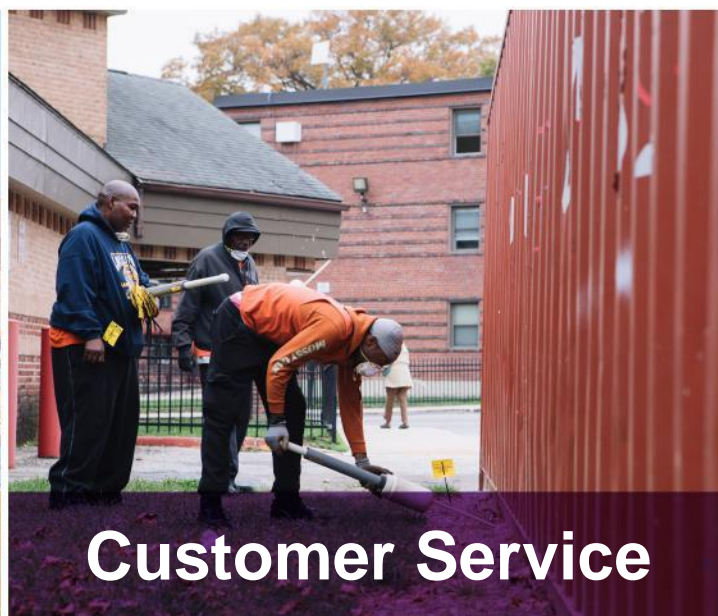


2019

MTW Annual Plan

Housing Authority of Baltimore City
A Moving to Work Agency
Fiscal Year 2019



HOUSING
AUTHORITY of
BALTIMORE CITY

HOUSING AUTHORITY OF BALTIMORE CITY

**The Moving to Work Annual Plan
Fiscal Year 2019**

**Released for Public Comment:
February 26, 2018**

**Public Hearing:
March 22, 2018 from 6:00-8:00PM
201 N. Aisquith Street
Baltimore, MD. 21202**

**Approved by the HABC Board of Commissioners April 11, 2018
Submitted to HUD April 13, 2018**

Moving to Work Annual Plan - Fiscal Year 2019
Table of Contents

I. INTRODUCTION AND OVERVIEW	1
A. Background on the Moving To Work Demonstration	1
B. MTW Long-Term Goals and Objectives	2
C. MTW Goals and Objectives for Fiscal Year 2019	4
II. GENERAL HOUSING AUTHORITY OPERATING INFORMATION	7
A. Planned New Public Housing Units	7
Table 1: Planned New Public Housing Units in FY 2019	7
B. Planned Demolition or Disposition of Public Housing Units	7
Table 2: Planned Public Housing Units/Lots to Be Removed in FY 2019	8
C. Planned New Housing Choice Vouchers to be Project-Based	9
Table 3: New Housing Choice Vouchers to be Project-Based in FY 2019	9
D. Rental Assistance Demonstration Program	9
Table 4: Planned and Completed RAD Conversions	10
E. Other Planned Changes to Housing Stock	11
F. Capital Program Activities	11
Table 5: Planned Capital Fund Expenditures in FY 2019	13
F. Development Initiatives	18
G. Planned Number of Households Served	21
Table 6: Planned Number of Households Served at End of FY 2019	22
Table 7: Housing Choice Voucher Program FY 2019 Projected Leasing	23
H. Reporting Compliance with Statutory MTW Requirements	24
I. Anticipated Leasing Issues	24
Table 8: Potential Leasing Issues and Solutions	24
J. Waiting List Information for Beginning of FY 2019	24
Table 9: Waiting List Information	25
III. PROPOSED MTW ACTIVITIES	27
Activity 2019-01: Rent Simplification	27
Activity 2019-02: Local Fair Market Rent	30
Activity 2019-03: Project-Based Voucher Amendments to the HAP Contract	31
IV. ONGOING MTW ACTIVITIES	33
A. Implemented Activities	33
Activity 2006-01: Multi-Year Recertifications	33
Activity 2006-02: Enhanced Project Based Voucher Program	33
Activity 2006-03: Thompson Biennial Recertifications	34
Activity 2007-01: Mobility Program Enhancements	35
Activity 2010-01: Unit Sizes	36
Activity 2010-02: Bailey Long-Term Affordable Project-Based Voucher Contract	36
Activity 2010-03: Thompson Risk Based Inspections	37
Activity 2012-01: Rent Simplification - Thompson	38

Activity 2014-01: HABC Long–Term Affordable Project-Based Voucher Contract	38
Activity 2017-01: Sponsor-Based - Project-Based Transitional Housing	39
Activity 2018-01: Landlord Payment Methods and Electronic Communications.....	40
B. Not Yet Implemented.....	42
D. Closed Out Activities	44
V. MTW SOURCES AND USES OF FUNDING	50
A. Planned Sources and Uses of MTW Funds in FY 2019	50
Table 10: Estimated Sources of MTW Funding for FY 2019	50
Table 11: Estimated Uses of MTW Funding for FY 2019	51
B. Use of Single Fund Flexibility.....	53
C. Local Asset Management Plan (LAMP).....	54
VI. ADMINISTRATIVE.....	55
A. Resolution	55
B. Public Review Process	55
C. Evaluations.....	55
D. Annual Statement/Performance and Evaluation Report	55
VII. Appendices.....	56
Appendix A: Board Resolution & MTW Plan Certification of Compliance.....	56
Appendix B: Asset Management Table FY 2019	64
Appendix C: Local Asset Management Plan	71
Appendix D: Annual Statement/Performance Evaluation Report	79
Appendix E: Public Notice & Comments	99
Appendix F: Certifications.....	115
Appendix G: Private Management Portfolio	119
Appendix H: Non-MTW Fiscal Operations Information.....	124
Appendix I: Office of Resident Services	127
Appendix J: Information Technology	133

I. Introduction and Overview

This Moving to Work (MTW) Annual Plan provides information on the initiatives and strategies to be undertaken by the Housing Authority of Baltimore City (HABC) under the Moving to Work Demonstration Program (MTW) in Fiscal Year 2019, i.e. the period from July 1, 2018 to June 30, 2019.

HABC has been a participant in the MTW program since 2005. The current MTW Agreement between HABC and the US Department of Housing and Urban Development (HUD), which defines the terms and conditions of HABC's participation including the Annual Plan requirements, extends through June 30, 2028.

It is important to note that HABC receives the majority of its funding from HUD, which generally determines funding on a calendar year basis. As of the publication date of this MTW Annual Plan, HABC has not received notification of projected HUD funding amounts for either calendar years 2018 or 2019. In view of the uncertainty regarding available funding, the planned activities detailed in the MTW Annual Plan are subject to modification based on final funding levels.

A. Background on the Moving To Work Demonstration

MTW is a demonstration program authorized by Congress, which provides HABC and the current thirty-nine (39) other participating Public Housing Authorities (PHAs) with both funding and programmatic flexibility, subject to approval by HUD in the MTW Annual Plan process. MTW designation provides HABC with the ability to test and implement locally-determined solutions that address Baltimore City's housing problems and priorities. MTW funding flexibility includes the establishment of a flexible MTW Block Grant, which allows HABC's three primary revenue sources (HUD Public Housing Operating Subsidy, Capital Fund and Section 8 Housing Assistance Payments) to be used interchangeably for any authorized purpose as specified in the MTW Agreement.

MTW programmatic flexibility allows HABC to waive certain HUD regulations and statutory provisions of the US Housing Act of 1937 to promote one or more of the following MTW statutory objectives:

- 1) Reduce cost and achieve greater cost effectiveness in Federal expenditures;
- 2) Provide incentives to families with children whose heads of household are either working, seeking work, or are 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.

