenses;
- All City direct costs;
- All partnership housing program.

The above direct cost services have been carefully reviewed and found to support specific unique programs, whether it be public housing, Section 8, or direct City programs.

Those costs that cannot be easily attributed to supporting one program are treated as indirect costs under the indirect cost pool. Indirect costs include:

- Most central office departments, including Executive, Finance, Human Resources, Information Technology, and the like;

The above indirect cost services have been carefully reviewed and found to support multiple programs, and as such must be treated as indirect, and allocated out in proportion to the direct services they support.

The worksheet used to identify direct and indirect costs and to develop the anticipated indirect rate is attached to this narrative as **Attachment A**.

The specific approach is as follows:

- Identify the direct cost base (D) and our indirect cost pool (I);
- Separate them out MTW and non-MTW;
- Develop two indirect cost rates (I/D), one for MTW and one for non-MTW, which are used to allocate indirect costs to the direct programs;
- Excluded from the direct cost base are all hard costs (capital), and
- HAP payments to landlords.

All costs used in this analysis are from the HABC Fiscal Year 2017 Approved Consolidated Budget. Based on this budget and the attached schedules, **the indirect cost rate is currently 14.28% for MTW and 13.59% for non-MTW (see Attachment A).**

How does this cost allocation plan get implemented?

- All indirect costs will be identified and assigned into a pool;
- These costs are then charged out using the indirect cost rate to the MTW program and the respective non-MTW programs based on actual direct costs; thus, if in FY 2018, total MTW direct costs are $100 million, then $14.28 million (14.28%) of indirect costs would be charged out; similarly, if in FY 2018 there were $10 million of direct non-MTW costs, then $1.359 million (13.59%) will be charged in indirect costs.
- Annually, HABC will review the need to update its indirect cost rate using then current fiscal year budgets. It is believed, based on a review of several years of direct and indirect costs, that HABC's basic cost structure (direct versus indirect, central office versus direct program service, etc.) is highly uniform and consistent. Notwithstanding this, HABC will revisit this analysis annually.

The benefits of this cost approach include administrative simplicity, which should allow for increased efficiency and transparency; a greater ease of planning and budgeting on the part of direct program service providers, and a clearer understanding of indirect costs as a share of total costs at the HABC. As discussed above, it does not diminish HABC's obligations to effectuate improved and satisfactory operations and to develop and adhere to an asset management plan. It is also consistent with the financial reporting under the new Catalog of Federal Domestic Assistance (CFDA) number from OMB that HUD created for the MTW program.

HABC FY18 Indirect Cost Rate Explanation, a component of HABC's Local Asset management Plan

This cost allocation plan and process for Fiscal 2018 represents year eight of HABC's local asset management plan allowed and approved as a component of its MTW participation.

Cost Allocation Approach

This indirect rate calculation is modeled directly on the past few years' methodology. Consistent with the OMB Circular A-87 cost principles, HABC has identified and segregated all its costs into a direct cost pool and an indirect cost pool. The basic principle to determine whether costs should be treated as direct or indirect is whether the cost can be directly attributed to one program or to multiple programs. Those costs that can generally be attributed to supporting one program are included as direct. Included in the direct pool are:

- All public housing development (or AMP) site direct costs;
- All central frontline costs (both operating and capital), including Resident Services, Work Orders, Leasing, Legal, and the like;
- All Central Maintenance crews, whose work will be direct costed to the maximum extent;
- All HCVP department expenses;
- All Modernization and Development expenses;
- All City direct expenses;
- All partnership housing program direct expenses.

The above direct cost services have been carefully reviewed and found to support specific unique programs, whether it be public housing, Section 8, or direct City programs.

Those costs that cannot be easily attributed to supporting one program are treated as indirect costs under the indirect cost pool. Indirect costs include:

- Most central office departments, including Executive, Finance, Human Resources, Information Technology, and the like;

The above indirect cost services have been carefully reviewed and found to support multiple programs, and as such must be treated as indirect, and allocated out in proportion to the direct services they support.

The worksheet used to identify direct and indirect costs and to develop the anticipated indirect rate is attached to this narrative as **Attachment A**.

The specific approach is as follows:

- Identify the direct cost base (D) and our indirect cost pool (I);
- Separate them out MTW and non-MTW;
- Develop two indirect cost rates (I/D), one for MTW and one for non-MTW, which are used to allocate indirect costs to the direct programs;
- Excluded from the direct cost base are all hard costs (capital), and HAP payments to landlords.

All costs used in this analysis are from the HABC Fiscal Year 2016 Approved Consolidated Budget. Based on this budget and the attached schedule, **the indirect cost rate for FY2018 will be 14.28% for MTW and 13.59% for non-MTW (see Attachment A for detail).**

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Appendix C: EPC Reporting Requirements – Period Ending 06/30/18

Appendix D: FY 2017 Audit Report – Period Ending 6/30/17

HOUSING AUTHORITY OF
BALTIMORE CITY

FINANCIAL STATEMENTS
AND SUPPLEMENTAL INFORMATION
WITH INDEPENDENT AUDITORS' REPORT

Fiscal Years Ended June 30, 2017 and 2016

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RUBINO & COMPANY
CHARTERED
Certified Public Accountants and Consultants

rubino.com

MAIN 301.564.3636 FAX 301.564.2994
6903 Rockledge Drive, Suite 1200 Bethesda, Maryland 20817-1818

INDEPENDENT AUDITORS' REPORT

Board of Commissioners
Housing Authority of Baltimore City
Baltimore, Maryland

Report on the Financial Statements

We have audited the accompanying financial statements of the Business Type Activities, discretely presented component units and Fiduciary Funds of the Housing Authority of Baltimore City (the Authority) as of and for the years ended June 30, 2017 and 2016, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Authority's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinions, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Business Type Activities, discretely presented component units and the Fiduciary Funds of the Authority as of June 30, 2017 and 2016, and the respective changes in financial position and cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis and the accompanying information listed in the table of contents as required supplemental information on pages 4 through 16 and 66 through 69 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was performed for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The accompanying information listed in the table of contents as supplemental information is presented for purposes of additional analysis and is not a required part of the basic financial statements. The accompanying Schedule of Expenditures of Federal Awards is presented

for purposes of additional analysis as required by Title 2 *U.S. Code of Federal Regulations (CFR) Part 200, Uniform Guidance Requirements, Cost Principle, and Audit Requirements for Federal Awards*, and is not a required part of the basic financial statements.

The Financial Data Schedule, other supplementary data and the Schedule of Expenditures of Federal Awards are the responsibility of management and were derived from and relate directly to the underlying accounting ·data and other records used to prepare the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting data and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the accompanying supplemental information as described in the table of contents and the Schedule of Federal Awards are fairly stated in all material respects in relation to the financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 28, 2018 on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority’s internal control over financial reporting and compliance.

Rubino & Company

March 28, 2018
Bethesda, Maryland

HOUSING AUTHORITY OF BALTIMORE CITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
Year Ending June 30, 2017

As management of the Housing Authority of Baltimore City (HABC), we offer the readers of the HABC's financial statements this narrative overview and analysis of the financial activities of the HABC for the year ended June 30, 2017. We encourage readers to consider the information presented here in conjunction with the HABC's financial statements.

Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Housing Authority of Baltimore City, 417 E. Fayette Street, Baltimore, MD 21202, or contact HABC's Executive Director, Janet Abrahams at (410) 396-3232 or the Chief Financial Officer, Sieglinde Chambliss at (410) 396-8303.

Overview of FY 2017 Financial Statements

HABC reports its programs and activities under the Proprietary Fund. In addition, the financial statements also present separate Fiduciary Funds which include the Other Post-Employment Benefits (OPEB) Trust and the Employee Retirement Plan. Resident Services, Inc. (RSI) and Baltimore Affordable Housing Development, Inc. (BAHD) are presented as a discretely presented component units. The Management's Discussion and Analysis (MD&A) covers the Proprietary Fund only.

As of June 30, 2017, HABC's Proprietary Fund Net Position was $419,262,760 as compared to $459,023,406 as of June 30, 2016, which is a decrease of $39,760,646. The changes in the Net Position categories are discussed as follows:

- **Investment in Capital Assets, net of related debt** decreased by $45,658,246 as compared to FY 2016. HABC made capital investments of $20,203,904. The capital investments are offset by reductions for depreciation expenses, fixed assets disposals, and capital debt activity. A detailed analysis of the changes in Investment in Capital Assets is provided in a later section.

- **Restricted Net Position and Unrestricted Net Position** increased from FY 2016 by $10,525,726. Restricted Reserves were established for specific purposes, including the Uniform Federal Accessibility Standards (UFAS) reserve, replacement reserves, Investment in Joint Ventures, program income reserves and HUD approved self-insurance reserve funds that are subject to HUD's approval before any funds could be used to pay claims, settlement or legal service fees. Unrestricted Net Position changes as a result of operations.

Background and Overview of Agency

Moving to Work (MTW) Agreement

HABC has been a Moving to Work (MTW) agency since March 2005. On December 24, 2008, HABC entered into a ten-year Amended and Restated MTW Agreement with the U.S. Department of Housing and Urban Development (HUD). Subsequently, HUD approved HABC's request for the extension through 2028.

MTW is a national demonstration program authorized by Congress, which gives HABC the flexibility to waive certain statutes and HUD regulations pertaining to the Public Housing and Housing Choice Voucher Program (HCVP). The MTW statutory objectives include the following:

1. Reduce cost and achieve greater cost effectiveness in Federal expenditures;

2. Give incentives to families with children whose heads of household are either working, seeking work, or participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient; and,

3. Increase housing choices for low-income families.

MTW Agencies have the flexibility to combine Federal funds from the public housing operating and modernization programs and Housing Choice Voucher program into a "block grant" to help better meet the purposes of the demonstration and the needs of their communities. However, MTW Agencies must still abide by all other federal rules and regulations, including the Fair Housing Act, the Civil Rights Act, labor standards, environmental rules, procurement guidelines, demolition and disposition procures and relocation regulations.

The MTW activities undertaken and/or planned by HABC are all designed to promote one or more of the above statutory objectives. Under the MTW Agreement, HABC's funding sources are separated between the MTW Block Grant and the Non-MTW funding programs. MTW Block Grant contains three major funding sources – Low Rent Public Housing (LRPH), Section 8 Housing Choice Voucher Program (HCVP), and the Capital Fund Program (CFP) / Replacement Housing Factor Fund (RHFF). All other funding programs fall into the category of Non-MTW.

In addition to the enclosed financial information, HABC has also prepared and made available asset management project (AMP) based financial statements starting FY 2009 utilizing HABC's internal accounting reporting system. Each funding program (MTW and Non-MTW) is accounted for separately and is reported in conformity with accounting principles generally accepted in the United States of America.

Summary of the Financial Statements

The financial statements included in this audit report are those of a special-purpose government engaged in a business-type activity including the following:

- Statements of Net Position – report HABC's current financial resources (short-term spendable resources) with capital assets and long-term debt obligations.
- Statements of Revenues, Expenses and Changes in Net Position – report HABC's operating and non-operating revenues by major source, along with operating and non-operating expenses and capital contributions.
- Statements of Cash Flows – report HABC's cash flows from operating, investing, capital and non-capital activities.

Our analysis of HABC as a whole begins in the next section. The financial statements of HABC reflect the financial results and management's goals for a fiscal year. The primary measurement of management's goals and financial results are the changes in net position.

Net position is an important measure of HABC's financial position. HABC's net position is the difference between what HABC owns (assets) and what HABC owes (liabilities). The attached analysis of entity-wide (proprietary fund) net position, revenues and expenses are provided to assist with answering the above question. This analysis includes all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private sector companies. Accrual of the current year's revenues and expenses are taken into account regardless of when cash is received or paid. This analysis also reflects HABC's net position and their changes.

Over time, changes of HABC's net position is an indicator of its financial health. Readers need to consider other non-financial factors such as changes in family composition, fluctuations in the local economy, HUD mandated program administrative changes, and the physical condition of HABC's capital assets to assess the overall health of HABC.

Analysis of Entity Wide Net Position (Proprietary Fund Only)

Total Net Position for the Proprietary Fund for FY 2017 were $419,262,760 and for FY 2016 $459,023,406. This represented a decrease of $39,760,646. Listed below are areas that reported major increases or decreases from FY 2016:

- **Total Cash & Investments** decreased $28,498,084. Prior year cash was utilized for payment of litigation settlements and RAD closings.
- **Net Accounts Receivable** increased $1,646,632. HUD receivables increased from fiscal year 2016, as well as other miscellaneous receivables for normal routine CFP/RHF activity.
- **Capital Assets, net of accumulated depreciation,** decreased $43,606,795. The change in Net Capital Assets is presented with additional detail under the Analysis of Net Capital Assets section below.
- **Non-Current Assets** increased $7,266,209. Non-current assets increased as a result of a new loan agreement between HABC and the O'Donnell Heights Association.
- **Current Liabilities** decreased by a net amount of $12,495,623. In FY 2017 there was a reduction in the accrued legal expenses as a settlement was paid as well as a reduction in accrued expenses for utilities and other vendor payments due at year end.
- **Long Term Liabilities** decreased $3,226,335. Long term liabilities decreased because of the payment for long term debt including the EPC Bond and reduction in compensated absences.
- **Net Position** decreased $35,447,399. Total Unrestricted Net Position increased $20,736,573, and Restricted Net Position decreased $10,525,726. However, Investment in Capital Assets, decreased $45,658,246 as discussed previously under the Financial Highlights section.

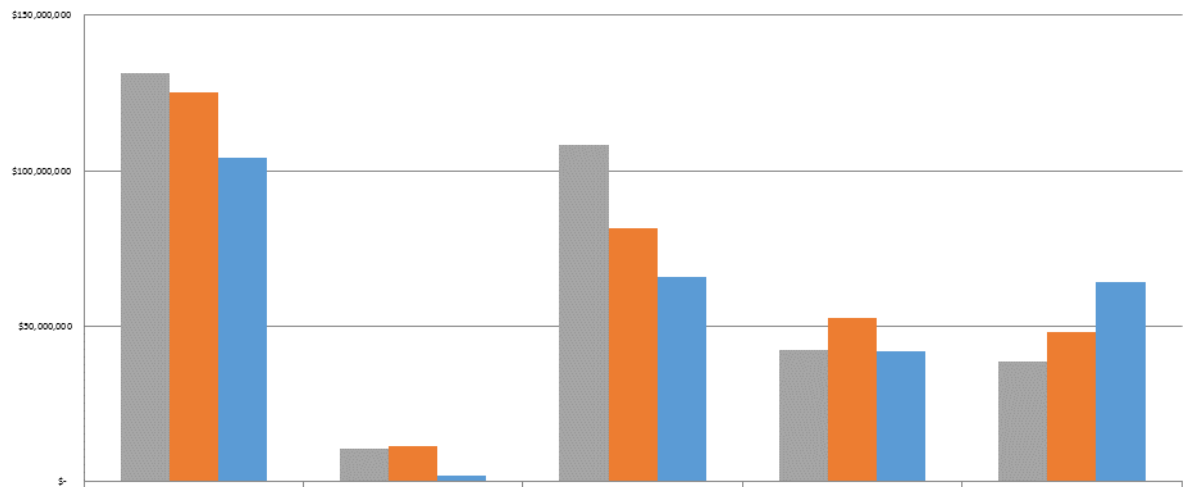
The table below further illustrates our analysis of the Entity Wide Net Position:

Proprietary Fund Net Position by Fiscal Years

	FY 2017	FY 2016	FY 2015	FY 2017 vs. FY 2016 Net Increase / (Decrease)	FY 2016 vs. FY 2015 Net Increase / (Decrease)
Cash & Investments	$ 87,955,376	$ 116,453,460	$ 123,663,447	$ (28,498,084)	$ (7,209,987)
Net Accounts Receivable	3,487,142	1,840,510	1,423,284	1,646,632	417,226
Due from Government	8,421,899	2,919,094	2,637,888	5,502,805	281,206
Due from Component Unit	126,203	105,255	42,356	20,948	62,899
Due from Fiduciary	2,104,446	0	0	2,104,446	0
Other Current Assets	1,231,453	1,150,218	3,745,416	81,235	(2,595,198)
Net Capital Assets	363,193,111	406,799,906	454,415,302	(43,606,795)	(47,615,396)
Non-Current Assets	18,613,128	11,346,919	10,709,232	7,266,209	637,687
Total Assets	**485,132,758**	**540,615,362**	**596,636,925**	**(55,482,604)**	**(56,021,563)**
Current Liabilities	12,848,482	25,344,105	48,163,598	(12,495,623)	(22,819,493)
Long Term Liabilities	53,021,516	56,247,851	60,129,844	(3,226,335)	(3,881,993)
Total Liabilities	**65,869,998**	**81,591,956**	**108,293,442**	**(15,721,958)**	**(26,701,486)**
Deferred Inflows	-	-	2,647,317	-	(2,647,317)
Investments in Capital Assets	312,677,098	358,335,344	404,492,286	(45,658,246)	(46,156,942)
Restricted Net Position	42,177,573	52,703,299	42,419,473	(10,525,726)	10,283,826
Unrestricted Net Position	64,408,089	47,984,763	38,784,407	16,423,326	9,200,356
Total Net Position	**419,262,760**	**459,023,406**	**485,696,166**	**(39,760,646)**	**(26,672,760)**

Total Liabilities and Net Position	**$ 485,132,758**	**$ 540,615,362**	**$ 596,636,925**	**$ (55,482,604)**	**$ (56,021,563)**

The diagram on the following page illustrates the asset, liability and net position balances of HABC excluding Net Capital Assets and Investments in Capital Assets for the last three fiscal years.



	Total Current Assets	Total Non Current Assets, Excluding Net Capital Assets	Total Liabilities	Restricted Net Position	Unrestricted Net Position
FY 2015	$131,512,391	10,709,232	$108,293,442	$42,419,473	$38,784,407
FY 2016	$125,201,516	11,346,919	$81,591,956	$52,703,299	$47,984,763
FY 2017	$104,047,911	1,861,328	$65,869,998	$42,177,573	$64,408,089

Assets, Liabilities and Net Position (Excluding Net Capital Assets and Investment in Capital Assets) For Fiscal Years 2015, 2016 and 2017

Analysis of Net Capital Assets (Proprietary Fund Only)

Total Net Capital Assets for the Proprietary Fund for FY 2017 were $363,193,111 and for FY 2016 $406,799,906. This represented a decrease of $43,606,795.

- Land decreased $1,598,682 primarily due to the sale of Public Housing sites to HABC's Component Unit BAHD during the fiscal year in order to complete sales to outside developers per HUD's Rental Assistance Demonstration (RAD) Program.

- Buildings decreased by a net amount of $106,711,738. During FY 2017, there were increases of $14,297,648 for such heating system upgrades, utility separation, vacancy renovations, 504 accessibility modifications and electrical distribution upgrades. The additions were primarily offset by a decrease in the amount of $121,009,386 for the sale and disposition of RAD sites and Scattered Site units.

- Equipment decreased by a net amount of $129,497. HABC purchased equipment for $209,297 including mowers and vehicles. HABC disposed of equipment totaling $338,794, which included the disposal of equipment at RAD sites and vehicles.

- Construction in Process increased by a net amount of $5,696,959. This increase was primarily for construction projects that HABC worked on during the fiscal year, including the activities for energy conservation measures, 504 accessibility modifications, rehabilitation of scattered site units for compliance with the Bailey consent decree and vacancy reduction at various sites.

- Accumulated Depreciation decreased $59,136,163. Increase in accumulated depreciation from the depreciation expense was more than offset by the decrease for the capital assets disposed, sold or adjusted during the fiscal year.

The table below illustrates the Analysis of Net Capital Assets:

Proprietary Fund Analysis of Net Capital Assets by Fiscal Years

	FY 2017	FY 2016	FY 2015	FY 2017 vs. FY 2016 Net Increase / (Decrease)	FY 2016 vs. FY 2015 Net Increase / (Decrease)
Land			$ 42,567,804	$ 44,166,486	$ 47,947,485
Buildings	787,030,362	893,742,100	1,029,071,228	(106,711,738)	(135,329,128)
Equipment	10,555,865	10,685,362	10,417,745	(129,497)	267,617
Leasehold Improvements	266,587	266,587	266,587	0	0
Construction in Process	16,268,962	10,572,003	10,744,335	5,696,959	(172,332)
Total Capital Assets	**856,689,580**	**959,432,538**	**1,098,447,381**	**(102,742,958)**	**(139,014,843)**
Accumulated Depreciation	493,496,469	552,632,632	644,032,079	(59,136,163)	(91,399,447)
Net Capital Assets	**$ 363,193,111**	**$ 406,799,906**	**$ 454,415,302**	**$ (43,606,795)**	**$ (47,615,396)**

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Analysis of Entity Wide Revenues (Statement of Activities)

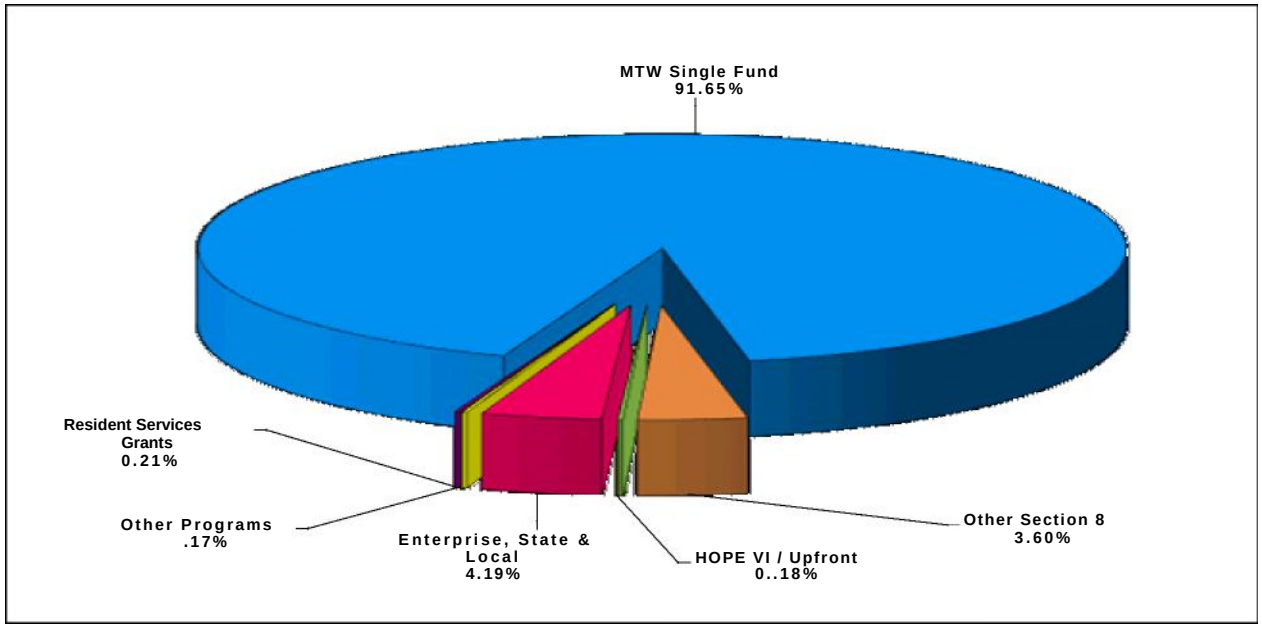
HABC administers the following programs with their respective revenues during FY 2017:

FY 2017 Revenues by Programs (Proprietary Fund Only)

MTW Block Grant Programs			
Low Rent Public Housing		$105,054,485	
Section 8 Housing Choice Voucher Program (HCVP)		210,448,217	
Capital Fund Program/Demolition or Disposition Transitional Funding		19,307,580	
Total MTW Revenue			**$334,810,282**
Non-MTW Programs			
HCV	5,527,241		
Mod. Rehabilitation	2,174,424		
Sub. Rehabilitation/ New Construction	6,206,642		
Other Section 8 Programs Total		**13,908,307**	
Business Activities	6,145,498		
State & Local	9,180,958		
Enterprise, State & Local Total		**15,326,456**	
Jobs Plus Grant & Multifamily Property Disposition Total		**497,106**	
Other Federal (Self-Insurance Fund) Total		**95,000**	
Youthbuild Grant Program Total		**35,953**	
Hope VI Total		**656,042**	
ROSS Total		**752,365**	

Total Non-MTW Programs Revenue		**31,271,229**
Total Revenues excluding the Loss on Disposal of Fixed Assets		**366,081,511**
Loss on disposal of fixed assets		
Total Revenues (Agree with Line 700 of the FDS)		**$366,081,511**
Per Statements of Revenues, Expenses and Changes in Net Assets for FY 2017:		
Operating revenues		**$352,826,601**
Loss on disposal of assets	(71,856)	
Interest Income	374,854	
City Contributions	0	
Capital Contributions	12,951,912	
Non-Operating Revenues		**$13,254,910**
Total Proprietary Fund Revenues (Agrees with Line 700 of the FDS)		**$366,081,511**

The diagram below illustrates the percentage of revenues generated from these programs by HABC during FY 2017.



Proprietary Fund Revenue Percentages by Programs

Proprietary Fund operating revenues were $352,826,601 and non-operating revenues were $13,254,910 for total revenue in the amount of $366,081,511 in FY 2017 compared to total revenues of $367,353,762 in FY 2016. Listed below are areas that reported major increases or decreases from FY 2016:

- **Dwelling rental** decreased $3,860,332. Dwelling rental revenue decreased primarily due to the conversion of RAD Sites.

- **HUD Subsidies** increased by a net amount of $1,164,881. HUD subsidies increased due to HAP revenue increasing as a result of an increase in funding proration and the HAP inflation factor. Additionally, there was an increase in Capital activity. These increases are offset by a reduction in PHA Operating grants due to RAD conversion.

- **Other Grants** increased $307,865 due to increased activity in the ROSS grants and the addition of the MDRC grant, a private foundation grant that provides support to residents to help address workforce challenges by explicitly addressing executive skill problems (exacerbated by poverty) that can undermine success in training programs and work.

- **Charges for Services** decreased $857,926 due to conversion of RAD sites.

- **Investment income** increased $157,294 due to rising interest rates, monitoring of portfolio, and HABC's strategies to invest funds.

- **Capital Grants** increased by $875,470. HABC's primary source of Capital Grants revenue is HUD's Capital Fund Program. The increase in Capital Grants revenue is primarily due to an increase in capital fund outlays. Capital Grants revenues are matched dollar for dollar directly to capital expenditures from HABC's Capital Fund Programs, HOPE VI Program,

- **Gain (Loss) on disposal of assets** had a difference of $940,497 between FY 2017 and FY 2016.
  In FY 2017, the Loss on Disposal of Assets was $71,856 as compared to $1,012,353 in FY 2016 for the disposal and sale of Scattered Site units.

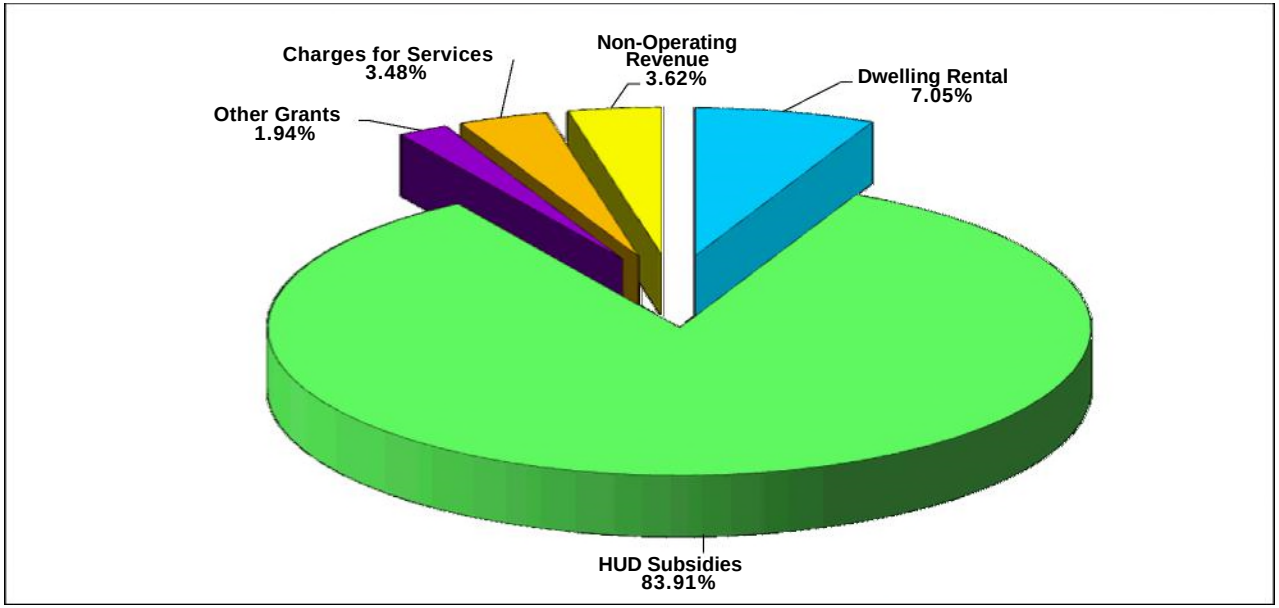
The table below presents an analysis of total revenues by major revenue category:

Proprietary Fund by Major Revenue Category

	FY 2017	FY 2016	FY 2015	FY 2017 vs. FY 2016 Net Increase ! (Decrease)	FY 2016 vs. FY 2015 Net Increase ! (Decrease)
Dwelling Rental	$ 25,801,687	$ 29,662,019	$ 32,374,310	$ (3,860,332)	$ (2,712,291)
HUD Subsidies	307,185,204	306,020,323	304,018,736	1,164,881	2,001,587
Other Grants	7,095,143	6,787,278	7,402,155	307,865	(614,877)
Charges for Services	12,744,567	13,602,493	30,162,039	(857,926)	(16,559,546)
Operating Revenue	**352,826,601**	**356,072,113**	**373,957,240**	**(3,245,512)**	**(17,885,127)**
Investment Income	374,854	217,560	179,260	157,294	38,300
Capital Grants	12,951,512	12,076,442	12,261,543	875,070	(185,101)
City Contributions	0	0	0	0	0
Gain (loss) on disposal of assets	(71,856)	(1,012,353)	(67,897)	940,497	(944,456)
Non-Operating Revenue	**13,254,510**	**11,281,649**	**12,372,906**	**1,972,861**	**(1,091,257)**
Total Revenue	**$ 366,081,111**	**$ 367,353,762**	**$ 386,330,146**	**$ (1,272,651)**	**$ (18,976,384)**

The diagram below illustrates the percentage of revenues generated from each major revenue category by HABC during FY 2017.

Proprietary Fund Revenue Percentages by Major Revenue Category

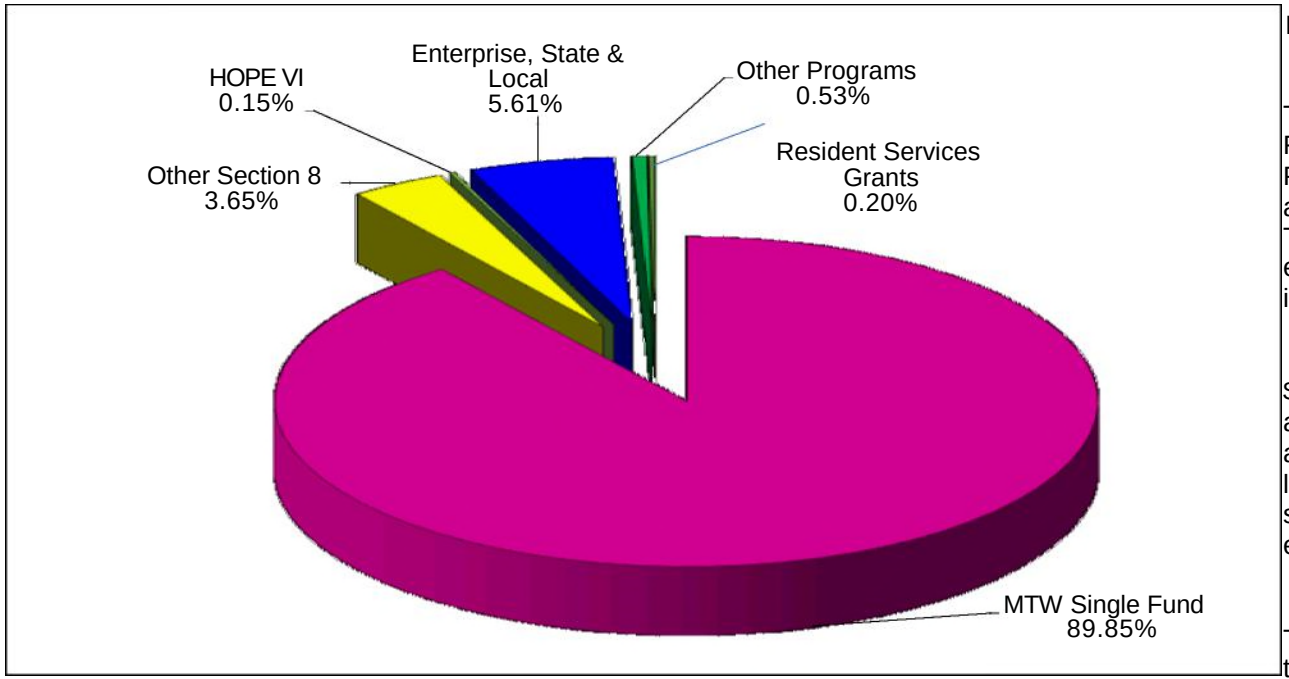

Charges for Services
3.48%
Non-Operating
Revenue
3.62%
Dwelling Rental
7.05%
Other Grants
1.94%
HUD Subsidies
83.91%

Analysis of Entity Wide Expenses (Proprietary Fund Only)

HABC administers the following programs and the related expenses during FY 2017: Proprietary Fund FY 2017 Expenses by Programs

		Non-Capital Expenditures	Capital Expenditures	Total Expenditures
MTW Block Grant Programs				
Low Rent Public Housing	$ 120,619,111			
Section 8 Housing Choice Voucher Program (HCVP)	195,640,279			
Capital Fund / Demolition or Disposition Transitional Funding	6,444,253			
Total MTW Expenses		**$ 322,703,643**	**$ 12,863,327**	**$ 335,566,970**
Non-MTW Programs				
HCV	5,320,484			
Mod. Rehabilitation	2,065,061			
Sub. Rehabilitation/ New Construction	6,075,823			
Other Section 8 Programs Total		**13,461,368**	**0**	**13,461,368**
Business Activities	12,021,032			
State & Local	8,665,329			
Enterprise, State & Local Total		**20,686,361**	**0**	**20,686,361**
Other Federal (Self-Insurance Fund) Total		**1,415,095**	**0**	**1,415,095**
Job Plus & Multifamily Property Dispostion Totals		**497,106**	**0**	**497,106**
Youthbuild Grant Total		**26,704**	**0**	**26,704**
Hope VI Total		**567,467**	**0**	**567,467**
ROSS Total		**751,539**	**0**	**751,539**
Total Non-MTW Expenses		**37,405,640**	**0**	**37,405,640**
Total Proprietary Fund Expenditures		~~**$ 360,109,283**~~	~~**$ 12,863,327**~~	~~**$ 372,972,610**~~ ~~***Per***~~
Statements of Revenues, Expenses and Changes in Net Assets for FY 2017:				
Operating Expenses		**$ 344,932,997**	**N/A**	**N/A**
Depreciation Expense	25,179,839			
Interest Expense	2,166,193			
Extraordinary Maintenance	693,581			
Non-Operating Expenses		**28,039,613**		
Total Proprietary Fund Expenses (Agrees with Line 90000 of the FDS)		**$ 372,972,610**		

The diagram below illustrates the percentage of expenses generated from these programs by HABC during FY 2017.



Proprietary Fund Expenses by Programs in FY 2017

Total Proprietary Fund expenses $372,972,610 in FY 2017 and $353,733,611 in FY 2016. The Proprietary Fund is all HABC programs and activities excluding the Fiduciary Fund, OPEB Trust, and the Component Unit, RSI. Total expenses increased by $19,238,999 as discussed in further detail below:

- **Administrative** expenses increased by $158,794, which were closely in line with total administrative expenses for FY 2016. Total administrative expenses include office expenses, legal expenses, service contracts, consulting fees, staff salaries and benefits, staff training, and electronic processing costs.

- **Tenant Services** decreased $123,140. Tenant services expenses decreased because of the decreased availability of additional funding to provide services.

- **Utilities** increased $1,595,966. Utility expenses increased due to increase in billing rates. Utility expenses are also affected by seasonal changes from year to year.

- **Protective Services** decreased by $1,299,617 due to the decrease in security monitors for sites converted to RAD.
- **Maintenance** increased $2,721,912. Maintenance labor and benefits increased due to HABC's vacancy reduction efforts.
- **Housing Assistance Payments** (HAP) increased $16,554,596. Increase due to increase in lease-up of units. Refer to HABC's Annual Plan and Annual Reports for additional leasing activities.

- Other Operating Expenses increased by $3,452,963 due to the recognition of retiree health expenses paid by HABC on behalf of the OPEB plan and an increase for Section 8 Admin Fee pass-through to Baltimore Regional Housing Partnership (BHRP).

Proprietary Fund Expenses by Category

	FY 2017	FY 2016	FY 2015	FY 2017 vs. FY 2016 Net Increase / (Decrease)	FY 2016 vs. FY 2015 Net Increase / (Decrease)
Administrative	$ 41,988,188	$ 41,829,394	$ 43,570,984	$ 158,794	$ (1,741,590)
Tenant Services	3,641,305	3,764,445	4,034,173	(123,140)	(269,728)
Utilities	19,785,302	18,189,336	25,031,769	1,595,966	(6,842,433)
Maintenance	43,135,920	40,414,008	41,000,005	2,721,912	(585,997)
Protective Services	2,403,332	3,702,949	3,671,386	(1,299,617)	31,563
Housing Assistance Payments	213,411,725	196,857,129	180,070,821	16,554,596	16,786,308
Other Operating Expenses	20,567,225	17,114,262	38,825,433	3,452,963	(21,711,171)
Expenses before Depreciation	344,932,997	321,871,523	336,204,571	23,061,474	(14,333,048)
Extraordinary Maintenance	693,581	976,795	969,141	(283,214)	7,654
Interest Expense	2,166,193	2,276,296	3,208,059	(110,103)	(931,763)
Depreciation	25,179,839	28,608,997	31,750,527	(3,429,158)	(3,141,530)
Total Expenses	$ 372,972,610	$ 353,733,611	$ 372,132,298	$ 19,238,999	$ (18,398,687)

The diagram on the following page illustrates HABC's Proprietary Fund expenses by major category during FY 2017:

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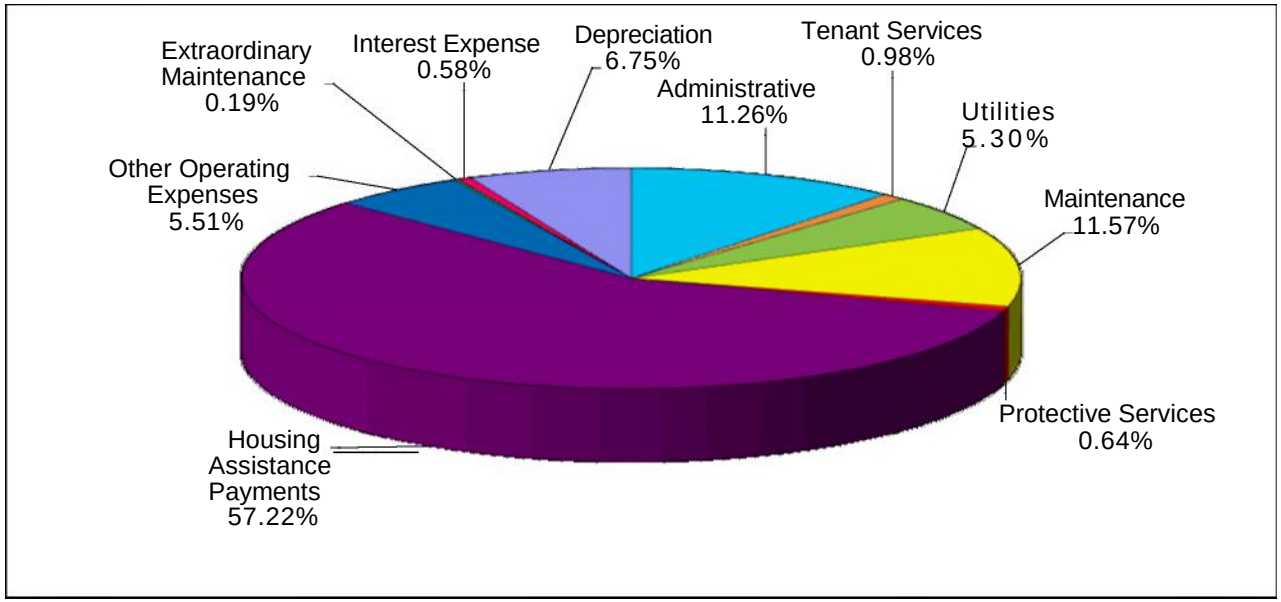

Proprietary Fund Expenses by Category in FY 2017

Future Events

Future events that may affect HABC's financial statements are discussed under "Subsequent Events, Footnote 18.

Please contact Ms. Sieglinde Chambliss, Chief Financial Officer at 410-396-8303 for any

questions on this document.

HOUSING AUTHORITY OF BALTIMORE CITY
STATEMENT OF NET POSITION
PROPRIETARY FUND
June 30, 2017 and 2016

	2017	2016
ASSETS		
CURRENT ASSETS		
Cash and cash equivalents	$ 26,368,019	$ 45,001,385
Restricted cash	23,107,440	27,162,055
Accounts receivable, net	3,487,142	1,840,510
Due from governments, net	8,421,899	2,919,094
Unrestricted investments	19,989,253	24,912,700
Restricted investments	18,490,664	19,377,320
Due from OPEB Trust	2,104,446	-
Due from RSI	126,203	105,255
Other assets	1,231,453	1,150,218
Total current assets	103,326,519	122,468,537
NONCURRENT ASSETS		
Notes receivable, net of allowance	12,000,255	4,713,076
Capital assets, net	363,193,111	406,799,906
Investments in joint ventures	6,612,873	6,633,843
Total noncurrent assets	381,806,239	418,146,825

TOTAL ASSETS	$ 485,132,758	$ 540,615,362

The accompanying notes are an integral part of these financial statements

HOUSING AUTHORITY OF BALTIMORE CITY
STATEMENT OF NET POSITION
PROPRIETARY FUND
June 30, 2017 and 2016

	2017	2016
LIABILITIES AND NET POSITION		
CURRENT LIABILITIES		
Accounts payable	$ 3,181,729	$ 4,427,838
Accrued liabilities	4,778,932	15,917,972
Accrued compensated absences	948,031	1,263,483
Due to other governmental agencies	1,071,558	1,302,463
Due to BAHD	100	95,943
Unearned revenue	957,561	624,147
Notes and capital lease payable	145,571	77,259
Bonds payable	1,765,000	1,635,000
Total current liabilities	12,848,482	25,344,105
NONCURRENT LIABILITIES		
Notes and capital lease payable, less current portion	4,020,442	3,891,016
Bonds payable, less current portion	44,585,000	46,350,000
Accrued compensated absences, less current portion	3,722,074	5,022,499
Accrued pension and OPEB liabilities	694,000	984,336

Total noncurrent liabilities	53,021,516	56,247,851
TOTAL LIABILITES	65,869,998	81,591,956
NET POSITION		
Invested in capital assets	312,677,098	358,335,344
Restricted net position	42,177,573	52,703,299
Unrestricted net position	64,408,089	47,984,763
Total net position	419,262,760	459,023,406
TOTAL LIABILITIES AND NET POSITION	$ 485,132,758	$ 540,615,362

The accompanying notes are an integral part of these financial statements.

HOUSING AUTHORITY OF BALTIMORE CITY
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
PROPRIETARY FUND
Years Ended June 30, 2017 and 2016

	2017	2016
OPERATING REVENUES		
Rent	$ 25,801,687	$ 29,662,019
Direct HUD subsidies	307,185,204	306,020,323
Charges for services	12,744,567	13,602,493
Other governmental grants	7,095,143	6,787,278
Total operating revenue	352,826,601	356,072,113
OPERATING EXPENSES		
Administration and general	61,210,219	55,512,714
Housing operations and tenant services	68,965,859	66,070,738
Housing assistance payments	213,411,725	196,857,129
Bad debt expense	1,345,194	3,430,942
Total operating expenses	344,932,997	321,871,523
Operating income (loss) before depreciation	7,893,604	34,200,590
Depreciation	25,179,839	28,608,997
Total operating income (loss)	(17,286,235)	5,591,593
NON-OPERATING REVENUES (EXPENSES)		
Contribution to component unit	(39,764,442)	(40,292,911)
Loss on disposal of assets	(71,856)	(1,012,353)

Interest income	374,854	217,560
Interest expense	(2,166,193)	(2,276,296)
Extraordinary maintenance	(693,581)	(976,795)
Total non-operating revenues (expenses)	(42,321,218)	(44,340,795)
Loss before capital contributions	(59,607,453)	(38,749,202)
HUD capital grants	12,951,912	12,076,442
Transfers from component units	6,894,895	-
Change in net position	(39,760,646)	(26,672,760)
Net position, beginning of year	459,023,406	485,696,166
Net position, end of year	$ 419,262,760	$ 459,023,406

The accompanying notes are an integral part of these financial statements.

HOUSING AUTHORITY OF BALTIMORE CITY
STATEMENTS OF CASH FLOWS
PROPRIETARY FUND
Years Ended June 30, 2017 and 2016

	2017	2016

Rental receipts	$ 24,488,469	$ 29,208,570
Direct HUD subsidies	301,451,494	306,838,724
Charges for services	12,744,567	13,602,493
Other governmental grants	7,095,143	6,787,278
Administration and general	(77,804,053)	(80,276,949)
Housing operations and tenant services	(69,659,440)	(67,047,533)
Housing assistance payments	(213,411,725)	(196,857,129)
Net cash flows provided by operating activities	(15,095,545)	12,255,454
CASH FLOWS FROM CAPITAL FINANCING ACTIVITIES		
Expenditures for capital assets, net	(19,901,171)	(24,495,823)
Disposition of capital assets	36,982,933	39,951,747
Loss on sale of assets	(71,856)	(1,012,353)
Contribution to component units, net	(32,869,547)	(40,292,911)
Payment on notes payable	(23,498)	(177,715)
Payment on bonds payable	(1,635,000)	(1,510,000)
Increase in line of credit	274,802	208,634
Interest expense	(2,166,193)	(2,276,296)
Payment on capital lease payable	(53,566)	(158,366)
Capital contribution from HUD	12,951,912	12,076,442
Net cash flows provided by capital and related financing activities	(6,511,184)	(17,686,641)
CASH FLOWS FROM INVESTING ACTIVITES		
Decrease in investments in joint ventures	20,970	7,510
Sale (purchase) of investments	5,810,103	7,239,455
Interest income	374,854	217,560
Disbursement of notes receivable	(8,198,711)	(2,344,881)
Accrued interest on notes receivable	(255,504)	(882,454)

Receipts on notes receivable	1,167,036	1,223,465
Net cash flows provided (used) by investing activities	(1,081,252)	5,460,655
INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(22,687,981)	29,468
CASH AND CASH EQUIVALENTS, BEGINNING OF YEAR	72,163,440	72,133,972
CASH AND CASH EQUIVALENTS, END OF YEAR	$ 49,475,459	$ 72,163,440

The accompanying notes are an integral part of these financial statements.

HOUSING AUTHORITY OF BALTIMORE CITY
STATEMENTS OF CASH FLOWS
PROPRIETARY FUND
Years Ended June 30, 2017 and 2016

	2017	2016
CASH FLOWS FROM OPERATING ACTIVITIES		
Operating income (loss)	$ (17,286,235)	$ 5,591,593
Adjustments to reconcile operating loss to net cash provided by (used in) operating activities:		
Depreciation	25,179,839	28,608,997
Bad debt expense	1,345,194	3,430,942
Extraordinary maintenance	(693,581)	(976,795)
Effects of changes in operating assets and liabilities, net of business combination and noncash items:		
Accounts receivable, net	(1,646,632)	(417,226)
Due to/from other government agencies, net	(5,733,710)	818,401
Other assets	(81,235)	(2,870,759)
Due from component units	(116,791)	33,044
Due from fiduciary fund	(2,104,446)	-
Accounts payable	(1,246,109)	(3,273,579)
Accrued liabilities	(13,045,253)	(18,652,941)
Unearned revenue	333,414	(36,223)
Net cash used in operating activities	$ (15,095,545)	$ 12,255,454

The accompanying notes are an integral part of these financial statements.

HOUSING AUTHORITY OF BALTIMORE CITY
STATEMENTS OF FINANCIAL POSITION
RESIDENT SERVICES INC - DISCRETELY PRESENTED COMPONENT UNIT
June 30, 2017 and 2016

ASSETS

	2017	2016
Cash and cash equivalents	$ 212,963	$ 717,962
Accounts receivable - other	-	14,682
Total Assets	$ 212,963	$ 732,644

LIABILITIES AND NET ASSETS

Due to HABC, net	$ 126,203	$ 105,255
Accounts payable and accrued liabilities	63,416	51,721
Total liabilities	189,619	156,976
Net Assets, unrestricted	23,344	575,668
Total liabilities and net assets	$ 212,963	$ 732,644

The accompanying notes are an integral part of these financial statements.

HOUSING AUTHORITY OF BALTIMORE CITY
STATEMENTS OF ACTIVITIES
RESIDENT SERVICES INC - DISCRETELY PRESENTED COMPONENT UNIT
Years Ended June 30, 2017 and 2016

	2017 Unrestricted	2016 Unrestricted
Revenues, gains and other support		
Grants and contracts	$ 465,707	$ 1,522,279
Contributions	572,219	72,669
Interest and dividend income	2,093	1,544
Total revenues, gains and other support	1,040,019	1,596,492
Expenses		
Personnel expense	1,172,299	1,198,594
Administrative expense	56,304	46,237
Insurance expense	3,905	4,551
Other expense	175,605	114,732
Total expenses	1,408,113	1,364,114
Net income (loss)	(368,094)	232,378
Transfer to HABC	(184,230)	-

Change in net assets	(552,324)	232,378
Net assets, beginning of year	575,668	343,290
Net assets, end of year	$ 23,344	$ 575,668

The accompanying notes are an integral part of these financial statements.

HOUSING AUTHORITY OF BALTIMORE CITY
STATEMENTS OF CASH FLOWS
RESIDENT SERVICES INC - DISCRETELY PRESENTED COMPONENT UNIT
Years Ended June 30, 2017 and 2016

	2017	2016
Cash flows from operating activities		
Change in net assets	$ (552,324)	$ 232,378
Changes in operating assets and liabilities:		
Accounts receivable	14,682	(3,925)
Due to HABC	20,948	62,898
Accrued liabilities	11,695	4,280
Deferred revenue	-	(54,401)
Net cash (used) provided by operating activities	(504,999)	241,230
Net increase (decrease) in cash and cash equivalents	(504,999)	241,230
Cash and cash equivalents, beginning of year	717,962	476,732
Cash and cash equivalents, end of year	$ 212,963	$ 717,962

The accompanying notes are an integral part of these financial statements.

HOUSING AUTHORITY OF BALTIMORE CITY
STATEMENTS OF FINANCIAL POSITION
BALTIMORE AFFORDABLE HOUSING DEVELOPMENT, INC.
DISCRETELY PRESENTED COMPONENT UNIT
June 30, 2017 and 2016

ASSETS

	2017	2016
CURRENT ASSETS		
Cash and cash equivalents	$ 5,603,962	$ 32,815
Restricted cash	-	1,394,013
Investments	-	1,140,590
Accounts receivable - other	700,785	34,779
Due from HABC	100	95,943
Total current assets	6,304,847	2,698,140
NONCURRENT ASSETS		
Notes receivable	139,813,245	75,648,539
Capital assets, net	4,772,047	3,245,222
Total noncurrent assets	144,585,292	78,893,761
TOTAL ASSETS	$ 150,890,139	$ 81,591,901

LIABILITIES AND NET POSITION

CURRENT LIABILITIES		
Accounts payable	15,890	-

Unearned revenue	-	14,193
NONCURRENT LIABILITIES		
Line of credit	1,376,901	-
TOTAL LIABILITIES	1,392,791	14,193
NET POSITION		
Invested in capital assets	4,772,047	3,245,222
Restricted net position	139,813,245	77,042,552
Unrestricted net position	4,912,056	1,289,934
TOTAL NET POSITION	149,497,348	81,577,708
TOTAL LIABILITIES AND NET POSITION	$ 150,890,139	$ 81,591,901

The accompanying notes are an integral part of these financial statements.