For purposes of this Annual Plan, an "MTW activity" is defined as any activity that requires MTW flexibility to waive statutory or regulatory requirements. The MTW activities to be undertaken by HABC in Fiscal Year 2019 are all designed to promote one or more of the MTW statutory objectives.

In order to provide the public and HUD with a more detailed view of HABC's overall plans and strategies, the Annual Plan includes discussions of both MTW activities and other activities which do not specifically require MTW authority to implement. Where relevant, it also references and summarizes proposed changes to the Housing Choice Voucher (HCV) Administrative Plan and the Public Housing Admissions & Continued Occupancy Policies (ACOP).

B. MTW Long-Term Goals and Objectives

Led by new Executive Director, Janet Abrahams, HABC is undergoing a series of major planning initiatives including an agency-wide organizational review, portfolio assessment and strategic planning process that are expected to be completed by early part of Fiscal Year 2019. The focus of these efforts is to identify plans, strategies and opportunities to support HABC's mission to create and provide quality affordable housing opportunities in sustainable neighborhoods.

Guiding the planning efforts are four broad organizational goals ("the 4 Cs of HABC"):

- *Community* – Improve the housing and quality of life for the people we serve.
- *Customer Service* – Increase efficiency, responsiveness and accountability in the services we provide to our internal and external clients.
- *Collaboration* – Build upon our commitment to strong partnerships with residents, employees, government, nonprofit and business communities.
- *Communication* – Create clear and consistent communication.

A key component of the planning process involves a review of MTW activities to date, and an exploration of new opportunities to utilize MTW funding and programmatic flexibility over the long-term to address the enormous funding and operational challenges facing HABC including, but not limited to:

- After factoring in the ongoing conversion of 3,754 (see table on pages 11-12) public housing units to Project Based Rental Assistance (PBRA) under the Rental Assistance Demonstration (RAD) program, HABC will have a remaining portfolio of approximately 7,600 public units under management with an estimated backlog of hundreds of millions of dollars in unfunded capital needs. Many of these housing units, which include both multifamily developments and scattered sites, are obsolete from a design standpoint, and essentially require complete redevelopment. Identifying strategies to leverage limited MTW funding to address both urgent near term capital needs and comprehensive redevelopment needs, including the potential expansion of RAD conversion efforts to additional sites, is a major objective of HABC.
- Ongoing reductions to the Public Housing Operating Fund in the context of rising operating costs continue to stress and pose challenges to HABC's ability to provide quality, timely maintenance services to residents and to quickly make-ready vacant units for re-occupancy. These challenges are further exacerbated by existing conditions in

aging physical plants, most of which have had inadequate capital investments for decades. Identifying new approaches to streamline the delivery of property management and maintenance services, while improving the timeliness and overall quality of these services, is essential in order to achieve improvements to customer satisfaction. HABC will continue to explore opportunities to utilize MTW programmatic flexibility in support of substantial improvements to property management and maintenance service delivery.

- HABC's public housing communities, and Baltimore City as a whole, continues to wrestle with high crime rates that disproportionately impact low-income families, seniors and people with disabilities. A key component of HABC's overall planning process involves a review and assessment of current safety and security policies and procedures, and the potential to use MTW flexibility to strengthen existing efforts, support enhanced partnerships with the Baltimore Police Department and other local law enforcement agencies, and involve residents more directly in public safety planning and implementation efforts.
- HABC currently provides housing subsidies to over 18,000 households, either directly through the Leased Housing Division or, indirectly, through pass-through funding to the Baltimore Regional Housing Partnership. Funding remains inadequate, rental costs continue to rise, and HCV participants find themselves competing with market-rate tenants for fewer and fewer quality units at higher rents. In addition to supporting efforts to revitalize neighborhoods and increase participants housing choices, MTW flexibility opens up the potential to design new service-oriented partnerships and/or alternative housing subsidy models.
- HABC's residents (including public housing residents and voucher participants) include some of Baltimore City's poorest and neediest citizens. HABC operates many programs designed to assist residents in addressing their individual and family challenges including job readiness, family self-sufficiency, youth development and other activities. The planning process is reviewing the effectiveness and outcomes of these initiatives, while focusing on identifying opportunities to involve new partners and leverage new philanthropic, government and private funding to expand services and opportunities to HABC residents.
- Recently, two major organizational developments have occurred which require the comprehensive redesign of HABC's organizational structure and service delivery processes. The first major development involves the ongoing conversion of over 3,754 public housing units to project-based rental assistance under the RAD program. While HABC will continue to play a role in admissions, transfers and compliance monitoring for these developments – and HABC's affiliates will have an ownership interest in each property - all property management, maintenance and financial operations will be administered by third party entities. The second major change is the decision by Mayor Catherine Pugh to separate Baltimore Housing into two distinct agencies, HABC and the Department of Housing and Community Development (DHCD). The separation of the agencies will result in additional costs to HABC. Whereas the two agencies previously operated under a single Housing Commissioner and the Baltimore Housing

organizational umbrella, each agency now has its own executive team and, ultimately, will have separate organizational infrastructures. Taken together, these two developments represent a sea change in HABC's structure and scope. As part of the planning initiative, HABC is exploring ways that MTW flexibility can help to streamline policies and procedures and enhance HABC's ability to deliver services in the most cost-effective manner.

C. MTW Goals and Objectives for Fiscal Year 2019

In addition to completing the organizational review, portfolio assessment and strategic planning process activities noted above, HABC's major goals and objectives for Fiscal Year 2019 include the following. All of these activities utilize MTW Block Grant and/or programmatic flexibility:

Public Housing Occupancy – HABC projects that it will achieve a 97% adjusted occupancy rate in its public housing developments.

Voucher Utilization – HABC projects that, on average, it will have 18,622 units under lease each month including Thompson and all other programs.

Project Based Voucher Utilization – HABC projects that 2,240 housing units will be under contract in the Project Based Voucher (PBV) program by the end of FY2019, including 297 units at 12 new developments that will be placed under contract during the fiscal year.

Capital Program – HABC will implement capital improvements at existing housing developments and scattered sites using MTW Block Grant funds (see the chart on pages 16-18). In FY 2019, HABC projects that it will expend approximately \$46.1 million on capital projects as further described below.

Development Program – HABC will undertake development activities designed to support the revitalization of Baltimore neighborhoods and replace distressed and obsolete public housing developments, including the planned acquisition of up to 100 Hollander Ridge replacement units. As of the date of publication, HABC had acquired 20 of these units.

Rental Assistance Demonstration Program – Under the RAD program, HABC has secured HUD approval to convert over 3,754 public housing units to project-based assistance. Conversion through RAD generates new capital resources, preserves existing affordable housing resources, ensures long-term affordability and improves the quality of life for residents. As noted in prior Annual Plans, HABC projects that the RAD process will provide access to over \$350 million in private equity and other new funds through the Low Income Housing Tax Credit (LIHTC) program. While each converted development has a new ownership structure including a new management and maintenance team, HABC will continue to have an ownership role (through its affiliates) and ongoing roles related to admissions, transfers and compliance monitoring. In FY 2019, HABC will continue the conversion process. Finally, HABC, subject to approval by the Board of Commissioners, may elect to apply to HUD for RAD conversion commitments at additional public housing sites. HABC will consult with local and citywide

resident organizations prior to submission of future RAD applications.

Resident Services – HABC plans to serve its public housing residents through a wide array of self-sufficiency, personal development and supportive service program offerings (Please see Appendix K).