HOUSING AUTHORITY OF BALTIMORE CITY
STATEMENTS OF ACTIVITIES
BALTIMORE AFFORDABLE HOUSING DEVELOPMENT, INC.
DISCRETELY PRESENTED COMPONENT UNIT
Years Ended June 30, 2017 and 2016

	2017	2016
REVENUES, GAINS, AND OTHER SUPPORT		
Developer fees	$ 2,414,824	$ 1,141,278
Non-dwelling rental income	511,621	188,363
Interest income	3,918,466	1,285,395
Gain on sale of property	25,868,256	38,822,310
Contributions of properties	39,764,442	40,292,911
TOTAL REVENUES, GAINS, AND OTHER SUPPORT	72,477,609	81,730,257
EXPENSES		
Closing costs	160,457	152,476
Interest expense	40,325	-
Other expenses	30,945	73
TOTAL EXPENSES	231,727	152,549
Net income (loss)	72,245,882	81,577,708
Transfer to HABC	(4,326,242)	-
CHANGE IN NET POSITION	67,919,640	81,577,708
Net position, beginning of year	81,577,708	-

Net position, end of year	$ 149,497,348	$ 81,577,708

The accompanying notes are an integral part of these financial statements.

HOUSING AUTHORITY OF BALTIMORE CITY
STATEMENTS OF CASH FLOWS
BALTIMORE AFFORDABLE HOUSING DEVELOPMENT, INC.
DISCRETELY PRESENTED COMPONENT UNIT
Years Ended June 30, 2017 and 2016

	2017	2016
Cash flows from operating activities		
Change in net assets	$ 67,919,640	$ 81,577,708
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Contributions of properties	(39,764,442)	(40,292,911)
Gain on sale of properties	(25,868,256)	(38,822,310)
Changes in operating assets and liabilities:		
Accounts receivable	(666,006)	(34,779)
Due from HABC	95,843	(95,943)
Accounts payable	15,890	-
Deferred revenue	(14,193)	14,193
Net cash (used) provided by operating activities	1,718,476	2,345,958
Cash flows from financing activities		
Issuance of debt	2,521,103	-
Principal payment of debt	(1,144,202)	-
Proceeds from sale of property, net of notes receivable	-	221,460

Net cash (used) provided by financing activities	1,376,901	221,460
Cash flows from investing activities		
Sale (purchase) of investments	1,091,640	(1,138,734)
Interest income	(9,883)	(1,856)
Net cash (used) provided by investing activities	1,081,757	(1,140,590)
Net increase in cash and cash equivalents	4,177,134	1,426,828
Cash and cash equivalents, beginning of year	1,426,828	-
Cash and cash equivalents, end of year	$ 5,603,962	$ 1,426,828

The accompanying notes are an integral part of these financial statements.

HOUSING AUTHORITY OF BALTIMORE CITY
STATEMENTS OF FIDUCIARY NET POSITION
June 30, 2017 and 2016

	OPEB TRUST		EMPLOYEE RETIREMENT PLAN	
	2017	**2016**	**2017**	**2016**
ASSETS				
Cash and deposits	$ 34,685,866	$ 4,372,379	$ -	$ -
Accounts receivable	55,250	65,607	-	-
Investments	9,950,417	39,916,264	46,378,661	46,639,341
Accrued interest receivable	72,083	66,012	-	-
TOTAL ASSETS	$ 44,763,616	$ 44,420,262	$ 46,378,661	$ 46,639,341
LIABILITIES AND NET ASSETS				
LIABILITIES - Due to HABC	$ 2,104,446	$ -	$ -	$ -
NET POSITION HELD IN TRUST	42,659,170	44,420,262	46,378,661	46,639,341
TOTAL LIABILITIES AND NET POSITION	$ 44,763,616	$ 44,420,262	$ 46,378,661	$ 46,639,341

The accompanying notes are an integral part of these financial statements.

HOUSING AUTHORITY OF BALTIMORE CITY
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
Years Ended June 30, 2017 and 2016

	OPEB TRUST		EMPLOYEE RETIREMENT PLAN	
	2017	**2016**	**2017**	**2016**
ADDITIONS				
Contributions:				
Employer	$ 2,384,423	$ 2,409,829	$ 2,016,920	$ 1,831,774
Plan members	-	-	167,113	173,550
Total contributions	2,384,423	2,409,829	2,184,033	2,005,324
Investment earnings:				
Interest and dividends, less Investment expense	353,711	291,054	2,118,993	688,973
Net investment earnings	353,711	291,054	2,118,993	688,973
Total additions	2,738,134	2,700,883	4,303,026	2,694,297
DEDUCTIONS				
Benefit payments	-	-	4,563,706	3,984,469
Premiums paid to insurance companies	2,114,803	2,366,318	-	-
Total deductions	2,114,803	2,366,318	4,563,706	3,984,469
Transfer to HABC	(2,384,423)	-	-	-
CHANGE IN NET POSITION	(1,761,092)	334,565	(260,680)	(1,290,172)
TOTAL NET POSITION, BEGINNING OF YEAR	44,420,262	44,085,697	46,639,341	47,929,513
TOTAL NET POSITION, END OF YEAR	$ 42,659,170	$ 44,420,262	$ 46,378,661	$ 46,639,341

The accompanying notes are an integral part of these financial statements.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Housing Authority of Baltimore City (HABC or the Authority) have been prepared in conformity with accounting principles generally accepted in the United States (GAAP) as applied to local governmental units. The more significant accounting policies of HABC are described below.

Reporting Entity

HABC is a governmental, public corporation created in 1937 under Federal and State housing laws. HABC develops, maintains and manages low-rent housing and administers Housing Assistance Payments Programs (Section 8) for low-income citizens including handicapped and elderly residents of Baltimore City (the City). These activities are subsidized by the U.S. Department of Housing and Urban Development (HUD) and other grantors. In addition, HABC performs a variety of related functions, including social services for public housing residents, and emergency housing repairs. These functions are funded through grants and contracts.

Pursuant to State law, HABC is governed by a Board of Commissioners, which consists of five commissioners who are appointed to staggered terms by the Mayor of Baltimore City. The Board of Commissioners is vested with the statutory powers of HABC and establishes HABC's policies, which are implemented and administered under the direction of an Executive Director, who is hired by the Board of Commissioners. Customarily, the Commissioner of the Baltimore City Department of Housing and Community Development (“HCD”), who is appointed by the Mayor, also had served as the HABC Executive Director. HABC and HCD previously operated under the branding of “Baltimore Housing”. As a result of the Mayor’s directive to split the combined functions of the agencies, effective July 1, 2017, HABC and HCD have taken actions to separate the HABC and HCD departments that operated in dual capacities. Most noticeably, HABC and HCD are now led by separate individuals. Although HABC and HCD continue to collaborate on matters involving housing and community development, HABC is not a component unit of the City of Baltimore

On December 24, 2008, HUD executed a Moving to Work (MTW) Agreement with HABC with the term ending June 30, 2018. HABC has been a MTW agency since 2005. On December 24, 2008, HABC entered into a ten-year Amended and Restated MTW Agreement with the U.S.

Department of Housing and Urban Development (HUD). Subsequently, HUD approved HABC's request for the extension through 2028. MTW is a national demonstration program established by Congress that allows Public Housing Agencies to develop and implement innovative and flexible solutions to local housing needs. HABC is one of thirty-nine Agencies nationwide to be given broad latitude to establish locally determined policies and procedures outside of the HUD regulatory framework.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued) Reporting Entity (continued)

The accompanying basic financial statements include the accounts of all Authority operations, and its blended component unit, HABC Montpelier Housing Corporation. The Corporation is included in the reporting entity because HABC has a 100% ownership interest in the Corporation. HABC is the lowest level of government over which HABC's Commission and Executive Director exercise oversight responsibility. These statements do not include any City agencies and HABC is not a component unit of the City under the definition of GASB 61.

Resident Services, Incorporated (RSI) was organized as a nonprofit corporation separate from HABC to sponsor and implement social service, employment and training programs/initiatives, community service projects, and charitable work that promotes health and self-sufficiency among, and improves the quality of life for, public housing and other low-income residents in Baltimore City. RSI is deemed a discretely presented component unit in accordance with the requirements of GASB 61.

Baltimore Affordable Housing Development, Inc. (BAHD) was organized as a nonprofit corporation separate from HABC to own, operate, and take steps necessary or convenient to develop or otherwise undertake housing projects in the area of operation of HABC. BAHD is deemed a discretely presented component unit in accordance with the requirements of GASB 61.

Basis of Presentation

The basic financial statements (i.e. the statements of net position, the statements of revenues, expenses, and changes in net position, and the statements of cash flows for the proprietary fund) report information on all of the activities of HABC except for its discretely presented component unit and fiduciary activities. Separate fund financial statements are provided for the component unit and fiduciary funds.

As a result of mixed financing transactions related to the HOPE VI programs and other development funding sources, HABC created the following development entities: HABC Ambrose Housing Corporation, HABC Broadway Housing Corporation, HABC Flag Housing Corporation, HABC Flag II Housing Corporation, HABC Hillside Housing Corporation, HABC Lexington Terraces Housing Corporation, HABC Montpelier Housing Corporation, HABC Mt. Pleasant Housing Corporation, HABC Murphy/Julian Housing Corporation, HABC

Westover Housing Corporation, HABC Reservoir Hill Housing Corporation, HABC Orchard Ridge Rental I Housing Corporation, HABC Orchard Ridge Rental 2 Housing Corporation, HABC Sharp-Leadenhall Housing Corporation, and HABC Barclay Rental I Housing Corporation. See Note 13 - Affiliated Entities for additional details.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued) Basis of Presentation (continued)

The results of operations of these entities are included within HABC's operations, only to the extent of HABC's ownership interest.

Description of Funds

A Fund is an independent fiscal and accounting entity with a self-balancing set of accounts comprised of its assets, deferred outflow of resources, liabilities, deferred inflow of resources, net position, revenues, and expenses. The funds maintained by HABC allow compliance and financial accountability by separate functions and activities.

HABC's operating activities are maintained in accordance with the principles of enterprise fund accounting to ensure the observance of limitations and restrictions on the resources available. GASB Statement No. 62, Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements, was issued to incorporate GASB and AICPA guidance into GASB authoritative literature. HABC has elected not to follow any FASB guidance not included in GASB 62.

HABC reports fiduciary funds which include the other post-employment benefits (OPEB) trust fund and the Employee Retirement Plan. The OPEB trust fund and Employee Retirement Plan account for the assets held in trust by HABC for the beneficiaries of the plans.

HUD requires all Public Housing Agencies meeting certain criteria to account for financial activity by projects referred to as the asset management projects (AMPs) since fiscal year 2008. HABC is required to report financial activity by AMPs as well as by fund through HUD's on-line reporting system.

Basis of Accounting and Measurement Focus

The basis of accounting for the funds used by HABC is determined by measurement focus. The flow of economic resources measurement focus and the accrual basis of accounting are used to account for HABC's funds. Under this method, revenues are recorded when earned and expenses

are recorded at the time liabilities are incurred, regardless of the timing of related cash flows. All assets and liabilities associated with the operation of these funds are included on the Statements of Net Position.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued) Basis of Accounting and Measurement Focus

(continued)

Net position in enterprise fund financial statements is classified as net investment in capital assets, restricted, and unrestricted. Restricted net position represents constraints on resources that are either externally imposed by creditors, grantors, or laws and regulations of other governments. HABC's restricted net position consists of escrows held for debt service, investment in joint ventures, program income, reserve accounts, and excess housing assistance payments.

Separate statements are also included for the discretely presented component units and the fiduciary funds as shown in the table of contents. The discretely presented component units (RSI and BAHD) and the fiduciary funds (OPEB Trust and Employee Retirement Plan) are separate legal entities from HABC.

Budget

Under the terms of the MTW Agreement, HABC is required to submit to HUD an Annual Plan summarizing planned activities and budgets for sources and uses of funds. HABC's Board of Commissioners formally adopts the MTW Annual Plan that includes all program budgets on a basis consistent with accounting principles generally accepted in the United States of America. The Executive Director has the authority to transfer budget authorizations among categories.

Use of Estimates in Preparing Financial Statements

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, revenues and expenses in the financial statements and in the disclosures of contingent assets and liabilities. Actual results could differ from those estimates.

Cash and Cash Equivalents

For Statements of Cash Flows reporting purposes, cash and cash equivalents include cash on hand, demand deposits, equity in highly liquid cash and investments, certificates of deposit, and repurchase agreements with initial maturities of three months or less.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued) Investments

Statutes authorize HABC to invest in obligations of the U.S. Treasury, repurchase agreements, certificates of deposit and certain other investments allowed by HUD and in accordance with general depository agreements. These investments are carried at fair market value.

Accounts Receivable

Accounts receivable consists of payments due from HUD and related affiliates, rent payments from tenants and other miscellaneous receivables arising from the normal course of operations. A reserve for uncollectible accounts is established based on management's estimates.

Notes Receivable

A significant portion of notes receivables represent loans to related party Owner-Entities and developers for Development Projects. HABC subordinated these loans in conjunction with financing arrangements related to the development of mixed-income, multi-family rental communities. Such loans are interest-bearing and are payable from cash flow from the property owned by each respective Project. Such loans are typically funded from CDBG Development, HOPE VI, and Capital Fund grants, representing a significant portion of the construction costs associated with the HABC assisted component of the mixed-income rental property. Interest and principal on these loans are subordinated and are contingent on cash flow from the property; however, interest income is accrued as it occurs. Based on the status of the previous mixed-financing projects and the contingent nature of the payments, management elected to establish an allowance which represents the full value of the notes except for $12,000,255 which HABC intends to collect.

The agreements between HABC and the respective affiliated entities state that HABC will collect on the receivables if the affiliated entities have positive cash flows. Since these affiliated entities depend on HABC to subsidize their operations through operating subsidies, management assesses the likelihood of collection and believes that positive cash flows for these entities in the future are remote and therefore, collections on these notes receivable are doubtful.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued) Notes Receivable (continued)

The notes receivable included on the BAHD component unit financial statements represent agreements for the purchase of properties under HUD's Rental Assistance Demonstration Program (RAD). Under this program, public housing agencies leverage public and private debt and equity to reinvest in the public housing stock. Public Housing is sold to a third party responsible for rehabilitation, and then transitioned to a Section 8 platform under a long-term contract to ensure the project remains as affordable housing. Such loans are interest-bearing and are payable from cash flow from the property owned by each respective Project. Such loans are typically funded from multiple sources representing a significant portion of the purchase price of the property. Interest and principal on these loans are subordinated and are contingent on cash flow from the property;

Capital Assets

Capital assets include property held for and under development, operating properties, and fixed assets used in operations that cost $5,000 or more and have an estimated useful life of at least one year. Donated capital assets are recorded at the estimated fair market value on the date received.

HABC capitalizes costs associated with properties held for and under development, including interest costs during the construction period. The carrying amount of such properties does not exceed the estimated net realizable value.

Capital assets are stated at cost, less accumulated depreciation. Depreciation is computed under the straight-line method over the following estimated useful lives:

Structures and improvements	15-25 years
Equipment	5-7 years

Proceeds from the disposal of capital assets are recognized in the period received. Proceeds from the sale of property acquired or significantly improved with HUD or State funds are refunded to HUD or the State as required by contract, or retained and used for special purposes as approved by HUD.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued) Compensated Absences

The total accumulated universal leave (incorporating vacation and sick) is accrued in the period earned as this cost is to be funded with current resources. Employees earn universal leave at rates ranging from 24 days per year for the first six years of service up to a maximum of 36 days per year after 19 years of service. The maximum universal leave accrual is 200 days. Upon termination, employees are paid for any accumulated universal leave.

Net Position

Net position is displayed in three components:

Net Investment in Capital Assets: This component of net position consists of all capital assets, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. HABC has unspent bond proceeds (see Note 9) restricted for capital improvement purposes in accordance with an energy conservation lease. As these bond proceeds directly relate to the capital assets and bonds payable, they are included in this category to properly match the assets with related debt.

Restricted Net Position: This component of net position consists of restricted resources when constraints are placed on the resource by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc. This also includes investments in joint ventures.

Unrestricted Net Position: This component of net position consists of resources that do not meet the definition of "Net Investment in Capital Assets" or "Restricted Net Position."

Certain assets including cash and investments may be classified in restricted net position on the Statements of Net Position because their use is restricted for specific purposes. It is HABC's policy to first apply restricted resources when an expense is incurred for purposes for which both restricted and unrestricted resources are available.

Taxes

Under Federal, State and City laws, HABC is exempt from income, property and excise taxes. Housing authorities are, however, required to make payments in lieu of taxes (PILOT) in accordance with the provisions of their Cooperation Agreement with local taxing authorities. Under its Cooperation Agreement with the City, HABC must pay the City the lesser of 10 percent of its net shelter rent or the approximate full real property taxes. Net shelter rent is defined as the excess of rental income over total utilities expense, net of energy performance contract (EPC) debt service.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued) Taxes (continued)

During fiscal years 2017 and 2016, PILOT amounts were $191,335 (receivable $382,688/payable $574,023) and $633,633 (receivable $285,492/payable $919,125), respectively.

Grants

HABC receives reimbursement from various grantors for the cost of sponsored projects, including administrative costs. Grant revenues are recognized in the period in which the associated costs are incurred.

Capital Contributions

Capital contributions are grants awarded by HUD under various capital development and improvement programs including HOPE VI, Capital Fund Programs, Demolition or Disposition Transitional Funding (or formerly known as Replacement Housing Factor Fund), and Up-Front Grant. Grant expenditures under these programs are based on actual capital project costs incurred. Interest incurred during the construction phase is included as part of the capitalized amount of construction in progress or capitalized costs.

Reclassifications

Certain reclassifications have been made to the prior year's financial statements to conform with the current year presentation. The reclassifications had no effect on net position or changes thereon.

New Accounting Pronouncements

Statement No. 74–Financial Reporting for Postemployment Benefit Plans Other than Pension Plans

The objective of this Statement is to improve the accounting and financial reporting information for postemployment benefits other than pensions (other postemployment benefits or OPEB) included in the general-purpose external financial reports of state and local governmental OPEB plans for making decisions and assessing accountability. Implementation of this Statement resulted in changes in OPEB plan disclosures.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued) New Accounting Pronouncements (continued)

Statement No. 75 –Accounting and Financial Reporting for Postemployment Benefits Other Than Pension Plans

The primary objective of this Statement is to improve accounting and financial reporting by state and local governments for postemployment benefits other than pensions (other postemployment benefits or OPEB). It also improves information provided by state and local governmental employers about financial support for OPEB that is provided by other entities. Implementation of this Statement resulted in changes in OPEB plan disclosures.

2. CASH AND CASH EQUIVALENTS AND INVESTMENTS

Deposits

At year-end, the aggregate carrying amount of HABC's deposits (Proprietary Fund) were $49,475,459 and $72,163,440 as of June 30, 2017 and 2016, respectively. The bank balance was $49,850,832 and $72,615,266 in 2017 and 2016, respectively. The aggregate carrying amount of deposits for the Fiduciary Fund (OPEB Trust and Employee Retirement Plan) was $34,685,866 and $4,372,379 at June 30, 2017 and 2016 respectively. All deposits with financial institutions are held by regularly organized state or national banks insured by the FDIC which are required to hold government security collateral in HABC’s name for any amount in excess of federal deposit insurance limits. There was no exposure to custodial credit risk at June 30, 2017.

Deposits for RSI are maintained in separate bank accounts under a tax ID number different than that of HABC. These accounts only hold deposits of RSI funds. The aggregate carrying balance of RSl's deposits was $212,963 and $717,962 as of June 30, 2017 and 2016, respectively. The bank balance was $223,556 and $709,808 in 2017 and 2016, respectively. All deposits with financial institutions are held by regularly organized state or national banks insured by the FDIC. There was no exposure to custodial credit risk at June 30, 2017.

Deposits for BAHD are maintained in separate bank accounts under a tax ID number different than that of HABC. These accounts only hold deposits of BAHD funds. The aggregate carrying balance of BAHD's deposits was $5,603,962 and $1,426,828 as of June 30, 2017 and 2016, respectively. The bank balance was $5,608,738 and $1,426,828 in 2017 and 2016, respectively. All deposits with financial institutions are held by regularly organized state or national banks insured by the FDIC. There was no exposure to custodial credit risk at June 30, 2017.

2. CASH AND CASH EQUIVALENTS AND INVESTMENTS (continued) Investments

Proprietary fund investments are in money market accounts, certificates of deposit or U.S. agency securities, which have a maturity of one year or more. The fair market values of those investments were $38,479,917 and $44,290,020 as of June 30, 2017 and 2016 respectively, of which $230,178 and $229,425, respectively, is related to the energy performance contract.

These investments are included in unrestricted and restricted investments on the Statements of Net Position as applicable.

At June 30, 2017 and June 30, 2016, Fiduciary Fund (OPEB Trust and Employee Retirement Plan) investments of $56,329,078 and $86,555,605 respectively were in U.S. Agency Securities and certificates of deposit which have a maturity of less than one year.

Investment Rate Risk
Fair value fluctuates with interest rates, and increasing interest rates could cause fair value to decline below original cost. To limit HABC's exposure to fair value losses arising from increasing interest rates, HABC's investment policy limits the term of investment maturities to remain sufficiently liquid to enable HABC to meet all operating requirements which might be reasonably anticipated. HABC's management believes the liquidity in the portfolio is adequate to meet cash flow requirements and to preclude HABC from having to sell investments below original cost for that purpose. The investments at June 30, 2017 met HABC's investment policy as of that date.

Credit Risk/Concentration of Credit Risk
Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The investment policy of HABC follows the investment guidelines published by HUD in Financial Management Handbook 7475.1REV. These guidelines permit investments in the following types of investments: direct U.S. obligations, U.S. agency obligations, and money market mutual funds. HABC follows federal rules and regulations on concentration of credit risk.

Custodial Credit Risk

For an investment, custodial credit risk is the risk that, in the event of failure of the counterparty, HABC will not be able to recover all or a portion of the value of its investments or collateral securities that are in the possession of an outside party as of June 30, 2017. HABC has adopted investment guidelines to conform to HUD depository agreements and to permit investments which are backed by the full faith and credit of the U.S. Government, a U.S. Government Agency, or those issued by a Government sponsored agency.

Restricted cash is restricted for various HUD programs and for application of available funds to projects allowed under the MTW Agreement.

3. ACCOUNTS RECEIVABLE

Accounts receivable consists of rent payments due from tenants and other miscellaneous receivables arising from the normal course of operations. The gross balance for accounts receivable was $4,015,783 and $2,482,808 as of June 30, 2017 and 2016, respectively. A reserve for uncollectible accounts has been established based on management's estimates. The balance for the reserve for uncollectible accounts was $641,403 and $719,523 as of June 30, 2017 and 2016, respectively.

4. DUE FROM/TO GOVERNMENTAL AGENCIES

The amounts due from/to other government agencies as of June 30 are listed in the tables below:

	As of June 30, 2017		
Government Agency	**Due From**	**Due To**	**Net Amount Due From (Due to)**
U.S. Department of Housing and Urban Development*	$ 8,039,212	$ 38,110	$ 8,001,102
City of Baltimore**	382,687	1,033,448	(650,761)
Total	$ 8,421,899	$ 1,071,558	$ 7,350,341

	As of June 30, 2016		
Government Agency	**Due From**	**Due To**	**Net Amount Due From (Due to)**
U.S. Department of Housing and Urban Development*	$ 2,633,604	$ 132,089	$ 2,501,515

City of Baltimore**	285,490	1,170,374	(884,884)
Total	$ 2,919,094	$ 1,302,463	$ 1,616,631

* Expenses from CFP, HOPE VI, Section 8, ROSS, and Youth Build Grants

** Payments in Lieu of Taxes and an amount advanced by the City of Baltimore for inter-government activities

Management has evaluated all amounts due from other government agencies and determined that no reserve for doubtful accounts is necessary.

5. NOTES RECEIVABLE

As part of the financing arrangements under the HOPE VI revitalization grants, HABC issues notes receivable to developers of the projects. Sources of funds for these loans are various HOPE VI grants and the Fairfield reformulation grants from HUD. The loans are established for a HUD approved amount and funds are drawn by the developer as approved. The terms of these notes receivable vary with interest generally at 0.25% - 1.0% with repayment due 40 years from the date of the agreement, unless there is a default, at which time payment is due on demand. Some of the loan terms have interest rates based on the federal rates at the time disbursements are made to the borrower.

HABC also issues second mortgage loans under the HOPE VI program for individuals and/or families. Sources of funding for these mortgages are various HOPE VI grants. These mortgages assist individuals in purchasing homes within the City. The mortgages require repayment in full if the borrower does not live in the residence for a minimum of ten years, or at the time of sale/lease/default by the borrower. Most of the mortgages allow a reduction of up to $20,000 of the total mortgage on a prorated basis starting in year six of the mortgage. Interest rates for the mortgages are 0% unless default occurs, at which time the rate increases to 6%.

HABC entered into a reserve pledge agreement in 1998 with the Lexington Terrace Limited Partnership to benefit the Townes at the Terraces project, a low income housing project. The terms of the agreement set aside funds from the development fee payable to HABC under the Public and Indian Housing program. The funds are maintained in an interest-bearing reserve account. The partnership may request funds from the account if they experience an operating deficit during the project. Any funds remaining in the account at the end of the project period will be returned to HABC.

Based on the status of the previous mixed-financing projects and the contingent nature of the payments, management elected to establish an allowance for the full value of the notes except the ones for which HABC deems to be collectible. The agreements between HABC and the respective affiliated entities state that HABC will collect on the receivables if the affiliated entities have positive cash flows. Since these affiliated entities depend on HABC to subsidize their operations through operating subsidies, management believes that positive cash flow for these entities in the future are remote and therefore, collections on these notes receivable are doubtful.