Proposed MTW Activities – HABC is proposing two new MTW activities in FY 2019 – Rent Simplification and Local Fair Market Rent. Under Rent Simplification HABC will further simplify certain income calculations and fully exclude full-time student income. This activity improves economic self-sufficiency and administrative efficiency. Under the Local Fair Market Rent activity, HABC will use the 50th percentile Fair Market Rent to calculate payment standards. Using the 50th percentile FMR as the baseline for payment standards provides greater housing choice for low-income families.

Homelessness Prevention Initiatives:

The Housing First Homeless Initiative – This initiative does not require MTW Authority as HABC provides up to 850 Housing Choice Vouchers to eligible chronically homeless households referred by the Mayor’s Office of Human Services, Homeless Services Program (MOHS/HSP). Participants use their vouchers to find affordable permanent housing while receiving supportive services from MOHS and other agencies. In July 2014, the amount of vouchers available to chronically homeless individuals and families increased from 500 to 650 vouchers. The number increased again in October 2015 to 750 vouchers, and a final increase took place in December 2015 resulting in a total of 850 vouchers set aside for chronically homeless households.

The Homeless and Veterans – HABC has set aside 200 vouchers for the rolling Request for Proposals of Project-Based units designated to house the homeless. Out of these 200, 192 vouchers have been awarded. Another 200 vouchers have been set-aside for the Request for Proposals of Project-Based units designated to house homeless veterans and their families. Out of this request, 182 vouchers have been awarded.

The Re-Entry Program – This program links permanent housing with supportive services to assist up to 250 homeless individuals and families with an ex-offender household member. Referrals are made to HABC by the Mayor’s Office of Human Services, Homeless Services Program (MOHS/HSP). MTW Authority is not required for this initiative.

Approved MTW Activities – HABC will continue to implement an array of previously approved MTW activities that impact the Public Housing and Leased Housing programs, including those related to the Thompson and Bailey cases, as further described in Section IV of the Annual Plan.

Notes on Thompson and Bailey Settlements

There are two long-standing legal cases that have a significant impact on HABC's MTW activities and initiatives:

1. 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 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 in 1996 through a Partial Consent Decree. In November 2012, a Final Thompson Settlement Agreement was approved by the Court that 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 Partial Consent Decree ("Thompson PCD-Leased Vouchers"). The Settlement Agreement also provides for the continuation of the Thompson Homeownership Voucher Program. The Baltimore Regional Housing Partnership (BRHP) administers the vouchers for the Thompson Remedial and Partial Consent Decree vouchers. MTW flexibility continues to be utilized to support Thompson activities, and is referenced accordingly in the MTW Annual Plan.
2. The *Bailey Consent Decree* resolved a lawsuit brought on behalf of persons with disabilities who are current or former residents of or applicants for HABC's housing programs. Among other requirements, the Bailey Consent Decree requires HABC to create and have certified 756 housing units that meet the Uniform Federal Accessibility Standards (UFAS) and to create 600 units for non-elderly persons with disabilities. Information on HABC's obligations under Bailey and the use of MTW flexibility to address these obligations is incorporated into the remaining chapters of the Annual Plan

II. General Housing Authority Operating Information

This section of the Annual Plan provides information on HABC's current and planned inventory, projected leasing activities and waiting lists for both the Public Housing and HCV programs. It includes details on planned public housing capital expenditures and changes to the housing stock as a result of new development, demolition and disposition efforts and conversion of public housing units to long-term project-based assistance under the Rental Assistance Demonstration program.

A. Planned New Public Housing Units

As shown on Table 1, HABC plans to add 90 replacement units to the public housing inventory in FY 2019 including:

- Pursuant to the Thompson Settlement Agreement, an additional 80 units will be acquired as part of the revised Hollander Ridge Revitalization Plan. HABC has already acquired 20 units to meet its obligations under the Agreement.
- Pursuant to the Bailey Supplemental Decree, HABC plans to acquire 10 units for non-elderly persons with disabilities. One of the 10 units will be fully accessible. All 10 units will be designated for non-elderly persons with a disability.

Table 1: Planned New Public Housing Units in FY 2019

# of UFAS Units												
AMP Name and Number	Bedroom Size								Total Units	Population Type	Fully Accessible	Adaptable
	0	1	2	3	4	5	6+					
MD002/TBD Hollander Ridge Replacement	0	20	26	27	7	0	0		80 ¹	General population	5	0
MD002/TBD Bailey Supplemental Decree		10							10	For persons with a disability.	1	0

Total Public Housing Units to be Added: 90

B. Planned Demolition or Disposition of Public Housing Units

As shown on Table 2, HABC plans to demolish and/or dispose of 1,392 units in FY 2019 including:

¹ These 80 are in addition to the 20 units already purchased as of the date of the publication of this Plan.

- 753 units at five developments that will be converted from public housing project-based rental assistance under the RAD program;
- 433 non-viable scattered site units which were previously listed in the FY 2018 MTW Annual Plan will be disposed of to the City of Baltimore;
- 132 units at Gilmore Homes will be demolished as part of HABC's efforts to improve safety and habitability at the site; and,
- 74 units at O'Donnell Heights will be demolished.

HABC also plans to dispose of 8.64 acres of vacant land which was the public housing site known as Somerset Homes that was demolished in 2009 and 6 lots at O'Donnell Heights which will be sold to a developer to build for-sale housing.

In FY 2019, HABC will complete its asset review of the scattered sites inventory. The results of this process will provide a roadmap and framework for future demolition and/or disposition of obsolete units.

Table 2: Planned Public Housing Units/Lots to Be Removed in FY 2019

PIC Dev.#/AMP and PIC Dev. Name	Number of Units to be Removed	Explanation for Removal
MD002/Various Scattered Sites Units	433	Obsolete, non-viable scattered site units
MD002/0103 Midtown Scattered Sites	23	Obsolete, non-viable scattered site units
MD002/0108 Upton Scattered Sites	23	Obsolete, non-viable scattered site units
MD002/0109 Stricker Scattered Sites	21	Obsolete, non-viable scattered site units
MD002/0006 Gilmore Homes	132	Obsolete, non-viable conventional units
MD002/0009 O'Donnell Heights	-	6 lots to be sold to developer to build for-sale housing. A plan to dispose of these lots was noted in the FY 2017 Annual Plan; however, HABC will submit a disposition application to HUD in FY 2018.
MD002/0009 O'Donnell Heights	74	HUD approval received, and demolition will occur in FY 2019.
MD002/0042 Somerset Extension	60	RAD conversion
MD/002/0010 Somerset Homes	-	8.64 acres of vacant land
MD002/0070 Rosemont Towers	203	RAD conversion
MD002/0041 J. Van Story Branch	357	RAD conversion
MD002/0111 Heritage Crossing	75	RAD conversion
MD002/0118 Homes for Arundel	58	RAD Conversion
Total Number of Units to be Removed	1,459	

C. Planned New Housing Choice Vouchers to be Project-Based

HABC plans to enter into Housing Assistance Payments Contracts for 297 units at 12 new project-based developments in FY 2019, as shown in Table 3. Note that public housing units to be converted to Project Based Rental Assistance (PBRA) under the RAD program are listed on a separate table below.

Table 3: New Housing Choice Vouchers to be Project-Based in FY 2019

Property Name	Anticipated # of New Vouchers to be Project-Based	Description of Project
Somerset Homes—Phase I	50	Public housing replacement units as part of the Perkins Somerset Old Town Transformation Plan.
Mount Winans/AHG	65	New construction on land owned by City for veterans housing.
Somerset Extension	7	These 7 PBV units will be designated for non-elderly persons with disabilities. Part of redevelopment of Somerset Extension, which will include 58 additional RAD units.
Metro at Mondawmin	18	Part of a proposed 70-unit affordable rental development to be developed by Enterprise Housing Corporation in the Liberty Square neighborhood of West Baltimore. Of the 18 PBV units, 11 will be designated for non-elderly disabled and 7 for a homeless preference.
New Shiloh	19	Part of a 73-unit affordable development to be developed by Bon Secour's Unity Properties, New Shiloh CDC and development consultant, Enterprise Homes. Of the 19 PBV units, 11 will be designated for non-elderly disabled and 8 for a homeless preference.
North Avenue Gateway II	10	Part of a 65-unit family development located on the 300 block of West North Avenue. Of the 16 PBV units, 10 will be designated for non-elderly disabled.
L on Liberty	14	Part of a 71-unit development located at Park Avenue and Liberty Street.
Paca House	82	Proposed new construction for veterans to be developed on North Paca Street by Somerset Development Company. Sixty-three (63) units will be reserved for veterans and 19 will be for homeless families.
Marian House	6	Homeless housing.
Greenmount & Chase	15	Part of a 60-unit mixed-income development located on the 700 block of East Chase Street. Of the 15 PBV units, 9 will be designated for non-elderly disabled and 6 for a homeless preference.
Walbrook Mills	11	Site located at 2636 Walbrook Avenue to be developed by Osprey Property Company and Coppin Heights CDC.

Anticipated Total New Vouchers to be Project-Based

297

Anticipated Total Number of Project-Based Vouchers Committed at the End of the Fiscal Year

2,240

Anticipated Total Number of Project-Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year

2,115

D. Rental Assistance Demonstration Program

As noted in prior Annual Plans, HABC is in the process of converting a significant portion of its public housing portfolio to long-term Project Based Rental Assistance (PBRA) under the Rental Assistance Demonstration (RAD) program. Through RAD conversions, HABC projects that an additional \$350 million in new capital resources will be made available to improve living conditions and ensure long-term affordability at the converted developments. To date, HABC has received approval from HUD to convert 24 public housing sites under RAD. In addition, HABC plans to acquire and rehab approximately 100 scattered sites units using Hollander Ridge HOPE VI funds. These units will initially be public housing ACC units, but are ultimately intended for conversion to PBRA under RAD.

To maximize the positive impact of RAD conversions, while ensuring the protection of tenant rights and long-term affordability, converted public housing developments are sold to private ownership entities in which an HABC affiliate retains an ownership interest. HABC's development affiliate retains control of the land under a ground lease with the private ownership entities. 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 HABC's public housing reasonable accommodation and applicant waiting lists.

As noted in prior MTW Annual Plans, in addition to tenant protections required under RAD, as part of the RAD conversion process, HABC utilized its MTW authority to obtain a waiver from HUD to apply its Long Term Affordability (LTA) criteria to the RAD units.

Table 4 provides a list of public housing developments that have already undergone, or are planned for RAD PBRA conversions. In addition to the Table 4 listed developments, there are 265 additional units at two third party-owned developments (Townes at the Terraces and Arbor Oaks) which are planned for RAD conversion, but which may not close due to financing issues. HABC is exploring the potential transfer of these RAD conversion units to other sites.

Table 4: Planned and Completed RAD Conversions

Development Name	Units	Conversion Date	Construction Completion
Allendale	164	11/15	02/17
BE Mason	223	11/15	08/17
Bel Park Tower	253	11/15	01/17
Brentwood	150	12/15	04/17
Broadway Overlook	84	08/17	12/18
Chase House	189	12/16	01/18
Ellerslie	117	02/17	04/18
Govans Manor	191	11/16	11/17
Heritage Crossing	75	Q1 FY19	
Hillside Park	30	12/17	12/18
Hollins House	130	11/15	05/17
J. Van Story Branch	357*	Q2 FY19	
Lakeview	302	11/15	09/17
McCulloh Extension	347	11/16	08/18
Monument East	170	06/18	12/19

Development Name	Units	Conversion Date	Construction Completion
Primrose Place	125	02/16	04/17
Pleasant View Gardens Senior	110	09/16	08/17
Pleasant View Gardens Townhomes	201	07/16	08/17
Rosemont Tower	203	Q2 FY19	
Scattered Sites – Thompson 58	58	Q1 FY19	
Senior Townes at the Terraces	47	11/17	01/19
Somerset Extension	60*	Q2 FY19	
Wyman House	168	12/15	07/17
TOTAL	3,754		

*After redevelopment, the J. Van Story Branch unit count will be reduced from 357 to 350 to accommodate an additional elevator. Seventeen units will be eliminated to accommodate a new elevator shaft. Three of the replacement units will be provided in a Low Income Housing Tax Credit project in Downtown Baltimore and 10 new units will be created on the top floor of J. Van Story Branch. After development of Somerset Extension, the site will have 65 units, of which 58 will be RAD and 7 (designated for non-elderly persons with a disability) will be subsidized by HABC under the PBV program.

E. Other Planned Changes to Housing Stock

HABC has included an update to the Asset Management Table in Appendix B that describes the current status of each public housing site; outlines certain funding and development opportunities and risk factors that will be monitored over the life of the MTW Demonstration; and, describes possible outcomes and development activities. The Asset Management Table identifies sites where redevelopment, conversion, homeownership, demolition, disposition, management improvements and other activities may take place in the future; however, it is subject to periodic change based on priorities and available resources. Properties approved for RAD Phases I and II are identified in the Asset Management Table.

HABC has completed Green Physical Needs Assessments (GPNA) of its inventory. All needs identified in the GPNA are considered as a Capital Need and are eligible for Capital funding.

See also narrative discussions below under Capital Program and Development Initiatives.

F. Capital Program Activities

HABC will implement a wide range of capital investments at existing public housing sites and continue its program of citywide housing development activities as summarized on Table 6. Additional discussion of capital plan, energy, infrastructure and extraordinary maintenance issues and initiatives is included below. As summarized in Table 5, HABC projects it will expend a total of approximately \$46.1 million on capital-related activities in FY 2019. Actual projects, timetables and expenditures may vary. HABC may modify its planned capital expenditures during the Plan year based on changing priorities, emergency conditions and other factors.

Pursuant to the MTW Agreement, HABC has combined all current and prior year Capital Funds, including RHF funds, into the MTW Block Grant that will be carried out in accordance with all HUD regulations, including 24 CFR Part 905, and other requirements applicable to the Capital Fund Program.

Table 5: Planned Capital Fund Expenditures in FY 2019

AMP No.	Development Name	Description of Work	FY 2019 Planned Expenditures
1	Latrobe Homes	Replace Window and Door Caulking, Waterproofing & Tuck-pointing	849,000
2	McCulloh Homes	Site Work Improvements, Renovate Maintenance Work Space (Renovate Basement and Crawl Space Area), Install LED Lighting, Replace Steam Generator Tanks, Install Ground Source Heat Pumps, Replace Steam Condensate Sets, and Replace Natural Gas Piping Systems & Pipe Hangers	1,964,326
3	Perkins Homes	Emergency Repairs, and Development Consultant	140,949
4	Poe Homes	Site Work and Unit Improvements	478,773
5	Douglass Homes	Upgrade Electrical Distribution System, Replace Domestic Hot Water System, and Repair Traps for Radiator Control Valves	4,025,127
6	Gilmor Homes	Demolition of 132 Walk Up Units, Install New Keytrak System, Install Domestic Hot Water Generators, Install Additional Lighting and Cameras, and Relocation Activities	3,656,777
9	O'Donnell Heights	Emergency Repairs (Windows, Heating, Site Work, etc.), Demolition of 74 Units, Install Temporary Play Area and Repair Basketball Court	550,000
11	Cherry Hill	Install New Windows and Screens at Development 2-11, Investigate Sink Hole and Underground Leaks, Gas Piping Survey and Mapping, Install HVAC Controls in Daycare	1,980,000
21	Brooklyn Homes	Repairs to HABC Owned Alleys and Roads, Install New Playground and Site Work Improvements	325,000
22	Mt. Winans/ Westport	Repair Community Room Floor, Install New Playground, Site Work Improvements, Install Sub-meters	129,467
31	Dukeland/ Rosemont	Replace Exterior Doors, Replace HVAC - Gas Furnaces, Repair Natural Gas Piping Systems	1,681,975
41	J Van Story Branch	Elevator Modernization	709,148
42	Somerset Court Extension	RAD Conversion Improvements	3,960,889
45	Hollander Ridge	Replacement Housing – up to 100 Units	8,669,002
122	NEDs	Incentives for Non-Elderly Disabled Units	402,138
200, 201, 202, 203 (including Laurens House, Carey House, Shipley Hills and Oswego Mall)	Scattered Sites	Repair Roofs, Basement Waterproofing, Replace Gas Fired Furnaces and Water Heaters, Replace Windows, Renovate Long Term Vacant Units in Stable Neighborhoods, Replace Gas Fired Water Heaters, Repair HVAC - Fan Coils, Conduct Viability Assessments of Inventory, Relocation Activities	1,673,699
AHI	AHI	Affordable Home Ownership (BRHP)	2,000,000