5. NOTES RECEIVABLE (continued)

HABC has the following notes receivable outstanding as of June 30, 2017:

Description		Amount
Broadway II LP	$	15,891,593
Lexington Terrace Townhouses LP, Lexington Terraces Senior Housing LP		15,171,814
Homewood LP		9,038,694
Flag House Courts Project, Flaghouse Rental Phases I and II		8,265,129
O'Donnell Heights Association		7,533,986
Reservoir Hill Housing, LLC		4,907,401
Orchard Ridge LP		4,317,598
Affordable Housing Initiative		3,537,836
Heritage Crossing		3,169,855
Special Mobility Program		2,967,500
Sharp Leadenhall Rental No 1 LLC		2,814,845
Milltowne Association		1,909,290
Albermarle Square Affordable House		1,676,988
LRG, LLC		1,132,436
Barclay Square LP		847,019
Artaban Apt, Bailey Capital Funds		420,000
4300 Liberty LLC		300,000
Clarksview LLC		240,000
Freedom Village - Pennrose Properties		222,873
241 W. Chase St.		210,000
Telesis-Barclay		163,852
Baltimore Community Development Corporation, LLC		150,000
City Arts II Limited		81,000
Brian Henderson		15,000

Total notes receivable	84,984,708
Less: allowance	(72,984,453)
Net notes receivable	$ 12,000,255

5. NOTES RECEIVABLE (continued)

HABC has the following notes receivable outstanding as of June 30, 2016:

Description		Amount
Broadway Overlook, Broadway II Limited Partnership, developer, originated in 2003	$	15,257,954
The Townes at the Terraces Project, Lexington Terrace Townhouses Limited Partnership, Lexington		14,747,014
Telesis Barclay		9,154,301
Flag House Courts Project, Flaghouse Rental Phases I and II, developer, originated in 2002 and 2005		8,014,411
Multiple Home ownership loans, originated in 2003		5,932,395
Reservoir Hill Housing, LLC, developer, originated in 2005		4,807,379
Orchard Ridge Rental I		3,267,599
Heritage Crossing, Heritage Crossing Limited Partnership, developer, originated in 2001		3,162,169
Special Mobility Programs		2,967,500
Sharp-Leadenhall		2,683,350
Milltowne Association		1,863,858
LRG, LLC, developer, originated in 2003		1,132,436
Barclay Square LP		779,901
O'Donnell Heights Association		614,326
Ashburton Apartments		420,000
Lexington Terrace Townhouses LP, developer, originated 1998, LRPH portion		388,499
Orchard Bridge Loan		367,473
4300 Liberty LLC		285,003
Orchard Ridge Rental II		246,429
Clarksview Apartments		240,000
Freedom Village		222,873
241 W. Chase St.		210,000
Baltimore Community Development Corporation, LLC		150,000
City Arts II Limited		81,000

Total notes receivable	76,995,870
Less: allowance	(72,282,794)
Net notes receivable	$ 4,713,076

As part of the financing arrangements under HUD's RAD program, BAHD issues notes receivable to purchasers of the projects sold. These notes are effectively "seller notes" to allow purchases of the property and transition to Section 8 under long-term contracts. The terms of these notes receivable vary with interest generally based on long-term applicable federal rates established by the IRS with repayment due 40 years from the date of the first payment due date, unless there is a default. Interest rates approximated 2.57% during the current fiscal year. Payments are payable from cash flow of the property.

5. NOTES RECEIVABLE (continued)

BAHD has the following notes receivable outstanding at June 30, 2017:

RAD Project		Amount
McCulloh		23,776,459
Wyman		12,806,268
Be Mason		12,682,386
Lakeview		12,560,253
Govans		12,145,114
Chase		11,292,539
Brentwood		9,290,727
Bel Park		9,136,657
Ellerslie		8,478,573
Allendale		7,826,853
Primrose		7,157,768
Hollins		6,353,912
PVG-TH		6,305,736
Total notes receivable	$	139,813,245

6. CAPITAL ASSETS

A summary of the changes in HABC's capital assets is as follows:

	Balance 6/30/16	Additions	Disposals	Adj s/Transfers	Balance 6/30/17
Land	$ 44,166,486	$ -	(1,598,682)	$ -	$ 42,567,804
Buildings	893,742,100	80,491	(121,009,386)	14,217,157	787,030,361
Equipment	10,685,362	209,297	(338,794)	-	10,555,865
Leaseholds	266,587	-	-	-	266,587
Construction-in-progress	10,572,003	19,914,116	-	(14,217,157)	16,268,962
	959,432,538	20,203,904	(122,946,862)	-	856,689,580
Less Accumulated Depreciation:	(552,632,632)	(25,179,839)	84,316,002	-	(493,496,469)
Total	$ 406,799,906	$ (4,975,935)	$ (38,630,860)	$ -	$ 363,193,111

6. CAPITAL ASSETS (continued)

	Balance 6/30/15	Additions	Disposals	Adjs/Transfers	Balance 6/30/16
Land	$ 47,947,485	$ -	$ (3,780,999)	$ -	$ 44,166,486
Buildings	1,029,071,228	473,639	(157,102,480)	21,299,713	893,742,100
Equipment	10,417,745	610,301	(342,684)	-	10,685,362
Leaseholds	266,587	-	-	-	266,587
Construction-in-progress	10,744,336	21,216,059	(88,679)	(21,299,713)	10,572,003
	1,098,447,381	22,299,999	(161,314,842)	-	959,432,538
Less Accumulated Depreciation:	(644,032,079)	(28,660,559)	120,060,006	-	(552,632,632)
Total	$ 454,415,302	$ (6,360,560)	$ (41,254,836)	$ -	$ 406,799,906

Construction-in-progress is the cost incurred on open development projects or on major capital improvement projects under the Capital Fund Program (CFP) and Energy Performance Contract (EPC). These projects were at various stages of completion as of June 30, 2017 and 2016. Projects are not reclassified to other capital asset categories until the project is closed out and depreciation expense begins when projects are placed in service.

7. COMPENSATED ABSENCES

A summary of the changes in HABC's compensated absences is as follows:

	Balance 6/30/16	Additions	Reductions	Balance 6/30/17	Due Within One Year
Compensated Absences	$ 6,285,982	$ 2,041,566	$ 3,657,443	$ 4,670,105	$ 948,031

	Balance 6/30/15	Additions	Reductions	Balance 6/30/16	Due Within One Year
Compensated Absences	$ 7,044,971	$ 1,693,320	$ 2,452,309	$ 6,285,982	$ 1,263,483

8. BONDS, NOTES AND CAPITAL LEASE PAYABLE

Long-term debt is summarized as follows:

	Balance 6/30/16	Additions	Reductions	Balance 6/30/17	Due Within One Year
EPC Bonds	$ 47,985,000	$ -	$ (1,635,000)	$ 46,350,000	$ 1,765,000
Broadway Overlook	3,488,713	252,199	-	3,763,152	-
DHCD	275,697	-	(9,306)	266,754	9,465
Baltimore City Community Development Financing Corporation	150,299	-	(14,193)	136,106	136,106
Capital Lease Payable	53,566	-	(53,566)	-	-
Total long-term debt	$ 51,953,275	$ 252,199	$ (1,712,065)	$ 50,516,012	$ 1,910,571

	Balance 6/30/15	Additions	Reductions	Balance 6/30/16	Due Within One Year
EPC Bonds	$ 49,495,000	$ -	$ (1,510,000)	$ 47,985,000	$ 1,635,000
Broadway Overlook	3,280,079	208,634	-	3,488,713	-
DHCD	284,796	-	(9,099)	275,697	9,306
Baltimore City Community Development Financing Corporation	163,354	-	(13,055)	150,299	14,387
Capital Lease Payable	208,896	-	(155,330)	53,566	53,566
Total long-term debt	$ 53,432,125	$ 208,634	$ (1,687,484)	$ 51,953,275	$ 1,712,259

a) Bonds Payable

In conjunction with the energy performance contract, the Authority issued $52,190,000 in Series 2010A Federally Taxable-Build America Bonds and $845,000 in Series 2010B Tax-Exempt Bonds on March 31, 2010. Interest rates on the Series 2010A bonds range from 3.66% to 6.5% with the final maturity on January 1, 2032. The interest rate on the 2010 Series B bonds is 1.25% and the bonds matured on July 1, 2013. The bonds were issued in connection with .the acquisition of a lease for certain capital improvements to HABC properties related to energy conservation. The Build America Bond program provides subsidies from the U.S Treasury to offset some interest costs associated with the bonds.

8. BONDS, NOTES AND CAPITAL LEASE PAYABLE (continued)

a) Bonds Payable (continued)

Future Maturities of bonds payable are as follows:

	Principal	Interest	Treasury Subsidy	Net Debt Service
2018	1,765,000	2,855,880	(999,558)	3,621,322
2019	1,905,000	2,762,641	(966,924)	3,700,717
2020	2,055,000	2,659,196	(930,719)	3,783,477
2021	2,250,000	2,544,684	(890,639)	3,904,045
2022	2,450,000	2,417,117	(845,991)	4,021,126
2023-2024	8,820,000	6,296,867	(2,203,904)	12,912,963
2025-2029	19,635,000	6,166,717	(2,158,351)	23,643,366
2030-2032	7,470,000	496,100	(173,635)	7,792,465
Total	$ 46,350,000	$ 26,199,202	$ (9,169,721)	$ 63,379,481

b) Notes and capital lease payable

Effective June 24, 2002, HABC entered into a loan agreement to finance the Broadway Overlook revitalization project. The funding for this project is an interest-bearing line of credit with SunTrust Bank for $3,000,000. The terms of the agreement include varying interest rates (5.7% to 7%) dependent on the balance outstanding and repayment, applied to interest first, based on sales of the project units beginning three years after the date of the agreement with full payment no later than eighteen years from the date of the agreement. The balance outstanding at June 30, 2017

and 2016 was $3,763,152 and $3,488,713, of which the principal was $2,051,404 for both years and the accrued interest was $1,711,748 and $1,489,569, respectively.

8. BONDS, NOTES AND CAPITAL LEASE PAYABLE (continued)

Effective February 12, 1997, HABC entered into two loan agreements to finance the Montpelier revitalization project as follows:

The first note is a variable interest 40 year note with the Department of Housing and Community Development (DHCD) of the State of Maryland for $399,000. Interest on the note was 0% for the construction period and 2% for the remainder of the term. Payments are to be made initially from surplus cash as defined in the agreement and then from other cash. The balance outstanding at June 30, 2017 and 2016 was $266,754 and $275,697, respectively.

The second note is a 20 year, 7.5% interest note with the Baltimore Community Development Financing Corporation for $300,000. This note matures on the earlier of 20 years after the construction completion date or March 1, 2017, whichever is earlier. The balance outstanding at June 30, 2017 and 2016 was $136,107 and $150,299, respectively.

Effective July 26, 2011, HABC entered into a capital lease agreement with Enterprise Fleet Management, Inc. for 28 vehicles. The gross amount recorded on the balance sheet for the capital lease is $757,452 with accumulated depreciation of $734,945 at June 30, 2017 for the vehicles.

The balance outstanding of the capital lease payable at June 30, 2017 and 2016 was $0 and $53,566 respectively.

Future maturities of notes and leases payable at June 30, 2017 are as follows:

	Principal	Interest
2018	145,571	11,799
2019	9,662	5,051
2020	9,857	4,856
2021	3,003,300	4,242
2022-2025	329,129	16,970

2026-2030		299,560		15,711
2031-2035		305,638		9,632
2036-2040		63,296		2,945
Total	$	4,166,013	$	71,206

Effective October 27, 2016, BAHD entered into a revolving line of credit promissory note with the Harbor Bank of Maryland for $3,000,000 to help BAHD cover settlement costs related to the RAD program. BAHD used $2,521,103 of the line of credit during fiscal year 2017 and paid down $1,144,202, resulting in an outstanding balance at June 30, 2017 of $1,376,901.

9. NET POSITION

Components of net position by program consist of the following:

	2017	2016
Moving to Work Block Grant	$ 379,439,411	$ 416,740,180
Section 8 Housing Choice Vouchers	345,444	138,687
Section 8 Moderate Rehabilitation Program	37,915	473,727
Section 8 New Construction/Substantial Rehabilitation	130,819	573,948
Section 8 Single Room Occupancy	75,415	413,240
Self Insurance Fund	16,577,806	17,897,901
Other	22,311,219	21,680,169
State/Local	344,731	1,105,554
Total net position	$ 419,262,760	$ 459,023,406

Restricted net position consists of amounts restricted for federal programs, restricted reserves, tenant deposits and other amounts restricted by outside parties. All restricted amounts are net of related liabilities. At June 30, 2017 and 2016, the authority had restricted net position of $42,177,573 and $52,703,299, respectively.

10. CAPITAL GRANTS

Contributed capital grants are recorded as non-operating revenue.

Certain new construction and rehabilitation projects are being funded through contributions from the Community Development Administration (CDA) and the City. If development costs exceed the CDA approved capital assistance, the excess will be contributed by the City. Repayment of the CDA capital assistance and payment of interest is not required unless an event of default occurs, as defined in the agreements.

As of June 30, 2017, management believes that HABC was in compliance with all applicable covenants. There are additional operating covenants which apply when the projects begin operations.

11. LAND LEASE

HABC entered into ground lease agreements with several limited partnerships that have constructed or are in the process of constructing rental home projects. The terms of the leases vary from 55 years to 99 years with an annual rent of $1. The units must be used for public housing and are subject to public housing requirements. If at any time during the lease the public housing requirements are not met, the tenant is deemed to be in default and the lease is voided.

12. EMPLOYEE BENEFIT PLAN

Retirement Plan

Plan Description

The Housing Authority of Baltimore City Retirement and 457 Plan Committee (the Committee) oversees and administers the Retirement Plan for the Employees of the Housing Authority of Baltimore City (the plan) - a single-employer employee retirement plan for all full-time employees. The Commission of the Authority has the authority to modify or amend the provisions of the plan. The Plan is a money purchase pension plan with both defined minimum benefits and defined contribution aspects. For most permanent participants, the accumulated contributions plus earnings provide a greater benefit than the minimum benefit defined under the Plan. Therefore, most eligible participants withdraw the contributions and interest to which they are entitled upon separation from HABC.

Benefits Provided

HABC changed the pension vesting schedule effective July 1, 2009. To receive HABC's contributions, employees must complete three years of continuous service to be considered fully "vested." If an employee leaves prior to completing three years of continuous service, all of HABC's contributions will be forfeited. If an employee leaves after completing three years of continuous service, the employee will receive the account balance of all of HABC's contributions. An employee 60 or older may retire with full minimum monthly defined benefits, if age plus years of service is 85 or greater. The full minimum benefit includes service the participant would have at the normal retirement date at age 65. An employee may retire with reduced monthly-defined benefits at age 55 with 10 years of service. In both situations, the accumulated contributions plus earnings can be taken as an alternative benefit. Under the Plan, the defined minimum annual benefit is 1.5 percent of the employee's final average compensation multiplied by years of service, for employees hired before October 26, 1991, and who did not elect to withdraw their prior required contributions. For participants hired on or after October 26, 1991, or who elected to withdraw their prior required contributions, the defined minimum annual benefit is 1 percent of final average compensation multiplied by years of service. Final average compensation is the average base rate of pay for the five

highest consecutive years of service out of the last 10 years before age 65. For the full minimum benefit, base rates of pay for years between actual retirement date and normal retirement date are assumed to be equal to base rate of pay at actual retirement date. The final average pay used to calculate the defined minimum annual benefits are frozen as of December 31, 2012. Employees who were hired on or after October 1, 2012 are not entitled to the Plan's minimum benefits.

12. EMPLOYEE BENEFIT PLAN (continued)

Retirement Plan (continued)

As of July 1, 2016 (date of most recent valuation), the retirement plan membership consisted of:

Active Participants	627
Terminated participants entitled to future benefits	242
Total	869

Funding Policy

For employees hired between July 1, 1984 and October 26, 1991 or those hired before July 1, 1984 who did not make the one-time election in 1991 to withdraw the value of the mandatory employee contribution account, HABC contributed 10 percent consisting of a 6 percent employer base contribution which is self-directed and a 4 percent pick up of the employee contribution which is invested in the Fixed Fund. For employees hired after October 26, 1991 or who were hired before July 1, 1984 and made a one-time election in 1991to withdraw the value of the mandatory employee contribution account, HABC's policy is to contribute 6 percent of basic compensation: a 2 percent employer base contribution which is invested in the Fixed Fund and a 4 percent employer contribution which is self-directed. Employees may make voluntary post-tax contributions to the plan of 1percent to 10 percent of pay. Total voluntary employee
contributions to the plan for the fiscal year ended June 30, 2017 were $167,113. For employees hired on or after October 1, 2012 HABC's policy is to contribute 3% of the employee's base pay to the plan. The Authority will also match dollar-for-dollar any employee contributions to the Plan up to a maximum of 3% of base pay.

12. EMPLOYEE BENEFIT PLAN (continued)

Retirement Plan (continued)

Investment Policy

The pension plan's policy in regard to the allocation of invested assets is established and may be amended by the Committee. It is the policy of the Committee to pursue an investment strategy whose primary objectives are the generation of current income and safety and stability of principal. The Plan's policy is to hold no securities issued by the City of Baltimore, the State of Maryland or any other related entity. Assets held for the defined benefit portion of the plan are invested in a pension fixed fund with the following allocations:

Asset Class	Target Allocation Total
Domestic Fixed Income	99.50%
Cash	0.50%

Rate of Return

For the year ended June 30, 2017, the annual money-weighted rate of return on pension plan investments, net of pension plan investment expenses, was 0.35%. The money-weighted rate of return expresses investment performance, net of investment expenses, adjusted for the changing amounts actually invested.

Net Pension Liability (Asset) of the Authority

The components of the net pension liability (asset) of the Plan at June 30, 2017 and 2016 were as follows:

	2017	2016

Vested	$ 40,400,579	$ 40,318,681
Nonvested	191,035	260,657
Total pension benefit liability	40,591,614	40,579,338
Plan fiduciary net position	46,378,661	46,639,341
Authority's net pension liability (asset)	$ (5,787,047)	$ (6,060,003)
Plan fiduciary net position as a percentage of total pension liability (asset)	114.26%	114.93%

12. EMPLOYEE BENEFIT PLAN (continued)

Retirement Plan (continued)

Actuarial Assumptions

The total pension liability (asset) was determined by an actuarial valuation as of July 1, 2016, using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.1%
Salary increases	3.0%
Investment rate of return	3.75%

Mortality rates were based on the RP-2014 Generational Mortality Table projected from the 2006 base tables with Scale MP-2016 mortality improvement.

The actuarial assumptions used in the July 1, 2016 valuation were based on the results of an actuarial experience study for a 5-year period.

	Age	Rate of Retirement	Age	Rate of Retirement
Retirement Age	55	10%	63	10%
	56	5%	64	15%
	57	5%	65	25%
	58	5%	66	10%
	59	10%	67	15%
	60	10%	68	25%

61	10%	69	25%
62	20%	70	100%

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target allocation percentage and adding expected inflation.

12. EMPLOYEE BENEFIT PLAN (continued)

Retirement Plan (continued)

Best estimates of arithmetic real rates of return for each major asset class as of June 30, 2017 are summarized in the following table:

Asset Class	Long-Term Expected Real Rate of Return
Equity	
Large Cap U.S. Equity	4.1%
Small Cap U.S. Equity	4.6%
Global Equity (Developed & Emerging)	5.0%
International (Non-U.S.) Equity (Developed)	5.0%
Emerging Markets Equity	5.3%
Fixed Income	
Cash (Government)	-0.2%
Cash (LIBOR)	0.2%
TIPS	1.0%
Core U.S. Fixed Income (Market Duration)	0.8%
Long Duration Bonds - Government/Credit	1.3%
Long Duration Bonds - Credit	1.9%
Long Duration Bonds - Government	0.6%
High Yield Bonds	3.2%
Bank Loans	3.2%
Non-U.S. Developed Bond (0% Hedged)	2.3%
Non-U.S. Developed Bond (50% Hedged)	0.0%
Non-U.S. Developed Bond (100% Hedged)	0.1%
Short Duration Bonds - Government	-0.1%
Short Duration Bonds - Credit	0.6%
Intermediate Duration Bonds - Government	0.0%

Intermediate Duration Bonds - Credit	1.1%
STRIPS (25 Duration)	0.4%
Emerging Markets Bonds (Sov. USD)	2.7%
Emerging Market Bonds (Corporate USD)	2.4%
Emerging Market Bonds (Sov. Local)	3.5%
Alternative Investments	
Hedge Fund-of-Funds Universe (Median Manager)	1.7%
Hedge Fund-of-Funds Universe (Buy List)	2.8%
Hedge Funds - Direct (Median Manager)	3.1%
Hedge Funds - Direct (Buy List)	4.4%
Private Real Estate (Broad Market)	3.5%
Private Real Estate (Core)	2.9%
U.S. REIT's	3.7%
Private Equity	6.3%
Infrastructure	4.4%
Commodities	2.3%
Multi-Asset Credit	4.0%
Equity Insurance Risk Premium - High Beta	4.1%
Equity Insurance Risk Premium - Low Beta	3.2%

12. EMPLOYEE BENEFIT PLAN (continued)

Retirement Plan (continued)

Discount Rate

The discount rate used to measure the total pension liability was 3.75%. The Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the net pension liability (asset) to changes in the discount rate

The following presents the net pension liability (asset) of the Authority, calculated using the discount rate of 3.75% as well as what the Authority's net position liability (asset) would be if it were calculated using a discount rate that is 1-percentage point lower (2.75%) or 1-percentage point higher (4.75%) than the current rate:

	1% Decrease 2.75%	Current Rate 3.75%	1% Increase 4.75%
Total Pension Liability	$ 40,958,738	$ 40,591,614	$ 40,394,848
Plan Fiduciary Net Position	(46,378,661)	(46,378,661)	(46,378,661)
Authority's Net Position Liability (Asset)	(5,419,923)	(5,787,047)	(5,983,813)

For the years ended June 30, 2017 and 2016, HABC's recognized pension expense was $1,057,254 and ($93,550), respectively.

Deferred Compensation Plan

HABC offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan is a defined contribution plan consisting entirely of employee voluntary pretax deferrals and investment income on those deferrals. The plan, available to all regular full-time Authority employees, permits them to defer a portion of their salary until future years. Participation in the plan is optional. The deferred compensation is not available to employees until termination, retirement, death or unforeseeable emergency.

During 2016 and 2015, plan members contributed $399,977 and $536,232, respectively. The investments in the plan are reported at the market value of the portfolio which was $7,352,334 and $9,030,819 as of December 31, 2016 and 2015, respectively. Investments are managed by the plan's trustee (M&T Bank) under one of several investment options, or a combination thereof, as chosen by the participants.

12. EMPLOYEE BENEFIT PLAN (continued)

Deferred Compensation Plan (continued)

As of December 31, 2016, the number of participants in the plan was:

Active Participants	258
Terminated participants entitled to future benefits	63
Total	321

Death Benefits

For eligible current employees, HABC provides a lump-sum death benefit payment. The cost of this benefit is expensed when paid and was $25,994 and $80,329 as of June 30, 2017 and 2016, respectively.

Other Post-Employment Benefits (OPEB) Trust

The Authority made certain changes to the Other Post-Employment Benefits policy effective July 1, 2012. The new policy does not change benefits for current retirees or active employees who met the eligibility requirements for retirement as of November 1, 2006. Active employees who were not eligible for retirement as of November 1, 2006 are eligible for OPEB benefits, but effective January 1, 2013 HABC, ended contributions to annual cost increases in health and welfare benefits. In addition, the Authority discontinued the partial funding of benefits for retirees who were not eligible for retirement as of November 1, 2006 and their dependents once they obtain Medicare eligibility status. Employees hired on or after July 1, 2012 are not eligible for retiree health and welfare benefits from the Authority.

Plan Description - The HABC OPEB Trust provides certain health care benefits including healthcare, prescription drug, dental, vision, and life insurance to qualified retired employees and their dependents. Substantially all employees who retire or are disabled directly from HABC become eligible for these benefits. The post-retirement benefits plan is a cost-sharing plan that finances hospital, medical, dental, and prescription insurance for eligible retirees and their dependents. Vision insurance is currently provided to eligible retirees and their dependents at no cost to the retiree. General information regarding the plans and their benefits is described in HABC's Summary Plan Descriptions. Plan documents govern the provisions of the benefit plans. There were 303 retirees and beneficiaries receiving benefits and 504 active plan members at May 1, 2017, the date of the latest census data used in the actuarial valuation. The census data has adjusted for employee's election to retire using HABC's Voluntary Retirement Program.

12. EMPLOYEE BENEFIT PLAN (continued)

Other Post-Employment Benefits (OPEB) Trust (continued)

Contributions – The Plan is a contributory plan in which HABC and the retired members and beneficiaries contribute, based on actuarial valuation, certain amounts toward the current cost of healthcare benefits.

Funding Status and Funding Progress - As of June 30, 2016, the most recent actuarial valuation, the actuarial accrued liability (AAL) was $43,164,000 and the actuarial plan assets were $42,659,170, therefore the unfunded AAL (UAAL) was $504,830. The annual covered payroll of active employees covered by the Plan was $37,137,945 and the ratio of the UAAL to covered payroll was 1.36% (percent).

The actuarial valuation of the Plan involves estimates of the value of reported amounts and assumptions about the probability of events far into the future. The actuarially determined amounts regarding the funded status of the Plan and the annual required contributions (ARC) of HABC and other participating agencies are subject to continual revision as actual results are compared to past expectations and new estimates are made about the future.

In fiscal year 2011, HABC established an OPEB trust agreement with The Bank of New York Mellon Trust Company, N.A. (BONY) to fund the OPEB liability.

Annual OPEB Cost and Net OPEB Obligation - The ARC, or annual OPEB cost (AOC), for 2017 was based on an actuarial valuation as of June 30, 2016, the latest valuation report available.

In fiscal year 2017, HABC contributed $2,384,423 to the Trust for payment of insurance premiums; however, the Trust transferred funds to HABC to reimburse for this payment subsequent to year end. In 2016, HABC contributed $2,409,829 to the Trust which decreased the unfunded actuarial liability to $3,280,000 and resulted in an OPEB cost of $0. OPEB cost for fiscal year 2017 was $(290,335).

12. EMPLOYEE BENEFIT PLAN (continued)

Other Post-Employment Benefits (OPEB) Trust (continued)

Actuarial Methods and Assumptions - The calculations of projected benefits are based on the terms of the Plan in effect at the time of valuation and on the pattern of sharing costs between the employer and plan members to that point. The actuarial calculations reflect a long-term perspective and actuarial methods and assumptions used include techniques that are designed to reduce short-term volatility in the actuarial accrued liability and the actuarial value of assets.