AMP No.	Development Name	Description of Work	FY 2019 Planned Expenditures
Various	Perkins Homes; Douglass Homes; Poe Homes; Dukeland; Rosemont; Oswego Mall; McCulloh Homes (Low Rise); McCulloh Homes Townhomes; Laurens House; Mt. Winans; Spencer Gardens; Carey House	Replace failing Infrastructure Projects, Replace Set-Point Thermostats/ Thermostatic Radiator Control Valves, Install Electric Sub meters, Install Efficient Lighting in Units and Common Areas, Install Low Flow Faucet Aerators in Units and Common Areas	3,933,357
Various	J. Van Story Branch (West Twenty), Somerset Extension, Monument East, Rosemont Towers	RAD Subsidy	500,912
Various	Latrobe, Poe Homes, Gilmor Homes, Cherry Hill Homes, Brooklyn Homes, Westport/ Mt. Winans	Sub Metering Maintenance and Service	30,000
AMPS	Authority-Wide	Improvements to Non-Dwelling Management and Maintenance Work Spaces	190,000
AMPs	Authority-Wide	Replace Kitchens, Baths, Windows, Electrical Systems, Mechanical Systems, and Vacancy Renovation	379,668
AMPs	Authority-Wide	A & E and Environmental Consulting Fees	195,000
AMPs	Authority-Wide	Legal, Planning, Information Technology and Utility Consulting Fees, etc.	646,000
Central Office	Central Office	Technical Salaries and Benefits	1,260,002
Central Office	Central Office	Non-Technical Salaries and Benefits	1,668,954
Central Office	Central Office	Resident Meetings and Training	14,150
Central Office	Central Office	Admin and Operating Costs, Overhead, Sundry and Audit Fees	386,400
Central Office	Central Office	Debt Service-1st Phase EPC	3,700,716
		GRAND TOTAL	\$ 46,101,430

504 Accessibility Improvements

In FY 2019, HABC will continue to: (i) maintain existing UFAS units, common areas and accessible routes to ensure continued compliance with UFAS and the 2010 ADA standards; and (ii) modify units to meet reasonable accommodation and immediate need requests.

As of December 31, 2017, 758 of 756 UFAS units had been created and certified under the Bailey Consent Decree. However, the number of one-bedroom and two-bedroom UFAS units exceeds the number required by the Bailey Decree, as amended and there is a shortage of three three-bedroom UFAS units. HABC plans to create these UFAS units through Baltimore City LIHTC projects and these UFAS units will exceed the 5% UFAS unit requirement for each LIHTC project.

An additional four three-bedroom units that are compliant with the Uniform Federal Accessibility Standards will also need to be created due to HABC's plan for the demolition of 132 of the 548 units at Gilmor Homes. HABC is doing preliminary planning and, through this process, will determine where the additional four three-bedroom UFAS units will be located. HABC may use Capital funds to create these UFAS units.

Infrastructure and Extraordinary Maintenance

In FY 2019, HABC may: (i) continue to develop master plans which note physical areas of concern and a course of action to rectify them (landscaping, egress, hazards, etc.); (ii) perform major renovations at various developments and a portion of the scattered site inventory to further reduce vacancies; and (iii) repair/replace 504 ramps. In addition, in FY 2019 HABC may continue to: (i) study the conditions of its scattered sites portfolio to determine long range planning goals; (ii) investigate and repair drainage and erosion problems at various sites; address trip hazards; and (iii) implement its environmental program that includes the continued testing for lead based paint and abatement of asbestos as required

HABC will continue its program of capital improvements using a prioritized needs list based upon available funding. Major initiatives planned in FY 2018 to be completed in FY 2019 are the demolition of 74 units and the daycare center at O'Donnell Heights with the assistance of state demolition grant funding; playground replacement and refurbishment through HABC's partnership with KABOOM playground specialists; and, the demolition of 132 units at Gilmor Homes.

Additionally, major project work still underway to be completed in FY 2019 includes the replacement of roofs at various scattered sites; the upgrade of the electrical distribution system at Douglass Homes; the modernization of the two residential and one maintenance elevators at J Van Story Branch; lease hold improvement at the Benton Building and at 709 E Eager St (including designing and constructing a parking lot for employees and program participants) due to staffing and reorganization efforts.

Major work in FY 2019 may include: vacant unit renovations, and renovations at Latrobe, McCulloh, Perkins, Douglas, Gilmor, Cherry Hill, Westport, Brooklyn and Rosemont and various scattered sites. Other related work to be completed will be painting, interior units, construction and finishes as well as kitchen and bathroom upgrades at these HABC family and targeted scattered sites. Windows are an ongoing capital constraint for the agency. However, HABC plans the replacement of windows and re-caulking of windows at developments as well as some security screens for windows as identified. There will also be a focus on basement water proofing in various scattered sites units as needed. As part of the Green Physical Needs Assessments, HABC has completed a needs assessment for the scattered site inventory. HABC will assess the viability of each unit based on condition, neighborhood, typology, and redevelopment opportunities, including affordable homeownership, RAD, mixed financed, etc. Decisions will be made to keep the units in HABC's inventory or dispose of them for one of the opportunities previously mentioned.

In general, HABC will conduct environmental, electrical, mechanical and architectural studies for aged infrastructure and developments. In FY 2019, HABC will plan for agency-wide electrical studies for electrical systems at various developments. Those studies could result in various levels of electrical system work depending on the extent of the work and available funding.

HABC will assess foundation construction to address water infiltration, flooding and run off at various developments as needed such as Brooklyn Homes, Latrobe Homes, McCulloh Homes, Perkins Homes, Poe Homes, Douglass Homes, Gilmor Homes, Cherry Hill Homes, Westport Homes, Rosemont Homes, Dukeland Homes, and Spencer Gardens. The agency will address the replacement of water, sewer, and sanitary lines at any developments as the need is identified.

Ongoing major system needs are distribution piping systems along with boiler room upgrades and heating/energy management systems assessment/replacement at all sites. Heating systems at family developments are undergoing boiler room and heating/hot water distribution system overhauls and/or efficiency upgrades as needed. This will also include replacement and /or upgrades to the Energy Management Control System (EMCS) at various developments.

HABC's environmental program will continue with efforts that include testing for lead based paint and abatement of asbestos as required. HABC will maintain compliance with EPA requirements for training and certification. HABC, along with various consultants and regulatory guidance, has created routine gas, lead, UST, mold, asbestos as well as training updates and monitoring; gas piping replacement projects and mapping at various locations. As part of the monitoring and compliance obligations HABC will address gas piping projects and mapping at various locations as needed. HABC will continue its testing for lead based paint, the abatement of asbestos as required and will continue to respond to all other environmental concerns.

HABC is committed to continuing work on the investigation and repair of drainage and site erosion problems at various sites to include installing and/or repairing fencing as needed. Tree maintenance, remediation and trimming will be performed as needed.

Special Construction and Demolition/Disposition of Public Housing Units

HABC received HUD approval for the demolition of 74 units and a defunct daycare facility at O'Donnell Heights. Approximately \$1.05 million in state funds (Project C.O.R.E.) were awarded to HABC for this activity. In addition to the demolition of the 74 units and the daycare facility, HABC will fund the creation of a playfield and refurbish a basketball court for this community.

HABC is in the process of conducting a comprehensive review of Gilmor Homes with the goal of addressing the many challenges posed by the site. As HABC began to explore options to improve safety and security at Gilmor Homes, attention first focused on the walk-up units. The estimated cost of required improvements in the walk-up units is \$15.6 million. The \$15.6 million represents replacing existing equipment in kind and does not fully address upgrades, redesign and modernization, especially as it relates to security enhancements.

HABC's Capital Fund, is totally inadequate to address the unmet and accrued needs of its inventory at Gilmor Homes and elsewhere. HABC receives approximately \$1,300 per unit annually to address capital needs in properties that were built in the 1940's with failing infrastructures. Due to the foregoing, HABC will submit a disposition application to HUD in FY 2018 for the partial demolition of 132 units in Gilmor Homes' walk-up buildings. Actual demolition will occur in FY 2019. The application includes plans to re-route the existing utilities to maintain service to the surrounding buildings remaining on the property as well as plans to relocate and demolish the six walk up style apartment buildings. The estimated cost to reroute and demolish the buildings is \$4.0 million, and the work will take 12 to 15 months. The expected timing for the issuance of the notice to proceed is in the second quarter of FY 2019.

Energy Performance Contracting & Resident Billing / Metering

HABC will continue monitoring, measurement and verification efforts for the Phase I Energy Performance Contracting (EPC) properties (Latrobe, Cherry Hill, Gilmor, Westport and Brooklyn). A second EPC Program of approximately \$11 million has been planned for the installation of conservation measures including lighting, water conservation fixtures, utility metering and system upgrades at selected properties (Douglass Homes, Poe Homes, Dukeland Homes, Rosemont Homes, Oswego Mall, McCulloh Homes Low Rise, McCulloh Homes Townhomes (122), Laurens House, Mt Winans, Spencer Gardens, and Carey House). The second EPC is planned for a total of 15 years, inclusive of two years of construction and ECM installation. Once the EPC financing is established and executed in the last half of FY 2018, design, construction and ECM installation should commence in the first quarter of FY 2019. As a part of the EPC strategic plan, HABC re-negotiated Veolia steam contracts for service to Douglass Homes and Cherry Hill Homes. The new rates for these sites will be implemented by the end of FY 2018.

Exterior lighting at various sites will be evaluated. The work will include major equipment replacement at McCulloh Homes and Douglass Homes and the installation of additional energy conservation measures at the remaining named sites.

The Energy Department addresses and manages the Resident Billing & Metering Program. HABC solicited and contracted with a third party utility billing company to handle resident excessive consumption charges in early FY 2018. The company will continue the efforts with the properties in the first EPC and absorb the Phase II EPC properties once the sub-metering infrastructure is in place. HABC's Energy Department will oversee this company in close collaboration with other agency departments. Additionally, the Energy Department will ensure all Utility Allowances & Excessive Consumption Charges (ECC) updates are performed for the developments under the EPC program. Section 8 Utility Allowances will also be reviewed and updated.

Energy Information Kiosks remain in operation at three locations: Benton Building, Latrobe and Cherry Hill Homes. Residents also have access to the Energy Hotline and Energy email for residents to communicate questions, issues and concerns to a central location.

Partnerships

Playgrounds remain a priority and will be addressed through the Capital Plan and in collaboration with KABOOM, a nationally recognized playground specialist. HABC collaborates continuously with Baltimore Gas & Electric to identify the list of properties, which are mostly scattered sites, for meter upgrade/removal/inspection or maintenance or theft of energy cases. HABC will continue to evaluate and/or propose projects with various partners including the Weatherization Assistance Program and the Parks & People Foundation.

Safety & Security Initiatives

HABC continues its partnership with the Mayor's Office of Criminal Justice (MOCJ), Information Technology (MOIT) and Baltimore City Police Department-Homeland Security Division. Through this collaboration HABC performs ongoing reviews for useful life and operation of camera equipment and gunshot technology at Cherry Hill, Gilmor, Latrobe, McCulloh, Perkins and Poe Homes. Camera maintenance, safety and security concerns, and safety grants are some of the work performed as a result of these partnerships. The maintenance agreement for 173 cameras at 6 original locations (Gilmor, Latrobe, McCulloh, Perkins, Cherry Hill and Poe Homes) was extended through June 2019. The agreement for Pleasant View Gardens was transferred to the developer during the RAD conversion of the property.

This partnership also seeks opportunities to apply for private and governmental grants for the implementation of new cameras and security lighting at all sites. The Department of Housing Safety and Security Grant awarded to HABC for Brooklyn Homes will commence in FY 2018 and be completed in FY 2019 under this partnership. The grant will cover the installation of at least six cameras, security lighting and some fiber optic cable installation. The work includes installations to key areas around Brooklyn Homes as part of the crime fighting and deterrent strategy. Fiber installations are being evaluated for possible implementation at all sites to increase data connectivity/reliability and camera operations.

Facilities & Real Estate

The Living Classrooms Foundation now occupies the Youth Development Center at Pleasant View Gardens under a lease with HABC and provides development activities and early childhood services to youth.

HABC will assess and prepare to renovate key HABC Maintenance Facilities across the various developments. The renovation of the old daycare center at Latrobe Homes is planned as a new facility and maintenance storage space for the onsite maintenance staff. HABC will oversee and/or negotiate cell phone tower leases as needed. There is ongoing management of leased space at Benton Building and the West Pratt Street or Mount Clare Junction facilities. HABC leases the space at Duncanwood, and will oversee any major changes or upgrades to the archive system as well as a disaster recovery/emergency response system at this location.

HABC is also reviewing the renovation and/or development of community buildings at Westport Homes and Brooklyn Homes.

F. Development Initiatives

HABC utilizes MTW Block Grant and other public and private leveraged funds to support the preservation and revitalization of existing public housing communities, and the development of new affordable units. A summary of non-RAD activities and other major ongoing and planned development initiatives follows. The discussion of planned unit counts, timetables, development financing and other details is preliminary and subject to change.

In addition to the projects noted below, HABC is considering development of a number of other sites including sites that may be identified through the previously noted Strategic Planning process. Activities on these sites in FY 2019 may include master planning, the issuance of RFPs or RFQs, the execution of Land Disposition or Master Development Agreements, the provision of MTW funds to developers, demolition, site clearance, and remediation, and other pre-development and development work.

O'Donnell Heights

The O'Donnell Heights public housing development was constructed in 1942 and included 900 public housing units. Of the original unit count, 596 have been demolished and 304 remain on-line. The redevelopment of O'Donnell Heights is proceeding in phases. Phase I-A, consisting of 75 affordable rental units and 1 managers unit, is now complete. Phase I-B, consisting of 68 affordable units, is expected to be completed by April 2018. HABC will provide 34 project-based vouchers. The remaining 34 units will be affordable to households earning less than 60% of the area median.