Actuarial assumptions used in the actuarial valuation were:

Valuation date	June 30, 2017
Actuarial method	Projected unit credit cost method
Amortization method	Immediate recognition
Amortization period	1 year (immediate recognition)
Investment rate of return	2.50%
Salary scale	N/A
Mortality	RP 2014 blue collar, sex distinct, separate rates for employee versus annuitants; fully generational with scale MP 2014
Health care cost trend rates:	
Medical	5.45% decreasing to 4.83% in 2050; decreasing to 3.94% in 2077
Vision	4.0%
Dental	4.5%

13. AFFILIATED ENTITIES AND RELATED PARTIES

HABC is a partner, owner, or interest holder either solely or severally with multiple organizations as part of various housing projects, development and construction projects, and for financing purposes. These separate legal entities are established to advance the mission of HABC related to development and management of various forms of public housing. Activity of these entities is reflected in HABC's financial statements as applicable, to the extent of their ownership interest and level of activity with one entity, HABC Montpelier Housing Corporation, presented as a blended component unit. This activity includes payment of operating expenses such as rent, taxes and utilities.

13. AFFILIATED ENTITIES AND RELATED PARTIES (continued)

The following table reflects these entities, their purpose, and HABC's interest:

Project	HABC Affiliate	Date Formed	HABC Interest	Percentage Ownership
St. Ambrose Limited Partnership	HABC Ambrose Housing Corp.	9/27/2002	Non-Managing General Partner	0.50%
Broadway II, Limited Partnership	HABC Broaway Housing Corp.	12/3/2001	Non-Managing General Partner	0.01%
Flag House Rental I, L.P.	HABC Flag Housing	6/19/2002	Non-Managing General Partner	0.00%
Flag House Rental II, L.P.	HABC Flag II Housing Corp.	5/15/2003	Non-Managing General Partner	0.00%
Hillside Associates Limited Partnership	HABC Hillside Housing Corp.	11/1/1996	Non-Managing General Partner	0.50%
Lexington Terrace Sr. Housing	HABC Lexington Housing Corp.	7/22/1998	Non-Managing General Partner	0.01%
Lexington Terrace Townhomes, LP	HABC Lexington Housing Corp.	7/22/1998	Non-Managing General Partner	0.01%
MPV Associates Limited Partnership	HABC Mt. Pleasant Housing Corp.	5/7/1996	Non-Managing General Partner	0.05%
Heritage Crossing Limited Partnership	HABC Murphy/Julian Housing	3/31/2000	Non-Managing General Partner	0.01%
Orchard Ridge Rental I, LLC	HABC Orchard Ridge Rental Housing	7/18/2007	Non-Managing General Partner	0.01%
Orchard Ridge Rental II, LLC	HABC Orchard Ridge Rental Housing	7/18/2007	Non-Managing General Partner	0.01%
Orchard Ridge Rental III, LLC	HABC Orchard Ridge Rental Housing	7/18/2007	Non-Managing General Partner	0.01%
Orchard Ridge Rental IV, LLC	HABC Orchard Ridge Rental Housing	6/27/2013	Non-Managing General Partner	0.01%
Reservoir Hill Housing LLC	HABC Reservoir Hill Housing Corp	7/18/2005	Non-Managing General Partner	0.01%
Sharp-Leadenhall Rental No. 1, LLC	HABC Sharp-Leadenhall	4/6/2006	Non-Managing General Partner	0.00%
Conifer Cooks Lane Associates, LLC	HABC Westover Housing Corp	9/27/2002	Participating Management Member	0.01%
Homewood Limited Partnership	HABC Barclay Rental I Housing	12/30/2009	Special Limited Partner	0.01%

Not included in the above table are Resident Services, Inc. and Baltimore Affordable Housing Development, Inc., which were organized as a 501(c) (3) Maryland non-stock corporation separate from HABC. They are discretely presented component units with its financial statements presented separately.

14. COOPERATION WITH THE CITY OF BALTIMORE

HABC and the City mutually recognize the benefit of cooperation and coordination beyond that required by housing laws. This recognition was expressed in an Agreement for Services between HABC and the City in fiscal year 1996. The Agreement for Services provides the basis for payment for services and related materials provided by the two parties within the scope of their powers under existing laws and regulations. Either HABC or the City may provide, to the extent requested by the other, certain related services, including administration, planning, research, design, development, construction, rehabilitation, repair, property management and maintenance. All services are to be performed subject to the acceptance of the requesting party with proper authorizations under the applicable federal and local laws and regulations. These services are paid for at the same or equivalent rates as those which the performing party would charge a division of its own organization.

15. CAPITAL FUND FINANCING PROGRAM BONDS

Effective December 1, 2003, HABC entered into a loan agreement with the Maryland Department of Housing and Community Development to fund certain capital improvements including land acquisition, site improvements, and building construction. The loan was funded by a bond issue in the principal amount of $94,295,000 of which HABC's share was $78,685,000. Based on the economic substance of this transaction, the Authority recorded this as grant revenue. Repayment of the loan was funded through contributions from HUD under the capital fund program subsidy due HABC. The payments were remitted directly from HUD to the fiscal agent to make payments on the bond. Payments on the bond began December 29, 2005 and were to be paid semi-annually thereafter until June 2023.

HABC paid off the 2015 liability during fiscal year 2016.

16. COMMITMENTS AND CONTINGENCIES

As of June 30, 2017 and 2016, the unexpended budgets for uncompleted construction and major capital improvement projects were approximately $9,491,831 and $27,808,024, of which approximately $9,491,831 and $15,841,711, respectively, has been committed via agreements with construction vendors.

HABC has an unused line of credit totaling $1,000,856 at June 30, 2017 for the mixed-financing Broadway Overlook Revitalization Project.

16. COMMITMENTS AND CONTINGENCIES (continued)

Operating Leases

As of June 30, 2017, HABC had entered into various lease agreements for the rental of office space ranging from one to ten years. Rental expense under these leases for the years ended June 30, 2017 and 2016 was $2,446,927 and $2,195,577, respectively.

Future minimum lease payments under these operating leases are as follows:

2018	$ 876,240
2019	890,824
2020	912,623
2021	930,876
2022	948,224
2022-2024	1,137,354
	$ 7,506,906

Deeds of Trust

As part of the Heritage Crossing Homeownership program, HABC provided grants to homeowners in the form of Deeds of Trusts on all 185 homes sold. The terms of these trusts state that only during the first 10 years, if the homeowner refinances or takes a home equity loan, the proceeds from such loans must be paid to HABC. In the event that the property is sold or transferred in the first ten years, any gains must be

distributed to HABC in percentages based on the passage of time as follows: within 1-5 years - 90%; 6 years- 80%; 7-9 years - 20%, plus 20% per additional year.

Grants

HABC receives significant financial assistance from numerous Federal, State and City governmental agencies in the form of grants and subsidies. The disbursement of funds received under these programs generally requires compliance with terms and conditions specified in the agreements and are subject to audit by the granter agencies. Any disallowed claims resulting from such audits could become HABC's liabilities.

In the opinion of management, any such disallowed claims will not have a material effect on the financial statements of the individual funds included in HABC's financial position as of 2017.

16. COMMITMENTS AND CONTINGENCIES (continued)

Grants (continued)

HABC is subject to numerous laws and regulations. HUD, as well as other internal and external auditors, is currently conducting inquiries and/or investigations regarding the compliance by HABC and its programs with such laws and regulations. Management believes that there may be findings that result from these inquiries and/or investigations; however, the significance of such findings on HABC cannot be determined.

Partnership Rental Housing

HABC has participated in numerous separate partnership rental housing projects. In some projects, HABC is a one-half of one percent general partner in these projects. See Note 13 for details by project and percentage of ownership. HABC may ultimately bear some risk related to the operations or the assets and liabilities of these projects as a result of HABC's role and ownership.

Litigation

HABC is involved in multiple ongoing lawsuits as of the year ended June 30, 2017. These include injury claims, workers' compensation claims, and personnel matters. The Authority intends to vigorously defend itself in all litigation and several of these claims are covered by insurance. HABC is involved in claims where the claim amount exceeds the cap set by the Maryland Local Government Tort Claims Act. This cap is currently set at $800,000 per occurrence. Claim liabilities are reported when it is probable that a loss has occurred and the amount of loss can be reasonably estimated. At June 30, 2017, there were no contingent liabilities accrued in the financial statements.

HABC has been named in multiple complex tort litigation claims related to lead paint poisoning. From October 2011 through June 2017, HABC has paid approximately $14.3 million, with HUD approval to satisfy twenty-seven judgements due to lead based paint injuries. During 2017, a

court ruling on these lead pain cases resulted in a reduction in the number of cases and potential claim amounts. The Authority is assessing the impact of this ruling in their defense of these claims.

16. COMMITMENTS AND CONTINGENCIES (continued)

Litigation (continued)

During 2015, due to the complexity and extent of the lead paint cases with which HABC is involved, HABC continued to seek HUD approval to establish a separate fund from which to pay any claims, judgements, and the related legal expenses. HUD approved this request and HABC established a reserve of $20,000,000 as of June 30, 2015. As a condition for agreeing to the reserve for this purpose, HUD requires, among other things, that HABC continue to follow HUD guidance with respect to litigation, which include obtaining approval from HUD to pay claims, judgements, or related legal expenses from the reserve fund. There were disbursements of $341,332 and $2,151,884 made from this fund during fiscal years 2017 and 2016, respectively.

Also during 2017, HABC made payment of $7,100,000 as a result of a 2015 settlement of a class action lawsuit.

17. FUTURE GASB PRONOUNCEMENTS

GASB routinely issues standards that are effective for future years. Management is currently evaluating the potential impact of the following standards issued by GASB on HABC for future years.

GASB Statement No. 83 - C*ertain Asset Retirement Obligations*

The objective of this statement is to enhance comparability of financial statements among governments by establishing uniform criteria for the recognition and measurement of certain Asset Retirement Obligations. This Statement is effective for periods beginning after June 15, 2018 with earlier application encouraged. HABC is currently evaluating the effect of the implementation of this statement.

GASB Statement No. 84 - *Fiduciary Activities*

This Statement establishes specific criteria for identifying activities that should be reported as fiduciary activities and clarify whether and how business-type activities should report their fiduciary activities. This Statement is effective for periods beginning after December 15, 2018 with earlier application encouraged. HABC is currently evaluating the effect of the implementation of this statement.

17. FUTURE GASB PRONOUNCEMENTS (continued)

GASB Statement No. 85 - *Omnibus 2017*

This Statement addresses practice issues that have been identified during the implementation and application of certain GASB statements. It addresses a variety of topics including issues related to blending component units, goodwill, fair value measurement and application, and postemployment benefits. This Statement is effective for periods beginning after June 15, 2017 with earlier application encouraged. HABC is currently evaluating the effect of the implementation of this statement.

GASB Statement No. 86 - *Certain Debt Extinguishment Issues*

This Statement improves consistency in reporting in-substance defeasance of debt by providing guidance for transactions in which cash and other monetary assets acquired with only existing resources are placed in an irrevocable trust for the sole purpose of extinguishing debt. This Statement is effective for periods beginning after June 15, 2017 with earlier application encouraged. At this time, HABC has no trusts established and is not expecting an impact on the financial statements.

GASB Statement No. 87 - *Leases*

This Statement increases the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities. This Statement is effective for periods beginning after December 15, 2019 with earlier application encouraged. HABC is currently evaluating the effect of the implementation of this statement.

18. SUBSEQUENT EVENTS

Rental Assistance Demonstration (RAD)

HABC participates in HUD's Rental Assistance Demonstration Program (RAD) whereby HABC is converting 24 public housing sites for more than 4,000 units to a form of project-based assistance under Section 8 of the Housing Act of 1937. This program is taking place in two phases and includes the transfer of ownership of these sites to private developers.

HUD has closed and settled on fourteen RAD sites totaling 2,670 units as of June 30, 2017, with six sites totaling 1,155 settling during fiscal year 2017. Upon settlement, the new owners assume management of the sites and will begin the agreed upon redevelopment work. HABC has no employees at the settled sites and terminated all related contracts and obligations related to each site's operations.

Proceeds of the settlements are recognized by the Baltimore Affordable Housing Development, Inc., a discretely presented component unit of HABC. Notes receivable and the transfer of property from HABC to BAHD are reflected in these financial statements for the fiscal year ending June 30, 2017.

Settlements on the remaining sites are expected to take place throughout calendar year 2018.

HOUSING AUTHORITY OF BALTIMORE CITY
SCHEDULE OF FUNDING PROGRESS - OPEB TRUST
Years Ended June 30, 2017 and 2016

Valuation Date	Actuarial Value of Plan Assets	Actuarial Accrued Liability (AAL)	Unfunded AAL	Funded Ratio	Covered Payroll	Unfunded AAL as % of Covered Payroll
6/30/2016	42,659,170	43,164,000	504,830	98.83%	37,137,945	1.36%
7/1/2014	44,983,000	48,263,000	3,280,000	93.20%	34,697,732	9.45%
7/1/2013	33,854,000	48,307,000	14,453,000	70.08%	38,827,063	37.22%
7/1/2012	33,547,000	49,288,000	15,741,000	68.06%	43,225,000	36.42%
7/1/2011	25,317,000	96,057,000	70,740,000	26.36%	39,343,180	179.80%
7/1/2010	25,316,522	94,596,000	69,279,478	26.76%	40,451,752	171.26%
7/1/2009	-	94,596,000	94,596,000	0.00%	40,451,752	233.85%
7/1/2008	-	84,870,222	84,870,222	0.00%	37,699,000	225.13%
7/1/2007	-	84,870,222	84,870,222	0.00%	37,699,000	225.13%

HOUSING AUTHORITY OF BALTIMORE CITY
SCHEDULE OF CHANGES IN AUTHORITY'S NET PENSION LIABILITY AND RELATED RATIOS

	2017	2016
Total pension liability		
Service cost	$ 2,049,469	$ 2,049,469
Interest	1,599,577	1,599,577
Differences between expected and actual experience	(558,075)	(558,075)
Change in assumptions	201,281	201,281
Benefit payment, including refunds of member contributions	(3,082,053)	(3,082,053)
Administrative expense	(192,008)	(192,008)
Net change in total pension liability	18,191	18,191
Total pension liability - beginning	40,573,423	40,573,423
Total pension liability - ending (a)	$ 40,591,614	$ 40,591,614
Plan fiduciary net position		
Contributions - employer	$ 2,016,920	$ 1,831,774
Contributions - member	167,113	173,550
Net investment income	2,118,993	688,973
Benefit payments, including refunds of member contributions	(4,563,706)	(3,984,469)
Net change in plan fiduciary net position	(260,680)	(1,290,172)
Plan fiduciary net position - beginning	46,639,341	47,929,513
Plan fiduciary net position - ending (b)	$ 46,378,661	$ 46,639,341
Authority's net pension liability (asset) - ending (a) - (b)	$ (5,787,047)	$ (6,047,727)

Plan fiduciary net position as a percentage of total pension liability	114.26%	114.90%
Covered employee payroll	37,137,945	34,697,732
Authority's net position liability as a percentage of covered employee payroll	-15.58%	-17.43%

HOUSING AUTHORITY OF BALTIMORE CITY
SCHEDULE OF PENSION CONTRIBUTIONS
Last 10 Fiscal Years

	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	
Actuarially determined contributions	$ 1,841,167	$ 2,184,973	$ 2,353,399	$ -	$ -	$ 163,188	$ 136,954	$ 110,786	$ -	$ -	
Contributions in relation to actuarially determined contributions	1,841,167	2,184,973	2,353,399	-	-	163,188	136,954	110,786	-	-	
Covered employee payroll	29,250,296	28,206,704	35,041,919	34,933,378	38,878,369	39,906,966	40,451,752	38,114,000	37,674,000	36,939,000	Contributions deficiency (excess)
Contributions as a percentage of covered employee payroll			6.29%	7.75%	6.7%	0.0%	0.0%	0.4%	0.3%	0.3%	0.0%

Notes to Schedule

Valuation Date	July 1, 2016
Methods and assumptions used to determine contribution rates:	
Actuarial cost method:	Entry Age Normal
Amortization method:	Level dollar
Remaining amortization period:	10 years
Asset valuation method:	Market Value of Assets
Inflation:	2.1%
Salary increases:	3.0%
Investment rate of return:	3.75%
Retirement age:	In the 2016 actuarial valuation, expected retirement ages of general plan members were based on an experience study performed.
Mortality:	In the 2016 actuarial valuation, assumed life expectancies were adjusted as a result of adopting the RP-2014 Generational Mortality Table Projected from the 2006 base tables with Scale MP-2016.

HOUSING AUTHORITY OF BALTIMORE CITY SCHEDULE OF PENSION INVESTMENT RETURNS

	2017	2016
Annual money-weighted rate of return, net of investment expense	0.35%	1.48%

HOUSING AUTHORITY OF BALTIMORE CITY
FINANCIAL DATA SCHEDULE
BALANCE SHEET SUMMARY
June 30, 2017

Account Description	14.881 Moving to Work Demonstration Program	HCV for MTW 14.HCV LIPH for MTW 14.OPS CFP for MTW 14.CFP	
		-	
		-	
		-	
		-	
		-	
CURRENT ASSETS		-	Cash:
		-	
		-	
		-	
		-

111 Cash - Unrestricted	$ 25,882,499	$ -	$ -	$
112 Cash - Restricted - Modernization and Development	13,088,942	-	-	
113 Cash - Other Restricted	26,172	-	-	
114 Cash - Tenant Security Deposits	-	-	-	
115 Cash - Restricted for Payment of Current Liabilities	282,215	-	-	
100 Total Cash	39,279,828	-	-	
Accounts and notes receivable:				
121 Accounts Receivable - PHA Projects	624,662	-	-	
122 Accounts Receivable - HUD Other Projects	3,429,981	-	-	
124 Accounts Receivable - Other Government	-	-	-	
125 Accounts Receivable - Miscellaneous	1,267,294	-	-	
126 Accounts Receivable - Tenants	-	-	-	
126.1 Allowance for Doubtful Accounts -Tenants	-	-	-	
126.2 Allowance for Doubtful Accounts - Other	-	-	-	
127 Notes, Loans, & Mortgages Receivable - Current	-	-	-	
128 Fraud Recovery	-	-	-	
128.1 Allowance for Doubtful Accounts - Fraud	-	-	-	
129 Accrued Interest Receivable	49,704	-	-	
120 Total Receivables, Net of Allowances for Doubtful Accounts	5,371,641	-	-	
131 Investments - Unrestricted	19,989,253	-	-	
132 Investments - Restricted	-	-	-	
135 Investments - Restricted for Payment of Current Liability	-	-	-	
Total current investments	19,989,253	-	-	
142 Prepaid Expenses and Other Assets	748,523	-	-	
143 Inventories	447,604	-	-	
143.1 Allowance for Obsolete Inventories	-	-	-	
144 Inter Program Due From	7,579,813	-	-	
145 Assets Held for Sale	-	-	-	
150 Total Current Assets	73,416,662	-	-	
NONCURRENT ASSETS				
Fixed assets:				
161 Land	-	-	-	
162 Buildings	2,611,466	-	-	
163 Furniture, Equipment & Machinery - Dwellings	-	-	-	
164 Furniture, Equipment & Machinery - Administration	4,744,196	-	-	
165 Leasehold Improvements	266,587	-	-	
166 Accumulated Depreciation	(5,624,416)	-	-	
167 Construction in Progress	2,390,215	-	-	
168 Infrastructure	-	-	-	
160 Total Capital Assets, Net of Accumulated Depreciation	4,388,048	-	-	
171 Notes, Loans and Mortgages Receivable - Non-Current	-	-	-	
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due	-	-	-	
173 Grants Receivable - Non Current	-	-	-	
174 Other Assets	-	-	-	
176 Investments in Joint Ventures	-	-	-	
180 Total Non-Current Assets	4,388,048	-	-	
200 Deferred Outflow of Resources	-	-	-	

290 Total Assets and Deferred Outflow of Resources	$	77,804,710 $	- $	- $

HOUSING AUTHORITY OF BALTIMORE CITY
FINANCIAL DATA SCHEDULE
BALANCE SHEET SUMMARY
June 30, 2017

AMPS 14.850/872	14.871 Housing Choice Total MTW Programs	Vouchers	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	14.182 N/C S/R Section 8 Programs	2 State/Local	14.870 Resident Opportunity and Supportive Services
$ 255,605	$ 26,138,104	$ -	$ -	$ -	$ 500	$ -
-	13,088,942	-	-	-	-	-
587,856	614,028	345,444	-	-	-	-
288,673	288,673	-	-	-	-	-
380,163	662,378	-	-	-	-	-
1,512,297	40,792,125	345,444	-	-	500	-
	-					
-	624,662	-	-	-	-	-
2,332,025	5,762,006	-	139,620	1,526,969	223,930	75,858
382,687	382,687	-	-	-	-	-
62,503	1,329,797	-	-	-	647,122	376
1,159,624	1,159,624	-	-	-	-	-
(641,403)	(641,403)	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	49,704	-	-	-	-	-
3,295,436	8,667,077	-	139,620	1,526,969	871,052	76,234
-	19,989,253	-	-	-	-	-
1,575,231	1,575,231	-	-	-	-	-
1,575,231	21,564,484	-	-	-	-	-
20,866	769,389	-	-	-	14,460	-
-	447,604	-	-	-	-	-
-	-	-	-	-	-	-
5,135,557	12,715,370	-	-	-	-	-
11,539,387	84,956,049	345,444	139,620	1,526,969	886,012	76,234
40,399,779	40,399,779	-	-	-	-	-
768,340,358	770,951,824	-	-	-	-	-
-	-	-	-	-	-	-
4,665,441	9,409,637	-	-	-	1,085,586	-
-	266,587	-	-	-	-	-

(473,637,344)	(479,261,760)	-	-	-	(624,297)	-
13,785,389	16,175,604	-	-	-	-	-
353,553,623	357,941,671	-	-	-	461,289	-
8,175,377	8,175,377	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
361,729,000	366,117,048	-	-	-	461,289	-
	-					
-	-	-	-	-	-	-
	-					
$ 373,268,387	$ 451,073,097	$ 345,444	$ 139,620	$ 1,526,969	$ 1,347,301	$ 76,234

HOUSING AUTHORITY OF BALTIMORE CITY
FINANCIAL DATA SCHEDULE
BALANCE SHEET SUMMARY
June 30, 2017

Account Description	17.274 YouthBuild Program	1 Business Activities	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	14.866 Revitalization of Severely Distressed Public Housing
Cash:				
111 Cash - Unrestricted	$ -	$ 229,415	$ -	$ -
112 Cash - Restricted - Modernization and Development	-	-	-	-
113 Cash - Other Restricted	-	5,817,966	-	-
114 Cash - Tenant Security Deposits	-	114,918	-	-
115 Cash - Restricted for Payment of Current Liabilities	-	-	-	-
100 Total Cash	-	6,162,299	-	-
Accounts and notes receivable:				
121 Accounts Receivable - PHA Projects	-	-	-	-
122 Accounts Receivable - HUD Other Projects	-	-	100,676	21,047
124 Accounts Receivable - Other Government	-	-	-	-
125 Accounts Receivable - Miscellaneous	-	196,476	-	-
126 Accounts Receivable - Tenants	-	57,726	-	-
126.1 Allowance for Doubtful Accounts -Tenants	-	-	-	-
126.2 Allowance for Doubtful Accounts - Other	-	-	-	-
127 Notes, Loans, & Mortgages Receivable - Current	-	-	-	-
128 Fraud Recovery	-	-	-	-
128.1 Allowance for Doubtful Accounts - Fraud	-	-	-	-
129 Accrued Interest Receivable	-	-	-	-
120 Total Receivables, Net of Allowances for Doubtful Accounts	-	254,202	100,676	21,047
131 Investments - Unrestricted	-	-	-	-
132 Investments - Restricted	-	2,009,562	-	-
135 Investments - Restricted for Payment of Current Liability	-	-	-	-
Total current investments	-	2,009,562	-	-
142 Prepaid Expenses and Other Assets	-	-	-	-
143 Inventories	-	-	-	-
143.1 Allowance for Obsolete Inventories	-	-	-	-
144 Inter Program Due From	16,589	-	10,345	-
145 Assets Held for Sale	-	-	-	-
150 Total Current Assets	16,589	8,426,063	111,021	21,047
NONCURRENT ASSETS				
Fixed assets:				
161 Land	-	2,168,025	-	-
162 Buildings	-	16,078,538	-	-
163 Furniture, Equipment & Machinery - Dwellings	-	-	-	-
164 Furniture, Equipment & Machinery - Administration	-	60,642	-	-
165 Leasehold Improvements	-	-	-	-

166 Accumulated Depreciation		-	(13,610,412)	-	-
167 Construction in Progress		-	4,762	-	88,596
168 Infrastructure		-	-	-	-
160 Total Capital Assets, Net of Accumulated Depreciation		-	4,701,555	-	88,596
171 Notes, Loans and Mortgages Receivable - Non-Current		-	3,824,878	-	-
172 Notes, Loans, & Mortgages Receivable - Non Current - Past Due		-	-	-	-
173 Grants Receivable - Non Current		-	-	-	-
174 Other Assets		-	-	-	-
176 Investments in Joint Ventures		-	6,612,873	-	-
180 Total Non-Current Assets		-	15,139,306	-	88,596
200 Deferred Outflow of Resources		-	-	-	-
290 Total Assets and Deferred Outflow of Resources	$	16,589	$ 23,565,369	$ 111,021	$ 109,643

HOUSING AUTHORITY OF BALTIMORE CITY
FINANCIAL DATA SCHEDULE
BALANCE SHEET SUMMARY
June 30, 2017

8 Other Federal Program 1	14.895 Jobs-Plus Pilot Initiative	14.199 Multifamily Property Disposition	ELIM	HABC Proprietary Fund Total	Discretely Presented Component Unit	Fiduciary OPEB Trust and Pension Fund	Grand Total
$ -	$ -	$ -	$ -	$ 26,368,019	$ 5,816,925	$ 34,685,866	$ 66,870,810
-	-	-	-	13,088,942	-	-	13,088,942
2,175,091	-	-	-	8,952,529	-	-	8,952,529
-	-	-	-	403,591	-	-	403,591
-	-	-	-	662,378	-	-	662,378
2,175,091	-	-	-	49,475,459	5,816,925	34,685,866	89,978,250
-	-	-	-	624,662	-	-	624,662
-	189,106	-	-	8,039,212	-	-	8,039,212
-	-	-	-	382,687	-	35,908	418,595
-	-	-	-	2,173,771	700,785	19,342	2,893,898
-	-	-	-	1,217,350	-	-	1,217,350
-	-	-	-	(641,403)	-	-	(641,403)
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
63,058	-	-	-	112,762	-	72,083	184,845
63,058	189,106	-	-	11,909,041	700,785	127,333	12,737,159
				-			-
-	-	-	-	19,989,253	-	56,329,078	76,318,331
14,905,871	-	-	-	18,490,664	-	-	18,490,664
14,905,871	-	-	-	38,479,917	-	56,329,078	94,808,995
-	-	-	-	783,849	-	-	783,849
-	-	-	-	447,604	-	-	447,604
-	-	-	-	-	-	-	-
-	-	-	(10,511,755)	2,230,549	100	-	2,230,649
17,144,020	189,106	-	(10,511,755)	103,326,419	6,517,810	91,142,277	200,986,506
-	-	-	-	42,567,804	4,772,047	-	47,339,851
-	-	-	-	787,030,362	-	-	787,030,362
-	-	-	-	-	-	-	-
-	-	-	-	10,555,865	-	-	10,555,865
-	-	-	-	266,587	-	-	266,587

	-	-	-	-	(493,496,469)	-	-	(493,496,469)
	-	-	-	-	16,268,962	-	-	16,268,962
	-	-	-		363,193,111	4,772,047	-	367,965,158
					-			-
	-	-	-	-	12,000,255	139,813,245	-	151,813,500
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	6,612,873	-	-	6,612,873
	-	-	-	-	381,806,239	144,585,292	-	526,391,531
								-
	-	-	-	-	-	-	-	
								-
$ 17,144,020	$ 189,106	$ -	$ (10,511,755)	$ 485,132,658	$ 151,103,102	$ 91,142,277	$ 727,378,037	

HOUSING AUTHORITY OF BALTIMORE CITY
FINANCIAL DATA SCHEDULE
BALANCE SHEET SUMMARY
June 30, 2017

Account Description		14.881 Moving to Work Demonstration Program	HCV for MTW 14.HCV	LIPH for MTW 14.OPS
CURRENT LIABILITIES				
311 Bank Overdraft		$ -	$ -	$ -
312 Accounts Payable <= 90 Days		3,119,224	-	-
313 Accounts Payable >90 Days Past Due		-	-	-
321 Accrued Wage/Payroll Taxes Payable		1,500,306	-	-
322 Accrued Compensated Absences - Current Portion		932,601	-	-
324 Accrued Contingency Liability	CFP for MTW 14.CFP	-	-	-
325 Accrued Interest Payable		-	-	-
331 Accounts Payable - HUD PHA Programs		-	-	-
332 Account Payable - PHA Projects		-	-	-
333 Accounts Payable - Other Government	$ -	459,425	-	-
341 Tenant Security Deposits	-	-	-	-
342 Unearned Revenue	-	296,627	-	-
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	-	-	-	-
344 Current Portion of Long-term Debt - Operating Borrowings	-	-	-	-
345 Other Current Liabilities	-	-	-	-
346 Accrued Liabilities - Other	-	1,526,714	-	-
347 Inter Program - Due To	-	-	-	-
348 Loan Liability - Current	-	-	-	-
310 Total Current Liabilities	-	7,834,897	-	-
	-			
NONCURRENT LIABILITIES	-			
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	-	-	-	-
352 Long-term Debt, Net of Current - Operating Borrowings	-	-	-	-
353 Non-current Liabilities - Other	-	-	-	-
354 Accrued Compensated Absences - Non Current	-	3,661,494	-	-
355 Loan Liability - Non Current	--	-	-	-
356 FASB 5 Liabilities	--	-	-	-
357 Accrued Pension and OPEB Liabilities		694,000	-	-
350 Total Non-Current Liabilities	-	4,355,494	-	-
300 Total Liabilities	-	12,190,391	-	-
400 Deferred Inflow of Resources		-	-	-
	-			
NET POSITION	-			
508.4 Net Investment in Capital Assets	-	4,388,048	-	-
511.4 Restricted Net Position	-	5,171,401	-	-
512.4 Unrestricted Net Position		56,054,870	-	-
513 Total Equity - Net Assets / Position		65,614,319	-	-
600 Total Liabilities, Deferred Inflows of Resources and Equity - Net		$ 77,804,710	$ -	$ -
	$ -			

HOUSING AUTHORITY OF BALTIMORE CITY
FINANCIAL DATA SCHEDULE
BALANCE SHEET SUMMARY
June 30, 2017

AMPS 14.850/872	14.871 Housing Choice Total MTW Programs Vouchers	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	14.182 N/C S/R Section 8 Programs	2 State/Local	14.870 Resident Opportunity and Supportive Services
$ -	$ -	$ -	$ -	$ -	$ -	$ -
15,798	3,135,022	-	-	-	-	-
-	-	-	-	-	-	-
6,564	1,506,870	-	-	-	-	-
-	932,601	-	-	-	2,946	5,211
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
443,046	902,471	-	-	-	-	-
288,673	288,673	-	-	-	-	-
652,990	949,617	-	-	-	-	-
1,810,324	1,810,324	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
1,260,378	2,787,092	-	-	-	20,614	-
6,617,370	6,617,370	-	101,705	1,396,150	967,445	49,740
11,095,143	18,930,040	-	101,705	1,396,150	991,005	54,951
44,585,000	44,585,000	-	-	-	-	-
3,763,152	3,763,152	-	-	-	-	-
-	-	-	-	-	-	-
-	3,661,494	-	-	-	11,565	20,457
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	694,000	-	-	-	-	-
48,348,152	52,703,646	-	-	-	11,565	20,457
	-					
59,443,295	71,633,686	-	101,705	1,396,150	1,002,570	75,408
	-					
-	-	-	-	-	-	-
303,395,147	307,783,195	-	-	-	461,289	-
2,163,087	7,334,488	-	-	-	-	-
8,266,858	64,321,728	345,444	37,915	130,819	(116,558)	826
313,825,092	379,439,411	345,444	37,915	130,819	344,731	826

$ 373,268,387	$ 451,073,097	$ 345,444	$ 139,620	$ 1,526,969	$ 1,347,301	$ 76,234

HOUSING AUTHORITY OF BALTIMORE CITY
FINANCIAL DATA SCHEDULE
BALANCE SHEET SUMMARY
June 30, 2017

Account Description	17.274 YouthBuild Program	1 Business Activities	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	14.866 Revitalization of Severely Distressed Public Housing
CURRENT LIABILITIES				
311 Bank Overdraft	$ -	$ -	$ -	$ -
312 Accounts Payable <= 90 Days	-	1,395	-	-
313 Accounts Payable >90 Days Past Due	-	-	-	-
321 Accrued Wage/Payroll Taxes Payable	-	-	-	-
322 Accrued Compensated Absences - Current Portion	358	6,915	-	-
324 Accrued Contingency Liability	-	-	-	-
325 Accrued Interest Payable	-	-	-	-
331 Accounts Payable - HUD PHA Programs	-	-	35,606	2,504
332 Account Payable - PHA Projects	-	-	-	-
333 Accounts Payable - Other Government	-	130,977	-	-
341 Tenant Security Deposits	-	114,918	-	-
342 Unearned Revenue	-	7,944	-	-
343 Current Portion of Long-term Debt - Capital Projects/Mortgage Revenue	-	100,247	-	-
344 Current Portion of Long-term Debt - Operating Borrowings	-	-	-	-
345 Other Current Liabilities	-	-	-	-
346 Accrued Liabilities - Other	5,575	55,190	-	-
347 Inter Program - Due To	-	650,773	-	18,564
348 Loan Liability - Current	-	-	-	-
310 Total Current Liabilities	5,933	1,068,359	35,606	21,068
351 Long-term Debt, Net of Current - Capital Projects/Mortgage Revenue	-	257,290	-	-
352 Long-term Debt, Net of Current - Operating Borrowings	-	-	-	-
353 Non-current Liabilities - Other	-	-	-	-
354 Accrued Compensated Absences - Non Current	1,407	27,151	-	-
355 Loan Liability - Non Current	-	-	-	-
356 FASB 5 Liabilities	-	-	-	-
357 Accrued Pension and OPEB Liabilities	-	-	-	-
350 Total Non-Current Liabilities	1,407	284,441	-	-
300 Total Liabilities	7,340	1,352,800	35,606	21,068
400 Deferred Inflow of Resources	-	-	-	-
508.4 Net Investment in Capital Assets	-	4,344,018	-	88,596
511.4 Restricted Net Position	-	18,265,279	-	-
512.4 Unrestricted Net Position	9,249	(396,728)	75,415	(21)
513 Total Equity - Net Assets / Position	9,249	22,212,569	75,415	88,575

600 Total Liabilities, Deferred Inflows of Resources and Equity - Net	$16,589	$ 23,565,369	$ 111,021	$ 109,643

HOUSING AUTHORITY OF BALTIMORE CITY
FINANCIAL DATA SCHEDULE
BALANCE SHEET SUMMARY
June 30, 2017

8 Other Federal Program 1	14.895 Jobs-Plus Pilot Initiative	14.199 Multifamily Property Disposition	ELIM	HABC Proprietary Fund Total	Discretely Presented Component Unit	Fiduciary OPEB Trust and Pension Fund	Grand Total
$ -	$ -	$ -	$ -	$ -	-	$ -	$ -
45,312	-	-	-	3,181,729	36,813	-	3,218,542
-	-	-	-	-	-	-	-
-	-	-	-	1,506,870	33,699	-	1,540,569
-	-	-	-	948,031	-	-	948,031
-	-	-	-	-	-	-	-
-	-	-	-	38,110	-	-	38,110
-	-	-	-	-	-	-	-
-	-	-	-	1,033,448	-	-	1,033,448
-	-	-	-	403,591	-	-	403,591
-	-	-	-	957,561	-	-	957,561
-	-	-	-	1,910,571	-	-	1,910,571
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	2,868,471	8,794	-	2,877,265
520,902	189,106	-	(10,511,755)	-	126,203	2,104,446	2,230,649
566,214	189,106	-	(10,511,755)	12,848,382	205,509	2,104,446	15,158,337
				-			-
-	-	-	-	44,842,290	-	-	44,842,290
-	-	-	-	3,763,152	1,376,901	-	5,140,053
-	-	-	-	-	-	-	-
-	-	-	-	3,722,074	-	-	3,722,074
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	694,000	-	-	694,000
-	-	-	-	53,021,516	1,376,901	-	54,398,417
				-			-
566,214	189,106	-	(10,511,755)	65,869,898	1,582,410	2,104,446	69,556,754
				-			-
-	-	-	-	-	-	-	-
							-
-	-	-	-	312,677,098	4,772,047	-	317,449,145
16,577,806	-	-	-	42,177,573	139,813,245	-	181,990,818
-	-	-	-	64,408,089	4,935,400	89,037,831	158,381,320
16,577,806	-	-	-	419,262,760	149,520,692	89,037,831	657,821,283
$ 17,144,020	$ 189,106	$ -	$ (10,511,755)	$ 485,132,658	$ 151,103,102	$ 91,142,277	$ 727,378,037

HOUSING AUTHORITY OF BALTIMORE CITY
FINANCIAL DATA SCHEDULE
REVENUE AND EXPENSE SUMMARY
June 30, 2015

Account Description		14.881 Moving to Work Demonstration Program	HCV for MTW 14.HCV	LIPH for MTW 14.OPS	CFP for MTW 14.CFP
REVENUE					
70300 Net Tenant Rental Revenue	$ -	$ -	$ -	$ -	
70400 Tenant Revenue - Other					
70500 Total Tenant Revenue	-	-	-	-	
70600 HUD PHA Operating Grants	-	210,448,217	74,604,384	6,444,253	
70610 Capital Grants	-	-	-	12,863,327	
70710 Management Fee	-	-	-	-	
70720 Asset Management Fee	-	-	-	-	
70730 Book Keeping Fee	-	-	-	-	
70740 Front Line Service Fee	-	-	-	-	
70750 Other Fees	-	-	-	-	
70700 Total Fee Revenue					
70800 Other Government Grants	-	-	-	-	
71100 Investment Income - Unrestricted	62,859	-	-	-	
71200 Mortgage Interest Income	-	-	-	-	
71300 Proceeds from Disposition of Assets Held for Sale	-	-	-	-	
71310 Cost of Sale of Assets	-	-	-	-	
71400 Fraud Recovery	21,771	-	-	-	
71500 Other Revenue	4,090,538	-	-	-	
71600 Gain or Loss on Sale of Capital Assets	-	-	-	-	
72000 Investment Income - Restricted					
70000 Total Revenue	4,175,168	210,448,217	74,604,384	19,307,580	
EXPENSES					
Administrative:					
91100 Administrative Salaries	12,463,010	-	-	-	
91200 Auditing Fees	61,272	-	-	-	
91300 Management Fee	-	-	-	-	
91310 Book-keeping Fee	-	-	-	-	
91400 Advertising and Marketing	29,565	-	-	-	
91500 Employee Benefit contributions - Administrative	3,688,945	-	-	-	
91600 Office Expenses	2,602,088	-	-	-	
91700 Legal Expense	27,842	-	-	-	
91800 Travel	126,738	-	-	-	
91810 Allocated Overhead	(12,676,365)	-	-	-	
91900 Other	4,985,825	-	-	-	
91000 Total Operating - Administrative	11,308,920	-	-	-	
Tenant Services:					

92000 Asset Management Fee	-	-	-	-
92100 Tenant Services - Salaries	44,845	-	-	-
92200 Relocation Costs	-	-	-	-
92300 Employee Benefit Contributions - Tenant Services	15,766	-	-	-
92400 Tenant Services - Other	3,009	-	-	-
92500 Total Tenant Services	63,620	-	-	-
Utilities:				
93100 Water	-	-	-	-
93200 Electricity	6,823	-	-	-
93300 Gas	-	-	-	-
93400 Fuel	-	-	-	-
93500 Labor	-	-	-	-
93600 Sewer	-	-	-	-
93700 Employee Benefit Contributions - Utilities	-	-	-	-
93800 Other Utilities Expense				
93000 Total Utilities	6,823	-	-	-
Ordinary maintenance and operations:				
94100 Ordinary Maintenance and Operations - Labor	117,342	-	-	-
94200 Ordinary Maintenance and Operations - Materials and Other	1,564	-	-	-
94300 Ordinary Maintenance and Operations Contracts	257,385	-	-	-
94500 Employee Benefit Contributions - Ordinary Maintenance	633	-	-	-
94000 Total Maintenance	376,924	-	-	-
Protective services:				
95100 Protective Services - Labor	-	-	-	-
95200 Protective Services - Other Contract Costs	79,002	-	-	-
95300 Protective Services - Other	-	-	-	-
95500 Employee Benefit Contributions - Protective Services	-	-	-	-
95000 Total Protective Services	79,002	-	-	-
General expenses:				
96110 Property Insurance	-	-	-	-
96120 Liability Insurance	39,918	-	-	-
96130 Workmen's Compensation	605,601	-	-	-
96140 All Other Insurance	3,325	-	-	-
96100 Total insurance Premiums	648,844	-	-	-

HOUSING AUTHORITY OF BALTIMORE CITY
FINANCIAL DATA SCHEDULE
REVENUE AND EXPENSE SUMMARY
June 30, 2015

AMPS 14.850/872	Total MTW Programs	14.871 Housing Choice Vouchers	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	14.182 N/C S/R Section 8 Programs	2 State/Local	14.870 Resident Opportunity and Supportive Services
$ 23,851,018	$ 23,851,018	$ -	$ -	$ -	$ -	$ -
375,747	375,747	-	-	-	-	-
24,226,765	24,226,765	-	-	-	-	-
-	291,496,854	5,527,226	1,130,371	6,187,618	-	752,365
-	12,863,327	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	7,095,143	-
182,153	245,012	14	7,477	16,982	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	21,771	-	-	-	-	-
1,937,871	6,028,409	1	-	2,042	2,085,815	-
(71,856)	(71,856)	-	-	-	-	-
26,274,933	334,810,282	5,527,241	1,137,848	6,206,642	9,180,958	752,365
	-					
5,684,712	18,147,722	54,396	37,393	94,258	1,508,650	-
68,251	129,523	7	612	472	-	-
150,568	150,568	-	-	-	-	-
-	-	-	-	-	-	-
24,978	54,543	-	-	-	-	-
1,852,424	5,541,369	8,752	14,048	34,235	353,356	-
1,207,844	3,809,932	93	12,843	12,856	71,436	4,536
31,007	58,849	-	-	-	-	-
39,611	166,349	6	410	741	9,005	20
11,876,290	(800,075)	-	10,285	21,264	402,384	-
3,338,072	8,323,897	118	5,615	8,273	624,627	71,169
24,273,757	35,582,677	63,372	81,206	172,099	2,969,458	75,725
-	-	-	-	-	-	-
1,054,804	1,099,649	-	131	590	133,899	495,228
124,737	124,737	-	-	-	-	-
311,776	327,542	-	212	511	52,124	116,233
378,080	381,089	-	-	-	295,702	27,451
1,869,397	1,933,017	-	343	1,101	481,725	638,912
7,842,841	7,842,841	-	-	-	-	-
6,147,359	6,154,182	-	17	1	4,112	-
2,277,105	2,277,105	-	-	-	1,058	-
4,607	4,607	-	-	-	10,260	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
3,278,154	3,278,154	-	-	-	-	-
19,550,066	19,556,889	-	17	1	15,430	-
12,905,758	13,023,100	-	-	-	1,782,619	-
7,075,932	7,077,496	-	-	-	1,591,808	-
13,960,864	14,218,249	-	-	-	801,777	-
3,806,755	3,807,388	-	-	-	144,140	-
37,749,309	38,126,233	-	-	-	4,320,344	-

HOUSING AUTHORITY OF BALTIMORE CITY
FINANCIAL DATA SCHEDULE
REVENUE AND EXPENSE SUMMARY
June 30, 2015

Account Description	17.274 YouthBuild Program	1 Business Activities	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	14.866 Revitalization of Severely Distressed Public Housing
	$ -	$ 1,522,725	$ -	$ -
70300 Net Tenant Rental Revenue	-	52,197	-	-
70400 Tenant Revenue - Other	-	1,574,922	-	-
70500 Total Tenant Revenue				
	-	-	1,026,207	567,457
70600 HUD PHA Operating Grants	-	-	-	88,585
70610 Capital Grants	-	-	-	-
70710 Management Fee	-	-	-	-
70720 Asset Management Fee	-	-	-	-
70730 Book Keeping Fee	-	-	-	-
70740 Front Line Service Fee	-	-	-	-
70750 Other Fees	-	-	-	-
70700 Total Fee Revenue				
	-	-	-	-
70800 Other Government Grants	-	-	10,369	-
71100 Investment Income - Unrestricted	-	-	-	-
71200 Mortgage Interest Income	-	-	-	-
71300 Proceeds from Disposition of Assets Held for Sale	-	-	-	-
71310 Cost of Sale of Assets	-	-	-	-
71400 Fraud Recovery	35,953	4,570,576	-	-
71500 Other Revenue	-	-	-	-
71600 Gain or Loss on Sale of Capital Assets	-	-	-	-
72000 Investment Income - Restricted	35,953	6,145,498	1,036,576	656,042
70000 Total Revenue				
EXPENSES				
Administrative:			55,827	-
91100 Administrative Salaries		498,208	282	-
91200 Auditing Fees		5,200	-	-
91300 Management Fee		106,092	-	-
91310 Book-keeping Fee	- -	- 4,247	-	-
91400 Advertising and Marketing	- - -	138,497	20,	-
91500 Employee Benefit contributions - Administrative	- - -	62,073	691	-
91600 Office Expenses	-	381,536	7,3	-
91700 Legal Expense	2,5	5,551	31 -	-
91800 Travel	16	351,091	433	-
91810 Allocated Overhead	-	404,464	12,	567,467
91900 Other	2,516	1,956,959	101,442	567,467

91000 Total Operating - Administrative				
Tenant Services:	-	-	-	-
92000 Asset Management Fee	22,393	313,418	349	-
92100 Tenant Services - Salaries	-	-	-	-
92200 Relocation Costs	3,091	50,892	307	-
92300 Employee Benefit Contributions - Tenant Services	-	67,140	-	-
92400 Tenant Services - Other	25,484	431,450	656	-
92500 Total Tenant Services				
Utilities:	-	141,179	-	-
93100 Water	-	71,22	-	-
93200 Electricity	-	4	-	-
93300 Gas	-	5	-	-
93400 Fuel	-	6	-	-
93500 Labor	-	2	-	-
93600 Sewer	-	- -	-	-
93700 Employee Benefit Contributions - Utilities	-	- -	-	-
93800 Other Utilities Expense	-	212,965	-	-
93000 Total Utilities				
Ordinary maintenance and operations:	-	30,234	-	-
94100 Ordinary Maintenance and Operations - Labor	-	55,592	-	-
94200 Ordinary Maintenance and Operations - Materials and Other	-	601,372	-	-
94300 Ordinary Maintenance and Operations Contracts	-	2,145	-	-
94500 Employee Benefit Contributions - Ordinary Maintenance	-	689,343	-	-
94000 Total Maintenance				
Protective services:	-	-	-	-
95100 Protective Services - Labor	-	33,401	841	
95200 Protective Services - Other Contract Costs	-	-	-	-
95300 Protective Services - Other	-	-	-	-
95500 Employee Benefit Contributions - Protective Services	-	33,401	841	-
95000 Total Protective Services				
General expenses:	-	21,425	-	-
96110 Property Insurance	-	9,593	-	-
96120 Liability Insurance	-	43,636	706	-
96130 Workmen's Compensation	-	-	-	-
96140 All Other Insurance	-	74,654	706	-

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8 Other Federal Program 1	14.895 Jobs-Plus Pilot Initiative	14.199 Multifamily Property Disposition	ELIM	HABC Proprietary Fund Total	Discretely Presented Component Unit	Fiduciary OPEB Trust and Pension Fund	Total
$ -	$ -	$ -	$ -	$ 25,373,743	$ -	$ -	$ 25,373,743
-	-	-	-	427,944	-	-	427,944
-	-	-	-	25,801,687	-	-	25,801,687
							-
-	189,106	308,000	-	307,185,204	186,000	-	307,371,204
-	-	-	-	12,951,912	-	-	12,951,912
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
							-
-	-	-	-	7,095,143	279,707	-	7,374,850
95,000	-	-	-	374,854	11,976	2,472,704	2,859,534
-	-	-	-	-	-	-	-
-	-	-	-	-	63,874,853	-	63,874,853
-	-	-	-	-	(38,006,597)	-	(38,006,597)
-	-	-	-	21,771	-	-	21,771
-	-	-	-	12,722,796	7,407,247	4,568,456	24,698,499
-	-	-	-	(71,856)	-	-	(71,856)
95,000	189,106	308,000	-	366,081,511	33,753,186	7,041,160	406,875,857
							-
-	-	-	-	20,396,454	-	-	20,396,454
-	-	-	-	136,096	34,692	-	170,788
-	-	-	-	256,660	-	-	256,660
-	-	-	-	-	-	-	-
-	-	-	-	58,790	-	-	58,790
-	-	-	-	6,110,948	-	-	6,110,948
-	6,589	-	-	3,987,689	15,793	-	4,003,482
48,488	-	-	-	488,873	-	-	488,873
-	-	-	-	182,515	12,740	-	195,255
-	-	-	-	-	-	-	-
49	52,141	308,000	-	10,370,163	21,651	2,776	10,394,590
48,537	58,730	308,000	-	41,988,188	84,876	2,776	42,075,840
							-

-	-	-	-	-	-	-	-
-	103,664	-	-	2,169,321	881,717	-	3,051,038
-	-	-	-	124,737	-	-	124,737
-	21,816	-	-	572,728	290,582	-	863,310
-	3,137	-	-	774,519	200,508	-	975,027
-	128,617	-	-	3,641,305	1,372,807	-	5,014,112
							-
-	-	-	-	7,984,020	-	-	7,984,020
-	-	-	-	6,229,536	-	-	6,229,536
-	-	-	-	2,278,725	-	-	2,278,725
-	-	-	-	14,867	-	-	14,867
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	3,278,154	-	-	3,278,154
-	-	-	-	19,785,302	-	-	19,785,302
							-
-	-	-	-	14,835,953	-	-	14,835,953
-	-	-	-	8,724,896	-	-	8,724,896
-	-	-	-	15,621,398	1,054	-	15,622,452
-	-	-	-	3,953,673	-	-	3,953,673
-	-	-	-	43,135,920	1,054	-	43,136,974
							-
-	-	-	-	449,633	-	-	449,633
	1,759	-	-	1,482,776	363	-	1,483,139
-	-	-	-	-	-	-	-
-	-	-	-	470,923	-	-	470,923
-	1,759	-	-	2,403,332	363	-	2,403,695
							-
-	-	-	-	636,789	-	-	636,789
-	-	-	-	793,059	4,463	-	797,522
-	-	-	-	2,155,725	1,816	-	2,157,541
-	-	-	-	444,156	-	-	444,156
-	-	-	-	4,029,729	6,279	-	4,036,008

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Account Description	14.881 Moving to Work Demonstration Program	HCV for MTW 14.HCV	LIPH for MTW 14.OPS	CFP for MTW 14.CFP
EXPENSES (continued)				
96200 Other General Expenses	$ 2,029	$ -	$ -	$ -
96210 Compensated Absences	(542,837)	-	-	-
96300 Payments in Lieu of Taxes	-	-	-	-
96400 Bad debt - Tenant Rents	-	-	-	-
96500 Bad debt - Mortgages	-	-	-	-
96600 Bad debt - Other	-	-	-	-
96800 Severance Expense	5,300	-	-	-
96000 Total Other General Expenses	(535,508)	-	-	-
96710 Interest of Mortgage (or Bonds) Payable	-	-	-	-
96720 Interest on Notes Payable (Short and Long Term)	135	-	-	-
96730 Amortization of Bond Issue Costs	-	-	-	-
96700 Total Interest Expense and Amortization Cost	135	-	-	-
96900 Total Operating Expenses	11,948,760	-	-	-
97000 Excess of Operating Revenue over Operating Expenses	(7,773,592)	210,448,217	74,604,384	19,307,580
97100 Extraordinary Maintenance	(7,403)	-	-	-
97200 Casualty Losses - Non-capitalized	-	-	-	-
97300 Housing Assistance Payments	197,659,620	-	-	-
97350 HAP Portability-In	2,850,458	-	-	-
97400 Depreciation Expense	365,418	-	-	-
97500 Fraud Losses	-	-	-	-
97600 Capital Outlays - Governmental Funds	-	-	-	-
97700 Debt Principal Payment - Governmental Funds	-	-	-	-
97800 Dwelling Units Rent Expense				
90000 A Total Other Expenses	200,868,093	-	-	-
90000 Total Expenses	212,816,853	-	-	-
Other Financing (Sources) Uses:				
10010 Operating Transfer In	308,622,004	-	-	-
10020 Operating transfer Out	(99,581,280)	(210,448,217)	(74,604,384)	(19,307,580)
10030 Operating Transfers from/to Primary Government	4,510,472	-	-	-
10040 Operating Transfers from/to Component Unit	-	-	-	-
10050 Proceeds from Notes, Loans and Bonds	-	-	-	-
10060 Proceeds from Property Sales	-	-	-	-
10070 Extraordinary Items, Net Gain/Loss	-	-	-	-
10080 Special Items (Net Gain/Loss)	(1,757,843)	-	-	-