HABC has received HUD approval to demolish 74 units located on the sloping northwest corner of the site which has been experiencing water supply line breaks resulting in storm water and groundwater infiltration of the units. It was originally HABC's plan to continue to maintain the remaining 304 units until Phases I and II of the redevelopment of O'Donnell Heights were completed. However, these specific 74 units have continued to show signs of distress and costly repairs, beyond routine maintenance.

HABC has received HUD approval to demolish the non-functioning day care facility, which is beyond repair due to extreme vandalism and is creating unsafe and unsightly conditions for the community and residents. The demolition of these units and the daycare center will help facilitate the continued O'Donnell Heights redevelopment efforts.

Bailey Supplemental Decree Units

Ten additional units for non-elderly persons with a disability will be created through the acquisition and rehabilitation of units in neighborhoods identified in the Bailey Supplemental Decree. This project is expected to commence in the spring of 2018.

Thompson Settlement Agreement

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 Communities of Opportunity. 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. Under this initiative, BRHP's goal is to create 40 new project-based units in Communities of Opportunity in HABC's 2019 Fiscal Year.

Hollander Ridge HOPE VI Project

HABC will acquire and rehabilitate up to 100 scattered site units in Baltimore City as identified in Thompson Settlement Agreement. Once acquired, they will be public housing rental units until HUD approves the conversion to project-based assistance under RAD. At least 5% of the units acquired under the Hollander Ridge Revitalization Plan will meet federal accessibility requirements for wheelchair users, and HABC will also require the developer to make 2% of the Hollander Ridge units hearing/vision compliant. Once the units are acquired and an assessment is completed, HABC will determine which units will be wheelchair accessible.

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.

Pursuant to the *Thompson* Settlement Agreement, HABC will also make available \$7.14 million in "replacement funds" that may be used in conjunction with HOPE VI Funds to develop one or more scattered site projects. Replacement funds may be from any available source except the HOPE VI Funds.

Perkins Homes

HABC has applied for a Choice Neighborhoods Initiative (CNI) implementation grant in FY 2018 for Perkins Homes. This redevelopment effort will integrate the Oldtown and Somerset Master Plans with the Perkins Transformation Plan to create a single seamless plan; the Perkins-Somerset-Oldtown Transformation Plan. HABC will submit a disposition application for the demolished Somerset Homes site during the last quarter of FY 2018.

Somerset Homes

HABC will submit a disposition application for the sale 8.64 acres of vacant land to the development entity PSO Housing Company, LLC. This site is the location of the public housing development formerly known as Somerset Homes which was demolished in 2009. The Somerset-Oldtown 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).

In FY 2014, HABC issued a Joint Request for Proposals with the Baltimore Development Corporation (BDC), the entity in control of the adjacent 7.5 acres of City-owned property. BDC is the City of Baltimore's economic development arm. Several responses were received and a development team was issued a Right of Entry and an Exclusive Negotiating Privilege in FY 2015.

As stated above, HABC and the City expect to integrate the Oldtown and Somerset Master Plans with the Perkins Transformation Plan to create the Perkins-Somerset-Oldtown (PSO) Transformation Plan.

G. Planned Number of Households Served

Table 6 provides information on the households projected to be served by HABC as of the end of FY 2019. Table 6 provides information on MTW units only. All of HABC's public housing units are considered part of MTW. However, within the Housing Choice Voucher (HCV) program all vouchers administered by HABC or BRHP (*Thompson*) are included except for Special Purpose Vouchers specifically excluded under the MTW Agreement.

Table 6: Planned Number of Households Served at End of FY 2019

	Planned Number of Households to be Served	Planned Number of Unit Months Occupied/Leased
Federal MTW Public Housing Units to be Leased	6,412	76,944
Federal MTW Voucher (HCV) Units to be Utilized	13,370*	160,440
Federal Non-MTW Special Purpose Voucher (FUP & NEDs II) Units to be Utilized w/MTW flexibility	138	1,656
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded, Property-Based Assistance Programs		
Number of Units to be Occupied/Leased through Local, Non-Traditional, MTW Funded Tenant-Based Assistance Programs (Thompson Vouchers)	4,311	51,732
Total Households Projected to be Served	24,231	290,772

**Includes 328 MTW Bailey and HABC Long-Term Affordable Project-Based Voucher units.*

As of December 31, 2017, 8,239 public housing units are under an Annual Contributions Contract (ACC) with HUD, 7,600² of which are available for occupancy. Occupancy at the end of calendar year 2017 is 7,040, representing an adjusted occupancy rate of 93%.

In FY 2019, due to additional planned RAD conversions (753 units) and the demolition or disposition of non-viable scattered sites (500 units) and conventional public housing (206 units), HABC's public housing inventory is projected to decrease to 8,069 by July 1, 2018 and to 6,610 by June 30, 2019. HABC projects that 6,412 public housing units will be leased to eligible households as of the end of FY 2019.³ It is important to note that the decrease in HABC's public housing units due to RAD is not a factor used to determine compliance with the statutory requirement that MTW agencies serve substantially the same number of families had they not participated in the MTW demonstration.

Table 7 provides a summary of HABC's Tenant-based and Project-based MTW Housing Choice Voucher programs including current leasing rates and projected leasing through June 30, 2019. Also included are non-MTW units under the FUP, NEDs II, VASH, Moderate Rehab, Substantial Rehab and New Construction programs, and HUD Tenant Protection Vouchers. HABC may apply MTW programmatic flexibility to these vouchers under certain circumstances.

² Available for occupancy figures exclude units that are vacant and exempt consistent with 24 CFR 902.22. These exempt units include units: a) undergoing renovation and/or vacated due to consent decree mandated alterations; b) undergoing modernization; c) approved for deprogramming (disposition or demolition); d) approved for non-dwelling purposes; e) lost due to reconfiguration

³ HABC continues to reconcile the number of ACC units in its inventory with those listed in PIC. The projected number of units to be leased as of June 30, 2017 and June 30, 2018 are based on the number of ACC units in PIC as of December 31, 2016 which was adjusted for lost units under RAD and vacant and exempt units under 24 CFR 901.5. HABC anticipates the reconciliation of ACC units will be complete in FY2018

Table 7: Housing Choice Voucher Program FY 2019 Projected Leasing

	Projected Leased as of 6/30/18	Projected Leased as of 6/30/19
MTW Tenant Based Vouchers (Non Consent Decree)	10,389	10,455
MTW Project Based Vouchers (Non Consent Decree)	1,174	1,237
MTW Tenant Based Vouchers – Bailey	814	850
MTW Project Based Vouchers – Bailey	681	828
<i>Sub-Total</i>	<i>13,058</i>	<i>13,370</i>
MTW PCD Vouchers – Thompson	1,676	1,686
MTW Remedial Vouchers – Thompson	2,301	2,590
MTW Homeownership Vouchers - Thompson	35	35
<i>Sub-Total</i>	<i>4,012</i>	<i>4,311</i>
TOTAL MTW VOUCHERS	17,070	17,681
Non-MTW Section 8 Moderate Rehab	270	250
Non-MTW Section 8 New Construction/Substantial Rehab	77	77
Non-MTW Family Unification Program (FUP)	95	99
Non-MTW Non-Elderly & Disabled, Category II (NEDs II)	39	39
Non-MTW VASH Vouchers	476	476
<i>Sub-Total</i>	<i>961</i>	<i>941</i>
TOTAL ALL	18,031	18,622

The total number of Bailey vouchers for NED households receiving assistance under the tenant-based program as of December 31, 2017 is 789. HABC is obligated, under the Bailey Consent Decree, to provide assistance in the equivalent of 850 NED vouchers, which is 102,000 unit months leased by NED participants. Due to a reduction in HCV funding by HUD, HABC stopped issuing vouchers to applicants on the HCV Program waiting list. Therefore, HABC was unable to maintain 850 tenant based vouchers leased to NEDs. However, notwithstanding the reduction in funding, HABC resumed issuing vouchers to NEDs in December 2017. HABC is fully committed to compliance with the Bailey Consent Decree requirements and achieving the 102,000 unit months leased by NED participants.