10091 Inter Project Excess Cash Transfer In	-	-	-	-
10092 Inter Project Excess Cash Transfer Out	-	-	-	-
10093 Transfers between Program and Project - In	-	-	-	-
10094 Transfers between Project and Program - Out				
10100 Total Other financing Sources (Uses)	211,793,353	(210,448,217)	(74,604,384)	(19,307,580)
10000 Excess (Deficiency) of Total Revenue Over (Under) Expenses	$ 3,151,668	$ -	$ -	$ -
11030 Beginning Equity	$ 62,569,230	$ -	$ -	$ -
10000 Excess (Deficiency) of Total Revenue Over (Under) Expenses	3,151,668	-	-	-
11040 Prior Period Adjust, equity transfers and Correction of Errors	(106,579)	-	-	-
11030 Ending Equity	$ 65,614,319	$ -	$ -	$ -
Memo Account Information				
11020 Required Annual Debt Principal Payments	$ 24,124	$ -	$ -	$ -
11050 Changes in Compensated Absence Balance	-	-	-	-
11060 Changes in Contingent Liability Balance	-	-	-	-
11070 Changes in Unrecognized Pension Transition Liability	-	-	-	-
11080 Changes in Special Term/Severance Benefits Liability	-	-	-	-
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents	-	-	-	-
11100 Changes in Allowance for Doubtful Accounts - Other	-	-	-	-
11170 Administrative Fee Equity	-	-	-	-
11180 Housing Assistance Payments Equity	-	-	-	-
11190 Unit Months Available	224,688	-	-	-
11210 Number of Unit Months Leased	200,905	-	-	-
11270 Excess Cash	-	-	-	-
11610 Land Purchases	-	-	-	-
11620 Building Purchases	-	-	-	-
11630 Furniture & Equipment - Dwelling Purchases	-	-	-	-
11640 Furniture & Equipment - Administrative Purchases	-	-	-	-
11650 Leasehold Improvements Purchases	-	-	-	-
11660 Infrastructure Purchases	-	-	-	-
13510 CFFP Debt Service Payments	-	-	-	-
13901 Replacement Housing Factor Funds				

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AMPS 14.850/872	Total MTW Programs	14.871 Housing Choice Vouchers	14.856 Lower Income Housing Assistance Program_Section 8 Moderate	14.182 N/C S/R Section 8 Programs	2 State/Local	14.870 Resident Opportunity and Supportive Services
$ 5,215,830	$ 5,217,859	$ 92	$ 10,793	$ 60,119	$ 87,879	$ -
277,033	(265,804)	9	196	468	(44,195)	16,921
60,359	60,359	-	-	-	-	-
626,300	626,300	-	-	-	-	-
-	-	-	-	-	-	-
654,840	654,840	-	-	-	-	-
41	5,341	-	-	-	461	-
6,834,403	6,298,895	101	10,989	60,587	44,145	16,921
-	-	-	-	-	-	-
2,165,938	2,166,073	-	-	-	120	-
-	-	-	-	-	-	-
2,165,938	2,166,073	-	-	-	120	-
	-					
97,308,498	109,257,258	63,516	95,373	236,500	8,533,894	751,539
	-					
(71,033,565)	225,553,024	5,463,725	1,042,475	5,970,142	647,064	826
700,984	693,581	-	-	-	-	-
637,692	637,692	-	-	-	-	-
0	197,659,620	5,256,968	1,005,287	5,839,323	-	-
0	2,850,458	-	-	-	-	-
24,102,943	24,468,361	-	-	-	131,435	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
25,441,619	226,309,712	5,256,968	1,005,287	5,839,323	131,435	-
122,750,117	335,566,970	5,320,484	1,100,660	6,075,823	8,665,329	751,539
	-					
94,147,163	402,769,167	-	-	-	-	-
(11,238)	(403,952,699)	-	(473,000)	(573,948)	(1,383,031)	-
-	4,510,472	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
(38,006,599)	(39,764,442)	-	-	-	-	-

-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
56,129,326	(36,437,502)	-	(473,000)	(573,948)	(1,383,031)	-
	-					
$ (40,345,858)	$ (37,194,190)	$ 206,757	$ (435,812)	$ (443,129)	$ (867,402)	$ 826
	-					
$ 354,170,950	$ 416,740,180	$ 138,687	$ 473,727	$ 573,948	$ 1,105,554	$ -
(40,345,858)	(37,194,190)	206,757	(435,812)	(443,129)	(867,402)	826
-	(106,579)	-	-	-	106,579	-
$ 313,825,092	$ 379,439,411	$ 345,444	$ 37,915	$ 130,819	$ 344,731	$ 826
$ 1,669,166	1,693,290	$ -	$ -	$ -	$ -	$ -
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	345,444	-	-	-	-
-	-	-	-	-	-	-
97,879	-	7,458	1,524	7,140	-	-
91,280	-	6,463	1,410	6,972	-	-
(9,743,296)	-	-	-	-	-	-
-	-	-	-	-	-	-
10,679,241	-	-	-	-	-	-
-	-	-	-	-	-	-
71,100	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
4,700,577	-	-	-	-	-	-

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Account Description	14.249 Section 8 17.274 YouthBuild 1 Business Activities Program		Moderate Rehabilitation Single Room Occupancy	14.866 Revitalization of Severely Distressed Public Housing
EXPENSES (continued)				
96200 Other General Expenses	$ -	$ 7,907,281	$ 60,450	$ -
96210 Compensated Absences	(1,296)	(54,040)	237	-
96300 Payments in Lieu of Taxes	-	130,977	-	-
96400 Bad debt - Tenant Rents	-	64,054	-	-
96500 Bad debt - Mortgages	-	-	-	-
96600 Bad debt - Other	-	-	-	-
96800 Severance Expense	-	-	-	-
96000 Total Other General Expenses	(1,296)	8,048,272	60,687	-
96710 Interest of Mortgage (or Bonds) Payable	-	-	-	-
96720 Interest on Notes Payable (Short and Long Term)	-	-	-	-
96730 Amortization of Bond Issue Costs	-	-	-	-
96700 Total Interest Expense and Amortization Cost	-	-	-	-
96900 Total Operating Expenses	26,704	11,447,044	164,332	567,467
97000 Excess of Operating Revenue over Operating Expenses	9,249	(5,301,546)	872,244	88,575
97100 Extraordinary Maintenance	-	-	-	-
97200 Casualty Losses - Non-capitalized	-	(6,055)	-	-
97300 Housing Assistance Payments	-	-	800,069	-
97350 HAP Portability-In	-	-	-	-
97400 Depreciation Expense	-	580,043	-	-
97500 Fraud Losses	-	-	-	-
97600 Capital Outlays - Governmental Funds	-	-	-	-
97700 Debt Principal Payment - Governmental Funds	-	-	-	-
97800 Dwelling Units Rent Expense	-	-	-	-
90000 A Total Other Expenses	-	573,988	800,069	-
90000 Total Expenses	26,704	12,021,032	964,401	567,467
Other Financing (Sources) Uses:				
10010 Operating Transfer In	-	7,100,000	-	-
10020 Operating transfer Out	-	(692,066)	(410,000)	-
10030 Operating Transfers from/to Primary Government	-	-	-	-
10040 Operating Transfers from/to Component Unit	-	-	-	-
10050 Proceeds from Notes, Loans and Bonds	-	-	-	-
10060 Proceeds from Property Sales	-	-	-	-
10070 Extraordinary Items, Net Gain/Loss	-	-	-	-
10080 Special Items (Net Gain/Loss)	-	-	-	-

10091 Inter Project Excess Cash Transfer In		-	-	-	-
10092 Inter Project Excess Cash Transfer Out		-	-	-	-
10093 Transfers between Program and Project - In		-	-	-	-
10094 Transfers between Project and Program - Out		-	-	-	-
10100 Total Other financing Sources (Uses)		-	6,407,934	(410,000)	-
10000 Excess (Deficiency) of Total Revenue Over (Under) Expenses	$ 9,249	$	532,400 $	(337,825) $	88,575
11030 Beginning Equity	$	- $	21,680,169 $	413,240 $	-
10000 Excess (Deficiency) of Total Revenue Over (Under) Expenses	9,249		532,400	(337,825)	88,575
11040 Prior Period Adjustments, Equity Transfers and Correction of Errors		-	-	-	-
11030 A Ending Equity	$ 9,249	$	22,212,569 $	75,415 $	88,575
11020 Required Annual Debt Principal Payments	$	- $	17,810 $	- $	-
11050 Changes in Compensated Absence Balance		-	-	-	-
11060 Changes in Contingent Liability Balance		-	-	-	-
11070 Changes in Unrecognized Pension Transition Liability		-	-	-	-
11080 Changes in Special Term/Severance Benefits Liability		-	-	-	-
11090 Changes in Allowance for Doubtful Accounts - Dwelling Rents		-	-	-	-
11100 Changes in Allowance for Doubtful Accounts - Other		-	-	-	-
11170 Administrative Fee Equity		-	-	-	-
11180 Housing Assistance Payments Equity		-	-	-	-
11190 Unit Months Available		-	-	2,760	-
11210 Number of Unit Months Leased		-	-	1,866	-
11270 Excess Cash		-	-	-	-
11610 Land Purchases		-	-	-	-
11620 Building Purchases		-	-	-	-
11630 Furniture & Equipment - Dwelling Purchases		-	-	-	-
11640 Furniture & Equipment - Administrative Purchases		-	-	-	-
11650 Leasehold Improvements Purchases		-	-	-	-
11660 Infrastructure Purchases		-	-	-	-
13510 CFFP Debt Service Payments		-	-	-	-
13901 Replacement Housing Factor Funds		-	-	-	-

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8 Other Federal Program 1	14.895 Jobs-Plus Pilot Initiative	14.199 Multifamily Property Disposition	ELIM	HABC Proprietary Fund Total	Discretely Presented Component Unit	Fiduciary OPEB Trust and Pension Fund	Total
$ 1,366,558	$ -	$ -	$ -	$ 14,711,031	$ 134,137	$ -	$ 14,845,168
-	-	-	-	(347,504)	-	-	(347,504)
-	-	-	-	191,336	-	-	191,336
-	-	-	-	690,354	-	-	690,354
-	-	-	-	-	-	-	-
-	-	-	-	654,840	-	-	654,840
-	-	-	-	5,802	-	6,675,733	6,681,535
1,366,558	-	-	-	15,905,859	134,137	6,675,733	22,715,729
							-
-	-	-	-	-	-	-	-
-	-	-	-	2,166,193	40,325	-	2,206,518
-	-	-	-	-	-	-	-
-	-	-	-	2,166,193	40,325	-	2,206,518
1,415,095	189,106	308,000	-	133,055,828	1,639,841	6,678,509	141,374,178
				-			
(1,320,095)	-	-	-	233,025,683	32,113,345	362,651	265,501,679
							-
-	-	-	-	693,581	-	-	693,581
-	-	-	-	631,637	-	-	631,637
-	-	-	-	210,561,267	-	-	210,561,267
-	-	-	-	2,850,458	-	-	2,850,458
-	-	-	-	25,179,839	-	-	25,179,839
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	239,916,782	-	-	239,916,782
1,415,095	189,106	308,000	-	372,972,610	1,639,841	6,678,509	381,290,960
-	-	-	-	409,869,167	-	-	409,869,167
-	-	-	-	(407,484,744)	-	(2,384,423)	(409,869,167)
-	-	-	-	4,510,472	-	-	4,510,472
-	-	-	-	-	(4,510,472)	-	(4,510,472)
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	(39,764,442)	39,764,442	-	-

	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	(32,869,547)	35,253,970	(2,384,423)	-
					-			-
$	(1,320,095)	$ -	$ -	$ -	$ (39,760,646)	$ 67,367,315	$ (2,021,772)	$ 25,584,897
					-			-
$	17,897,901	$ -	$ -	$ -	$ 459,023,406	$ 82,153,377	$ 91,059,603	$ 632,236,386
	(1,320,095)	-	-	-	(39,760,646)	67,367,315	(2,021,772)	25,584,897
	-	-	-	-	-	-	-	-
$	16,577,806	$ -	$ -	$ -	$ 419,262,760	$ 149,520,692	$ 89,037,831	$ 657,821,283

$	- $	- $	- $	- $	1,711,100 $	- $	- $	1,711,100
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	345,444	-	-	345,444
	-	-	-	-	-	-	-	-
	-	-	-	-	18,882	-	-	18,882
	-	-	-	-	16,711	-	-	16,711
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-

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HOUSING AUTHORITY OF BALTIMORE CITY
NOTES TO SUPPLEMENTAL INFORMATION
June 30, 2017

1. COMPENSATED ABSENCES

As permitted by HUD, management has allocated compensated absences between current and non-current liabilities. Management has allocated 70% of the total compensated absences to noncurrent for the FDS. Management believes that this allocation is reasonable and acceptable.

2. SECTION 8 UNITS AVAILABLE

For the calendar year 2017, HABC was awarded a funding of approximately 19,613 units for Section 8 HCV program which included MTW and non-MTW units. Including the moderate rehabilitation and new construction programs, a total of 203,229 available unit months for lease were reported for the fiscal year ending June 30, 2017.

3. ACTUAL CAPITAL FUND/ROSS PROGRAM COST CERTIFICATES

The authority closed several Capital Fund and ROSS grants during FY 2017. HUD approved each of the original budgets and the actual cost certificates submitted by HABC. Statements of the certifications of actual modernization costs for these closed programs are reported in the schedules following this page.

Program	Grant Number	Grant Funds Expended
CFP	MD06E00250115	$ 250,000
CFP	MD06R00250111	$ 3,147,895

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HOUSING AUTHORITY OF BALTIMORE CITY
STATEMENT AND CERTIFICATION OF PROGRAM COSTS –
CAPITAL FUND PROGRAM (CFP)
FOR THE YEAR ENDED JUNE 30, 2017

	Public Housing Capital Fund Program	**Public Housing Capital Fund Program**
		MD06E00250115 MD06R00250111
Funds Approved	$ 250,000.00	$ 3,147,895.00
Funds Expended	$ 250,000.00	$ 3,147,895.00
Excess of Funds Approved	-	-
Funds Advanced	$ 250,000.00	$ 3,147,895.00
Funds Expended	$ 250,000.00	$ 3,147,895.00
Excess of Funds Advanced	-	-

RUBINO & COMPANY
CHARTERED
Certified Public Accountants and Consultants

rubino.com

MAIN 301.564.3636 FAX 301.564.2994
6903 Rockledge Drive, Suite 1200 Bethesda, Maryland 20817-1818

INDEPENDENT AUDITOR'S REPORT ON INTERNAL

CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Commissioners of the
Housing Authority of Baltimore City
Baltimore, Maryland

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the business-type activities, the discretely presented component units and the fiduciary funds of the Housing Authority of Baltimore City (the Authority) as of and for the year ended June 30, 2017, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated March 28, 2017.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and

corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. We did identify one deficiency in internal control, described in the accompanying schedule of findings and questioned costs as 2017-01 that we consider to be a significant deficiency.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Authority's Response to Findings

The Authority's response to the findings identified in our audit is described in the accompanying schedule of findings and questioned costs. The Authority's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Rubino & Company

Bethesda, Maryland
March 28, 2017

RUBINO & COMPANY
CHARTERED
Certified Public Accountants and Consultants

rubino.com

MAIN 301.564.3636 FAX 301.564.2994
6903 Rockledge Drive, Suite 1200 Bethesda, Maryland 20817-1818

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE

FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY UNIFORM GUIDANCE

To the Board of Commissioners of the
Housing Authority of Baltimore City
Baltimore, Maryland

Report on Compliance for Each Major Federal Program

We have audited Housing Authority of Baltimore City's (the Authority) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Authority's major federal programs for the year ended June 30, 2017. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the Authority's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal*

Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the Authority's compliance.

Opinion on Each Major Federal Program

In our opinion, the Housing Authority of Baltimore City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2017.

Report on Internal Control over Compliance

Management of the Authority is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Authority's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with OMB Circular A-133, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that were not identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Rubino & Company

Bethesda, Maryland
March 28, 2017

HOUSING AUTHORITY OF BALTIMORE CITY
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
Year Ended June 30, 2017

Federal and State Grantor/Program Title	Federal CFDA Number	Grant Expeditures
U.S. Department of Housing and Urban Development (HUD):		
Direct Awards:		
Moving to Work Demonstration Program	14.881	$304,360,181
Revitalization of Severely Distressed Public Housing	14.866	656,042
Section 8 Project-Based Cluster:		
Section 8 New Construction and Substantial Rehabilitation	14.182	6,187,618
Lower Income Housing Assistance Program - Section 8 Moderate Rehabilitation	14.856	1,130,371
Section 8 Moderate Rehabilitation Single Room Occupancy	14.249	1,026,207
Total Section 8 Project-Based Cluster		8,344,196
Housing Voucher Cluster:		
Section 8 Housing Choice Vouchers	14.871	5,527,226
Resident Opportunities and Supportive Services (HABC & RSI)	14.870	938,365
Multifamily Property Disposition	14.199	308,000
Jobs-Plus Pilot Initiative	14.895	189,106
TOTAL HUD FINANCIAL ASSISTANCE		320,323,116
TOTAL EXPENDITURES OF FEDERAL AWARDS		$320,323,116

The accompanying notes are an integral part of this schedule.

HOUSIN~~G AUTHORITY TO BALTIMO~~RE CITY

NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

June 30, 2017

1. BASIS OF PRESENTATION

The schedule of expenditures of federal awards is presented using the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of Uniform Guidance, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*. Therefore, some amounts presented in the schedules may differ from amounts presented in, or used in the preparation of, the basic financial statements.

2. FEDERAL COGNIZANT AGENCY

The federal cognizant agency for HABC is the U.S. Department of Housing and Urban Development (HUD).

3. FINDINGS AND QUESTIONED COSTS

Any findings and questioned costs identified in connection with the 2017 Single Audit would be disclosed in Schedule I and status of prior year findings and questioned costs would be disclosed in Schedule II.

HUD has conducted several reviews of HABC and has issued their reports on the results of some of these reviews. The Authority has responded to the reviews for which reports have been issued.

4. COST RATES

HABC has not elected to use the 10% deminimis cost rate.

The accompanying notes are an integral part of the accompanying schedule.

SECTION I – SUMMARY OF AUDITOR'S RESULTS

Financial Statements

1. Type of auditor's report issued: Unmodified

2. Internal control over financial reporting:
   a. Material Weakness(es) identified? No
   b. Significant deficiency(ies) identified that are not considered to be material weakness(es)? Yes
3. Noncompliance material to financial statements noted? No

Federal Awards

4. Internal control over major programs:
   a. Material weakness(es) identified? No
   b. Significant deficiency(ies) identified that are not considered to be material weakness(es)? No

5. Type of auditor's report issued on compliance for major programs: Unmodified

6. Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)? No

7. Identification of Major Programs:

Federal Grantor/Program Title	CFDA No.	
U.S. Department of Housing and Urban Development (HUD):		
Moving to Work Demonstration Program	14.881	$ 304,360,181
Section 8 Project-Based Cluster	14.182/14.856 /14.249	$ 8,344,196
Housing Voucher Cluster	14.871	$ 5,527,226

8. Dollar threshold used to distinguish between Type A and Type B programs: $ 3,000,000

9. Auditee qualified as low-risk auditee? Yes

SECTION II – FINANCIAL STATEMENT FINDINGS

Finding 2017-01: Significant Deficiency

Criteria: In accordance with AU 265 *Communicating Internal Control Related Matters*, when a deficiency or a combination of deficiencies in internal control is identified, which indicates that there is a reasonable possibility that a material misstatement of the financial statements will not be presented or detected and corrected on a timely basis, a significant deficiency should be reported.

Condition: Significant adjustments were necessary by both the Authority and auditor during the audit to revise the submitted financial data schedule to ensure that it reconciled to supporting documentation and to ensure compliance with generally accepted accounting principles. Because of management changes and restructuring within the Finance Department at the Authority, the FDS was not reviewed in sufficient detail in relation to supporting documentation.

Context: The FDS is required to be submitted within 60 days of the fiscal year end and should be substantially complete with respect to adjustment account balances. The FDS required material revision to confirm to applicable standards and HUD guidance.

Effect: The unaudited data submitted to REAC required material audit adjustments and the audit process was delayed.

Cause: The Authority underwent significant changes during the fiscal year with changes in multiple levels of management, including the key positions of Executive Director and CFO, turnover of staff including the Controller, and downsizing of Authority personnel due to the effects of RAD transactions. The new financial management team also implemented operational and procedural changes within the accounting department to perform more of the reporting procedures in-house, whereas outside consultants were used previously. In addition, the Financial Data Schedule submission is due within 60 days of year-end under HUD regulations and many of the changes occurring within the Authority were occurring during this time period that incorporated many clean up activity. As a result, revisions were required to the Financial Data Schedule subsequent to submission to HUD.

Auditor's Recommendations: Management should assess staffing needs based on the size and complexity of the Authority and develop a review process over the Financial Data Schedule to ensure that it reconciles to supporting documentation and that it is reporting in accordance with generally accepted accounting principles. We further recommend that the Authority utilize a year end checklist that would assist in closing the fiscal year timely and accurately.

SECTION II – FINANCIAL STATEMENT FINDINGS (continued)

Finding 2017-01: Significant Deficiency (continued)

View of Responsible Officials: The Finance Department underwent a sizeable restructure that became effective June 5, 2017 that focused on functionalities and transitioning outsourced activity to in-house as well as migrating manual processes to electronic processes. Before the restructure, the accounting staff had limited involvement and understanding in compiling the FDS and preparing the required audit schedules. Those duties were limited to the former management team of the department including a fee consultant.

During previous fiscal years, the agency contracted with a fee consultant for FDS preparation. This included compilation of the FDS and analyzing and preparing work papers and reconciliations for submission to the auditors with the assistance of the former Controller and absent of support through the accounting staff. It was not anticipated that the fee consultant would be unavailable and assist the agency during preparation of the FDS. We also believed that we would be able to transition all duties during a one-year period in which the staff would be fully trained. After the re-organization, the fee consultant departed for personal reasons and was no longer able to assist with the FDS preparation, clean-up work and training of the staff. This created a disadvantage in ensuring that staff was prepared for submission of the unaudited FDS.

In order to become efficient and effective, the new management has reorganized fiscal operations and ensured that accountants will manage the trial balances and account reconciliations. In order to prepare a team of accountants to learn the new duties and fulfill the expectations of the functions, Finance staff has since then received training by PHA consultants with the focus on reconciliations, work papers, and well supported schedules. Additionally, formal training on the basics of PHA accounting, which was never previously offered, was provided during the month of January 2018. Furthermore, there is an ongoing training commitment and individualized training plans have been established and are currently being implemented through in-house and external support for each staff member that will continue to enhance their understanding of the HUD accounting.

Internal Controls continue to be examined and strengthened through refinement of processes and procedures. Accountants are now fully responsible for all aspects of the trial balances (balance sheet and income statement). The month-end and year-end close checklists have been examined and the Director of Finance is holding staff accountable to ensure that reconciliations are prepared and reviewed timely.

Staff will prepare with the support of the hired PHA consulting team the FDS for the upcoming audit period and it is anticipated that after FY2019, staff will be able to prepare a clean FDS unassisted that will not materially deviate from the unaudited submission.

SECTION III – FEDERAL AWARD FINDINGS AND QUESTIONED COSTS None.

HOUSING AUTHORITY OF BALTIMORE CITY SUMMARY SCHEDULE OF PRIOR YEAR AUDIT FINDINGS June 30, 2017

SECTION I – FINANCIAL STATEMENT FINDINGS

None.

SECTION II – FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

None.

Appendix E: Other Housing

HABC-Owned ACC Units

Development	Total Units	Total ACC Units	ACC 0 BR's	ACC 1 BR's	ACC 2 BR's	ACC 3 BR's	ACC 4 BR's	ACC 5 BR's	ACC 6 BR's
Albemarle Square	327	130		11	31	80	8		
Arbor Oaks (Mt. Pleasant)	212	62		26	36				
Heritage Crossing **	260	75		6	22	39	8		
Monastery Gardens Apartments	37	11		2	5	4			
Montpelier's Choice (PH)	39	13		1	6	6			
Poe Homes	288	288		138	124	26			
Townes at The Terraces	203	203			78	110	15		
Westhills Square	108	11		2	8	1			
Barclay Townhomes	72	53		39	5	5	2	2	
CHM	14	14			4	6	3		1
Homes of Arundel	58	58	2	1	7	40	8		
Midtown Apartments	35	35		7	17	11			
Renaissance at Reservoir Hill	64	40		12	9	13	5		1
Sharp-Leadenhall	31	23		2	7	7	7		
St. Ambrose	30	30		1	1	24	4		
Stricker Street Apartments	25	25		4	7	2	12		
Uptown Apartments	37	37		4	25	3	5		
	1840	**1108**	**2**	**256**	**392**	**377**	**77**	**2**	**2**

HABC-Owned Non-ACC Units

Non-ACC Developments	Total Units	ACC 0 BR's	ACC 1 BR's	ACC 2 BR's	ACC 3 BR's	ACC 4 BR's	ACC 5 BR's	ACC 6 BR's

Development								
Barister Court	**32**	5	21	6				
Indecco Apts	**45**	12	33					
Invington Place	**41**	6	35					
Maxwell III	**20**			4	13	2	1	
Montpelier's Choice	**26**		8	9	9			
Norman Lohn House	**12**		3	9				
Somerset Chase	**22**			2	20			
West Lexington	**44**			3	41			
	242	**23**	**100**	**33**	**83**	**2**	**1**	**0**

RAD/Long-Term Affordable Units Non-HABC Owned

LTA-RAD Development	Total Units	0 BR's	1 BR's	2 BR's	3 BR's	4 BR's	5 BR's	6 BR's	Settlement Date
The Allendale	**164**		164						11/6/2015
Bel-Park Tower	**253**	134	119						11/20/2015
Bernard E. Mason	**223**		223						11/13/2015
The Brentwood	**150**	86	64						12/18/2015
Lakeview Towers	**302**	195	107						11/20/2015
Hollins House	**130**		130						11/30/2015

Wyman House	**168**	112	56						12/11/2015
Primrose Place	**125**		125						2/5/2016
Pleasant View Family	**110**		11	130	50	10			7/28/2016
Pleasant View Senior	**201**		110						9/9/2016
McCulloh HighRise	**347**	132	199	16					11/18/2016
Govans Apartments	**191**	102	89						11/30/2016
Chase House	**189**	109	80						12/29/2016
Ellerslie Apartments	**117**	70	47						2/3/2017
Broadway Overlook	**84**		22	12	39	11			8/11/2017
Hillside Park	**30**		1	29					11/30/2017

Long-Term Affordable Bailey and Non-Bailey Units

LTA-Bailey Development	Total Units	0 BR's	1 BR's	2 BR's	3 BR's	4 BR's	5 BR's	6 BR's
Barclay	**33**		22	5	6			
Bon Secours Gibbons	**8**			4	4			
Chapel Green	**10**		8		2			
Fells Point Station	**8**			3	5			
Lillian Jones	**8**			2	6			
Moravia Park	**9**		9					
Orchard Ridge	**91**		69	14	5	2	1	
Penn Square	**16**		12		4			
Poppleton	**16**		7	1	8			
North Avenue Gateway	**5**			5				

Reservoir Hill	**15**		11	3	1			
Sharp Leadenhall	**5**		5					
Uplands	**6**			4	2			
Key's Pointe Bailey Units	**31**		23	2	4	2		
*Key's Pointe (Non-Bailey Units)	**42**		10	17	13	2		
TOTAL	**303**	**0**	**176**	**60**	**60**	**6**	**1**	**0**

* = Non-Bailey Units

Appendix F: Emergency & Safety Grant

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226

Part I: Summary

PHA Name:	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:_____	**FFY of Grant:** **FFY of Grant Approval:**

Type of Grant
Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no:)**
Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 – 19)				

21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
4 RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report U.S. Department of Housing and Urban Development

Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary					
PHA Name:	**Grant Type and Number** Capital Fund Program Grant No: Date of CFFP:_____		Replacement Housing Factor Grant No:		**FFY of Grant:** **FFY of Grant Approval:**
Type of Grant **Original Annual Statement** **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no:)** **Performance and Evaluation Report for Period Ending:** **Final Performance and Evaluation Report**					
Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost [1]**	
		Original	**Revised [2]**	**Obligated**	**Expended**
Signature of Executive Director		**Date**	**Signature of Public Housing Director**		**Date**

Part II: Supporting Pages								
PHA Name:	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:					**Federal FFY of Grant:**		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name:	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:					**Federal FFY of Grant:**		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name:	**Federal FFY of Grant:**

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name:	**Federal FFY of Grant:**

Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Appendix G: Performance and Evaluation Reports

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part 1: Summary

PHA Name: **Housing Authority of Baltimore City**	**Grant Type and Number** Capital Fund Program Grant No. MD06P00250114 Date of CFFP: _____ Replacement Housing Factor Grant No:	**FFY of Grant:** 2014 **FFY of Grant Approval:** **2014**

Type of Grant
● **Original Annual Statement** • **Reserve for Disasters/Emergencies** **gjRevised Annual Statement (revision no:6)**
®**Performance and Evaluation Report for Period Ending:** **June 30, 2018** **OFinal Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost '	
		Original	Revised [2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment- -Nonexpendable				

12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	**$10,644,732**	**$10,644,732**	**$10,644,732**	**$10,644,732**
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]	**$2,800,541**	**$2,800,541**	**$2,800,541**	**$2,683,546**
18a	1501 Collateralization or Debt Service paid by the PHA	**$3,813,171**	**$3,813,171**	**$3,813,171**	**$3,813,171**
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 — 19)	**$17,258,444**	**$17,258,444**	**$17,258,444**	**$17,141,449**
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security — Soft Costs				
24	Amount of line 20 Related to Security — Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

To be completed for the Performance and Evaluation Report
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary

PHA Name: Housing Authority of Baltimore City	**Grant Type and Number** Capital Fund Program Grant No MD06P00250114 Date of CFFP	Replacement Housing Factor Grant No	**FFY of Grant:** 2014 **FFY of Grant Approval:** **2014**

Type of Grant
III Original Annual Statement • **Reserve for Disaster/Emergency** **El Revised Annual Statement (revision no:6)**
El Performance and Evaluation Report for Period Endinz June 30, 2018 • **Final Performance and Evaluation Report**

Line	Summary by Development	Total Estimated Cost		Total Actual Cost '	
		Original	Revised [2]	Obligated	I Expended
	Signature of Execue 'rector	**Date**	**Signature of Public Housing Director**		**Date**
	Janet Abrahams t	q / Z .':,7-			

Part II: Supporting Pages

PHA Name: Housing Authority of Baltimore City	Grant Type and Number Capital Fund Program Grant No: MD06P00250114 CFFP (Yes/	Federal FFY of Grant: 2014

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	
1492	Move to Work Capital Activities			$10,644,732	$10,644,732	$10,644,732	$10,644,732	Complete
1499	Move to Work RHF Activities			$2,800,541	$2,800,541	$2,800,541	$2,683,546	
1501	Move to Work Debt Service			$3,813,171	$3,813,171	$3,813,171	$3,813,171	Complete

To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] **To be completed for the Performance and Evaluation Report.**

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages								
PHA Name:		**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:				**Federal FFY of Grant:**		
Development Number Name/PHA-Wide Activities	**General Description of Major Work Categories**	**Development Account No.**	**Quantity**	**Total Estimated Cost**		**Total Actual Cost**		**Status of Work**
				Original	**Revised [1]**	**Funds Obligated [2]**	**Funds Expended [2]**	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Housing Authority of Baltimore City					**Federal FFY of Grant:** 2014
Development Number Name/PHA-Wide Activities	**All Fund Obligated (Quarter Ending Date)**		**All Funds Expended (Quarter Ending Date)**		**Reasons for Revised Target Dates [1]**
	Original Obligation End Date	**Actual Obligation End Date**	**Original Expenditure End Date**	**Actual Expenditure End Date**	
MTW Capital	May 13, 2016	February 8, 2016	May 13, 2018	January 15, 2018	
MTW RHF Activities	April 29, 2017	June 1, 2016	April 29, 2019	TBD	
MTW Debt Service	May 13, 2016	May 1, 2014	May 13, 2018	June 30, 2015	

[1] **Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.**

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name:					**Federal FFY of Grant:**
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
[1]					

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:	**Grant Type and Number**		**FFY of Grant:**
Housing Authority of Baltimore City	Capital Fund Program Grant No MD06P00250115 Date of CFFP	Replacement Housing Factor Grant No:	2015 **FFY of Grant Approval:** 2015

Type of Grant
■ Orienal ❑Reserve for Disasters/Emerg glRevised Annual Statement (revision no:10)
®Rafomance **Annual Statement and Evaluation Report for Period Ending•** June 30, 2018 ■ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost'**	
		Original	**Revised [2]**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	$14,726,153	$14,726,155	$14,726,155	$14,547,923
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]	$ 2,204,430	$ 2,204,430	$ 159,000	$ 794
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1503 ltAD Subsidy	**$ 577,031**	$ 577,029	$ **577,029**	**$ 577,029**
20	Amount of Annual Grant: (sum of lines 2 — 19)	**$17,507,614**	**$17,507,614**	**$15,462,184**	**$15,125,745**
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security — Soft Costs				
24	Amount of line 20 Related to Security — Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

' **To** be completed for **the** Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations
[4] RI-IF funds shall be included here

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary		
PHA Name: Housing Authority of Baltimore City	Grant Type and Number Capital Fund Program Grant No MDO6P00250115 Replacement Housing Factor Grant No: Date of CFFP	FFY of Grant: 2015 FFY of Grant Approval: 2015

Type of Grant
DOrigina Annual Statement OReserve for Disasters/Emergencies ZRevised Annual Statement (revision no:10)
Performance and Evaluation Report for Period Ending- June 30, 2018 • Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	I Expended
Signature of Executive Director	Janet Abrahams	Date " 1	2.,t (i3[4]" (	Signature of Public Housing Director	Date

Part II: Supporting Pages

PHA Name: Housing Authority of Baltimore City	**Grant Type and Number** Capital Fund Program Grant No: MD06P00250115 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant:** 2015

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	
1492	Move to Work Capital Activities			$14,726,155	$14,726,155	$14,726,155	$14,547,923	
1499	Move to Work RHF Activities			$2,204,430	$ 2,204,430	$ 159,000	$ 794	
1503	RAD Subsidy			$ 577,029	$ 577,029	$ 577,029	$ 577,029	Complete
	(Breakdown of RAD Subsidy below:)							
MD002000033	Lakeview Towers (RAD			$27,480	$27,480	$27,480	$27,480	
MD002000044	Wyman House			$183,252	$183,252	$183,252	$183,252	
MD002000051	Bernard E. Mason, Sr., Apt.			$22,121	$22,121	$22,121	$22,121	
MD002000054	Bel-Park Tower			$23,325	$23,325	$23,325	$23,325	
MD002000056	The Brentwood			$166,152	$166,152	$166,152	$166,152	
MD002000074	Hollins House			$13,060	$13,060	$13,060	$13,060	
MD002000075	Allendale			$16,548	$16,548	$16,548	$16,548	
MD002000071	Primrose Place			$125,091	$125,091	$125,091	$125,091	

To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of Baltimore City					**Federal FFY of Grant:** 2015
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
MTW Capital Activities	April 12, 2017	February 28, 2017	April 12, 2019	TBD	
MTW RHF Activities	October 29, 2019	TBD	October 29, 2021	TBD	
RAD Subsidy	April 12, 2017	Nov 30, 2015	April 12, 2019	December 31, 2016	

[1] Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:	Grant Type and Number		FFY of Grant:
Housing Authority of Baltimore City	Capital Fund Program Grant No MD06P00250116 Date of CFFP _____	Replacement Housing Factor Grant No:	2016 FFY of Grant Approval: 2016

Type of Grant
II Original Annual Statement OReserve for Disasters/Emergencies 83Revised Annual Statement (revision no:10)
®Performance and Evaluation Report for Period Ending: June 30, 2018 [Wine! Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost '	
		Original	Revised [2]	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	$14,585,246	$14,585,246	$14,585,246	$12,064,449
16	1495.1 Relocation Costs				
17	1499 Development Activities'	$ 1,756,459	$ 1,756,459	0	0
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1503 RAD Subsidy	$ 466,264	$ 466,264	$ 466,264	$ 466,264
20	Amount of Annual Grant: (sum of lines 2 — 1·§·)	$16,807,969	$16,807,969	$15,051,510	$12,530,713
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security — Soft Costs				
24	Amount of line 20 Related to Security — Hard Costs				

25	Amount of line 20 Related to Energy Conservation Measures				

' To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
PHAs with under 250 units in management may use 100% of CFP Grants for operations
[4]RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary			
PHA Name: Housing Authority of Baltimore City	**Grant Type and Number** **Capital Fund Program Grant No** MD06P00250116 Date of CFFP _____	**Replacement Housing Factor Grant No:**	**FFY of Grant:** 2016 **FFY of Grant Approval:** **2016**
Type of Grant • **Original Annual Statement** **M Reserve for Disasters/Emergencies** **['Revised Annual Statement (revision no:10)** **['Performance and Evaluation Report for Period Ending:_,June** 30. 2018 **OFinal Performance and Evaluation Report**			

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost '**		
		Original	**Revised [2]**	**Obligated**	**I**	**Expended**
Signature of Executive Director **Janet Abrahams** **::\.,..-** **(** **./** **Ct** **ZA**	**Date**		**Signature of Public Housing Director**		**Date**	

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Housing Authority of Baltimore City	Grant Type and Number Capital Fund Program Grant No: MD06P00250116 CFFP (Yes/No): Replacement Housing Factor Grant No:	Federal FFY of Grant: 2016

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised '	Funds Obligated 2	Funds Expended 2	
1492	Move to Work Capital Activities			$14,585,246	$14,585,246	$14,585,246	$12,064,449	
1499	Move to Work RHF Activities			$ 1,756,459	$ 1,756,459	0	0	
1503	RAD Subsidy			$ 466,264	$ 466,264	$ 466,264	$ 466,264	Complete
	(Breakdown of RAD Subsidy below:)							
MD002000110	Pleasant View Gardens (Family)		201	$59,538	$59,538 •	$ 59,538	$ 59,538	
MD002000110	Pleasant View Gardens (Senior)		110	$19,550	$19,550	$ 19,550	$ 19,550	
MD002000023	McCulloh Homes Extension		349	$34,341	$34,341	$ 34,341	$ 34,341	
MD002000047	Govans Manor		191	$18,511	$18,511	$ 18,511	$ 18,511	
MD002000053	Ellerslie		117	$113,128	$113,128	$113,128	$113,128	
MD002000046	Chase House		189	$221,197	$221,197	$221,197	$221,197	

To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] **To be completed for the Performance and Evaluation Report.**

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of Baltimore City					Federal FFY of Grant: 2016
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
MTW Capital Activities	April 3, 2018	January 12, 2017	April 3, 2020	TBD	
MTW RHF Activities	October 29, 2019	TBD	October 29, 2021	TBD	
RAD Subsidy	April 3, 2018	December 12,	April 3, 2020	December 20, 2017	

[1] **Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.**

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:	**Grant Type and Number**		**FFY of Grant:**
Housing Authority of Baltimore City	Capital Fund Program Grant No MD06P00250117 Date of CFFP	Replacement Housing Factor Grant No:	2017 **FFY of Grant Approval:** **2017**

Type of Grant
■ **Orig·nal Annual Statement** ■ **Reserve for Disasters/Emergencies** **g]Revised Annual Statement (revision no:6)**
®**Performance and Evaluation Report for Period Endings** June 30, 2018 ❑**Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost '**	
		Original	**Revised** [2]	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) '				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% **of line** 21)				
5	1411 **Audit**				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment —Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwellingEquipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	$14,719,406	$14,842,558	$14,041,445	$ 5,131,778
16	1495 **1** Relocation Costs				
17	1499 Development Activities °	$ **931,663**	**$ 931,663**	0	0
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	**9000** Collateralization or Debt Service paid Via System of Direct Payment				
19	**1503 RAD Subsidy**	**$ 173,111**	**$ 49,959**	**$ 49,959**	**$ 38,268**
20	Amount of Annual Grant: (sum **of lines 2 - 19)**	**$15,824,180**	**$15,824,180**	**$14,064,403**	**$ 5,170,046**
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	**Amount of** line 20 Related to **Security - Soft Costs**				
24	**Amount of line 20 Related to Security - Hard Costs**				
25	Amount of line 20 Related to Energy Conservation Measures				

' To be **completed for the Performance** and Evaluation Report.
To be completed for the Performance and Evaluation Report or a Revised Annual Statement
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations
[4]
RI-IF **funds** shall **be included here**

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary

PHA Name:	Grant Type and Number		FFY of Grant:
Housing Authority of Baltimore City	Capital Fund Program Grant No MD06P00250117 Date of CFFP _____	Replacement Housing Factor Grant No:	2017 FFY of Grant Approval: 2017

Type of Grant
• Original Annual Statement and Evaluation Report for Period Ending: June 30.2018 • Reserve for Disasters/Emergencies Performance
Ei Revised Annual Statement (revision no:6) ['Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended

Signature of Executive 'rector	Signature of Public Housing Director	Date
Janet Abrahams 6′ — °11a4		

Part H: Supporting Pages

PHA Name: Housing Authority of Baltimore City	**Grant Type and Number** Capital Fund Program Grant No: MD06P00250117 CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant:** 2017

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds **Expended** [2]	
1492	Move to Work Capital Activities			$14,719,406	$14,842,558	$14,041,445	$ 5,131,778	
1499	Move to Work RHF Activities			$ 931,663	$ 931,663	0	0	
1503	RAD Subsidy			$ 173,111	$ 49,959	$ 49,959	$ 38,268	
	(Breakdown of RAD Subsidy below:)							
MD002000112	Broadway Overlook		84	$ 24,164	$ 24,164	$ 24,164	$ 24,164	
MD002000107	Terrace Senior Building		47	$ 2,414	$ 2,414	$ 2,414	$ 2,414	
MD002000105	Hillside Park		30	$ 23,381	$ 23,381	$ 23,381	$ 11,690	
MD002000043	Monument East		170	$ 123,152	0	0	0	

To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[2] To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of Baltimore City					**Federal FFY of Grant:** 2017
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [I]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
MTW Capital Activities	August 16, 2019	TBD	August 16, 2021	TBD	
MTW RHF Activities	October 29, 2019	TBD	October 29, 2021	TBD	
RAD Subsidy	August 16, 2019	December 4, 2017	August 16, 2021	TBD	

' Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Housing Authority of Baltimore City	Capital Fund Program Grant No MD06E00250117 Replacement Housing Factor Grant No: Date of CFFP	2017 **FFY of Grant Approval:** 2017

Type of Grant
MOriglial Annual Statement ■ **Reserve for** Disaster Emergencies giRevised Annual Statement (revision no:1)
®**Performance and Evaluation Report for Period Ending•** **June 30, 2018** ■ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost'	
		Original	Revised [2]	Obligated	Expended
1	Total non-CFP Funds	$250,000	$250,000	$250,00	**0**
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not *exceed* 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	$	$250,000	$250,00	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				0
20	Amount of Annual Grant: (sum of lines 2 — 19)	$250,000	$250,000	$250,00	
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security — Soft Costs				
24	Amount of line 20 Related to Security — Hard Costs	$250,000	$250,000	$250,00	0

25	Amount of line 20 Related to Energy Conservation Measures				

[1] To be completed for the Performance and Evaluation Report
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement
[4] PHAs with under 250 units in management may use 100% of CFP Grants for operations
RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary

PHA Name:	**Grant Type and Number**		**FFY of Grant:**
Housing Authority of Baltimore City	Capital Fund Program Grant No Date of CFFP:	Replacement Housing Factor Grant No:	2017 **FFY of Grant Approval:**

Type of Grant
- **Original Annual Statement** • **Reserve for Disasters/Emergencies** **I:3 Revised Annual Statement (revision no:1)**
- DI **Performance and Evaluation Report for Period Ending- June** 30. 2018 • **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Estimated Cost**		**Total Actual Cost 1**	
		Original	**Revised 2**	**Obligated**	**I Expended**
	Signature of Executive Director	**Date**		**Signature of Public Housing Director**	**Date**
	Janet Abrahams	1 zt	I t		

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Part II: Supporting Pages

PHA Name: Housing Authority of Baltimore City	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No:	CFFP (Yes/ No):	**Federal FFY of Grant:** 2017

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	
AMP - 021	**Provide Additional Security Lighting**	**1460**		**$8,000**	**$6,982**	**$6,982**	**0**	
Brooklyn Homes	**Provide Additional Security Camerab**	**1460**		**$242,000**	**$243,018**	**$243,018**	**0**	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name: Housing Authority of Baltimore City	**Grant Type and Number** **Capital** Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant:** 2017

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised'	Funds Obligated	Funds Expended [2]	

' To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: **Housing Authority of Baltimore City**					**Federal FFY of Grant:** 2017
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates '
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Brooklyn Homes, MD2-21	**August 14, 2019**	**June 20, 2018**	**August 14, 2021**	**TBD**	

'Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part HI: Implementation Schedule for Capital Fund Financing Program					
PHA Name:					**Federal FFY of Grant:**
Development Number Name/PHA-Wide Activities	**All Fund Obligated (Quarter Ending Date)**		**All Funds Expended (Quarter Ending Date)**		**Reasons for Revised Target Dates [1]**
	Original Obligation End Date	**Actual Obligation End Date**	**Original Expenditure End Date**	**Actual Expenditure End Date**	

' Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary

PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Housing Authority of Baltimore City	Capital Fund Program Grant No. MD06P00250118 Date of CFFP_____ Replacement Housing Factor Grant No:	2018
		FFY of Grant Approval: 2018

Type of Grant
■ **Original Annual Statement** ■ **Reserve for Disasters/Emergencies** E**Revised Annual Statement (revision no:2)**
®**Performance and Evaluation Report for Period Ending• June 30, 2018** ■ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost'**	
		Original	**Revised** [2]	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration	$22,320,946	$22,212,727	$ 2,012,602	$ 498,836
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				
18a	1501 Collateralization or Debt Service paid by the PHA		$ 108,219	$ 108,219	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 —19)	$22,320,946	**$22,320,946**	**$ 2,120,821**	**$**
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security — Soft Costs				
24	Amount of line 20 Related to Security — Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

To be completed for the Performance and Evaluation Report.

[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations

[4] RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary			
PHA Name: **Housing Authority of Baltimore City**	**Grant Type and Number** Capital Fund Program Grant No: MD09P002501 18 Date of CFFP: _____	Replacement Housing Factor Grant No:	**FFY of Grant:** 2018 **FFY of Grant Approval:** 2018
Type of Grant • **Original Annual Statement** • **Reserve for Disasters/Emergencies** I:3 **Revised Annual Statement (revision no:2)** DI **Performance and Evaluation Report for Period Ending,** June 30 2018 • **Final Performance and Evaluation Report**			

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost'**	
		Original	**Revised** [2]	**Obligated** I	**Expended**
Signature of Executive Director		**Dote** _ _ _____ c-%,— _ ''''		**Signature of Public Housing Director**	**Date**

Part II: Supporting Pages

PHA Name: Housing Authority of Baltimore City	Grant Type and Number Capital Fund Program Grant No: MD06P00250118CFFP (Yes/ No): Replacement Housing Factor Grant No:	Federal FFY of Grant: 2018

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised '	Funds Obligated [2]	Funds Expended [2]	
1492	Move to Work Capital Activities			$22,067,584	$22,212,727	$ 2,012,602	$ 498,836	
1503	RAD Subsidy				$ 108,219	$ 108,219	0	
	(Breakdown of RAD Subsidy Below:)							
MD002000043	Monument East		170		$ 108,219	$ 108,219	0	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name: Housing Authority of Baltimore City	**Grant Type and Number** Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:	**Federal FFY of Grant:** 2018

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised '	Funds Obligated [2]	Funds Expended [2]	

[1] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[2] To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Housing Authority of Baltimore City					Federal FFY of Grant: 2018
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [I]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
MTW Capital Activites	May 29, 2020	TBD	May 29, 2022	TBD	
RAD Subsidy	May 29, 2020	TBD	May 29, 2022	TBD	

Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name:					**Federal FFY of** Grant:
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates '
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

' Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Appendix H: Waiting List Demographics

RACE	LIPH		S8		Both		Total	%
	Total	%	Total	%	Total	%		
American Indian/Alaska Native	75	0%	174	1%	14	0%	**249**	**0%**
Asian	56	0%	71	0%	9	0%	**127**	**0%**
Black/African American	21,323	91%	28,957	92%	4,235	93%	**50,280**	**92%**
Native Hawaiian/Other Pacific Islander	176	1%	98	0%	25	1%	**274**	**1%**
Other	267	1%	217	1%	28	1%	**484**	**1%**
White	1,541	7%	1,800	6%	244	5%	**3,341**	**6%**
Total **	**23,438**	**100%**	**31,317**	**100%**	**4,555**	**100%**	**54,755**	**100%**

HH TYPE	LIPH		S8		Both		Total	%
	Total	%	Total	%	Total	%		
Elderly	1,640	7%	2,087	7%	414	9%	**3,727**	**7%**
NonElderly Disabled	6,849	29%	6,280	20%	1,423	31%	**13,129**	**24%**
Other	14,949	64%	22,950	73%	2,718	60%	**37,899**	**69%**

Total **	**23,438**	**100%**	**31,317**	**100%**	**4,555**	**100%**	**54,755**	**100%**

ETHNICITY	LIPH		S8		Both		Total	%
	Total	%	Total	%	Total	%		
Hispanic or Latino	263	1%	557	2%	57	1%	**820**	**1%**
Not Hispanic or Latino	22,943	98%	30,648	98%	4,493	99%	**53,591**	**98%**
Other	232	1%	112	0%	5	0%	**344**	**1%**
Total **	**23,438**	**100%**	**31,317**	**100%**	**4,555**	**100%**	**54,755**	**100%**

INCOME	LIPH		S8		Both		Total	%
	Total	%	Total	%	Total	%		
Below 30%	22,414	96%	29,956	96%	4,343	95%	**52,370**	**96%**
30% to 50%	913	4%	1,151	4%	185	4%	**2,064**	**4%**
50% to 80%	98	0%	189	1%	22	0%	**287**	**1%**
Over 80%	13	0%	21	0%	5	0%	**34**	**0%**
Total **	**23,438**	**100%**	**31,317**	**100%**	**4,555**	**100%**	**54,755**	**100%**

APPLICANT SERVED (HOUSEHOLDS)	LIPH		S8		Both			
	Total	%	Total	%	Total	%	Total	%
1	13,775	59%	18,796	60%	1,920	42%	**32,571**	**59%**
2	5,469	23%	6,480	21%	1,397	31%	**11,949**	**22%**
3	2,265	10%	3,321	11%	685	15%	**5,586**	**10%**
4	1,112	5%	1,656	5%	325	7%	**2,768**	**5%**
5	524	2%	704	2%	157	3%	**1,228**	**2%**
6	207	1%	262	1%	54	1%	**469**	**1%**
7	58	0%	62	0%	12	0%	**120**	**0%**
8	15	0%	24	0%	4	0%	**39**	**0%**
9	7	0%	9	0%	1	0%	**16**	**0%**
10	3	0%	3	0%	0	0%	**6**	**0%**
11	2	0%	0	0%	0	0%	**2**	**0%**
13	1	0%	0	0%	0	0%	**1**	**0%**
Total **	**23,438**	**100%**	**31,317**	**100%**	**4,555**	**100%**	**54,755**	**100%**

**** = The applicants are only counted once.**