HABC has also applied for and received special purpose vouchers in the following amounts: Family Unification Program Vouchers, 100; Non-Elderly Disabled Category II Vouchers, 40; Veterans Affairs Supportive Housing Vouchers, 476. If funding becomes available, HABC will work closely with its partners, providers, and property owners/managers to utilize the current waiting list and to fill all vacancies in a timely manner.

Under its ACC, HABC expects to provide assistance for approximately 13,300 participants by the end of FY 2019. Providing additional project-based units to comply with the requirements of the Bailey Consent Decree may require a decrease in tenant-based voucher holders or an increase in funding or both. Uncertainty concerning the level of available HAP funding to be provided to HABC for CY 2018 is an additional contributing factor in determining projected utilization.

H. Reporting Compliance with Statutory MTW Requirements

HABC is in compliance with the MTW statutory requirements.

I. Anticipated Leasing Issues

Table 8 provides a summary of issues that could impact HABC's projected leasing activity, along with potential solutions.

Table 8: Potential Leasing Issues and Solutions

Program	Description of Anticipated Leasing Issues and Possible Solutions
Public Housing	As noted, HABC anticipates a reduction in the number of public housing units available for leasing as a result of additional RAD conversions and the planned demolition/disposition of scattered site and conventional units. The projection of households to be served in FY 2019 factors in these reductions. Further changes to projected leasing may result from unanticipated changes to construction schedules, RAD financing schedules and other factors outside of HABC's control. HABC will work to mitigate these situations where possible, with the goal of maximizing the leasing of units that are available for occupancy.
Leased Housing	<p>Due to a reduction in HCV funding by HUD, HABC stopped issuing vouchers to applicants on the HCV Program waiting list. Therefore, HABC was unable to maintain 850 tenant based vouchers leased to NEDs. However, notwithstanding the reduction in funding, HABC resumed issuing vouchers to NEDs in December 2017. HABC is fully committed to compliance with the Bailey Consent Decree requirements and achieving the 102,000 unit months leased by NED participants.</p> <p>Under its ACC, HABC expects to provide assistance for approximately 13,300 participants by the end of FY 2019. Providing additional project-based units to comply with the requirements of the Bailey Consent Decree may require a decrease in tenant-based voucher holders or an increase in funding or both. Uncertainty concerning the level of available HAP funding to be provided to HABC for CY 2018 is an additional contributing factor in determining projected utilization.</p>

J. Waiting List Information for Beginning of FY 2019

HABC maintains its waiting lists in conformance with the policies described in the Public Housing Admissions and Continued Occupancy Policy (ACOP) and the Housing Choice Voucher Program Administrative Plan. Table 9 provides a summary of required wait list information.

Table 9: Waiting List Information

Housing Program(s)	Waiting List Type	Number of Households on Waiting List	Status	Are There Plans to Open the Waiting List During the Fiscal Year
Federal MTW Housing Choice Voucher Units: Tenant-Based	Community Wide	24,210	Closed	No
Federal MTW Housing Choice Voucher Units: Project-Based	Site-Based	7,686	Closed	No
Federal MTW Public Housing Units	Community Wide	24,174	Open	HABC plans to update and purge the waiting list in FY 2019 and may have to close the waiting list while undertaking this endeavor after which it will be reopened in FY 2019. HABC will also begin to implement the Centrally Administered Location Based waiting lists as part of the update process.
Federal MTW Public Housing & HCV Units	Merged	4,850	Open/ Closed	The public housing waiting list is open; however there are no plans to open either the Tenant-based or Project-based waiting lists in FY 2019.
Thompson Vouchers	Program Specific	14,574	Closed	This waiting list closed on March 31, 2017.

Notes on Waiting Lists

- The HCV tenant-based and project-based voucher waiting lists are currently closed.
- In FY 2019, the public housing waiting list will be updated and purged. HABC will implement the centrally administered location-based waiting lists as part of the update process. Once the waiting list is updated current and new applicants will be able to make location-based choices pursuant to HABC's Admissions and Continued Occupancy Policy.
- 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.
- The waiting list for Thompson PCD and Remedial Vouchers is maintained by BRHP and is separate from any other HABC waiting list. Application for, receipt of, or termination of a Thompson Voucher will not affect a family's standing on any other HABC waiting list. Waiting list procedures for the Thompson-related programs are described in the Special Administrative Plan as Appendix II in the HABC HCV Administrative Plan. As

of December 31, 2017, there were 14,574 families on the waiting list for the Thompson Vouchers and 1,053 families were enrolled in the BRHP mobility counseling program that applicants for a Thompson Voucher must complete before receiving a voucher. The BRHP waiting list for Thompson Vouchers closed on March 31, 2017.

III. Proposed MTW Activities

This section of the MTW Annual Plan provides information on new MTW activities proposed for FY 2019.

Activity 2019-01: Rent Simplification

Description of MTW Activity: HABC is proposing Rent Simplification as a new activity; however, one aspect of rent simplification involves the previously approved asset self-certification activity that HABC has closed out in the FY 2019 Plan and combined with this Rent Simplification activity. The Rent Simplification activity will be implemented in both the Public Housing and Housing Choice Voucher programs.

- *Exclusion of all FT Student Earned Income*
Under Rent Simplification, HABC will exclude all full-time student earned income for adult full time students, other than the head of household, co-head and spouse. HABC will continue to apply a dependent deduction to adult full-time students. Additionally, as HABC is excluding 100% of earned income for adult full-time students, HABC will verify full-time student status; however, HABC will not conduct verification of full-time student earned income.
- *Self-Certification of Asset Value and Income and Exclusion of Asset Income*
HABC will establish \$50,000 as the threshold for self-certification of asset value and income. When the market/face value of assets is over \$50,000, HABC will apply regulatory verification requirements. Additionally, HABC will exclude income from assets where the market/face value of the asset is up to \$50,000. When the market/face value of a family's assets is in excess of \$50,000, HABC will calculate asset income by taking the market/face value of the family's assets and multiplying that value by the established passbook savings rate.

Statutory Objective: This initiative will support the MTW statutory objectives of: (1) reducing costs; (2) achieving greater cost effectiveness in Federal expenditures; and (3) giving incentives to families with children where the head of household is working, is seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient.

Anticipated Impact: It is anticipated that this rent simplification activity will simplify transaction processing, improve administrative efficiency and increase economic self-sufficiency.

Anticipated Time Line: HABC plans to implement this activity in FY 2019.

Metrics: The following are proposed standard HUD MTW metrics applicable to this activity. Outcomes will be reported in the MTW Annual Report.

<i>CE #1: Agency Cost Savings</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	<p>Number of Adult FT Students with Earned Income & Households with Assets: 1,563</p> <p>Time per FT Student and Household with Assets - Verification & Calculation: .5 hours</p> <p>Average Hourly Staff Rate: \$30.77</p> <p>Total Cost of Activity Prior to Implementation: \$24,047</p>	<p>Number of Adult FT Students with Earned Income & Households with Assets: 1,563</p> <p>Time per FT Student and Households with Assets - Verification & Calculation: 0 hours</p> <p>Average Hourly Staff Rate: \$30.77</p> <p>Anticipated Total Cost of Activity in FY 2019: \$0</p> <p>Savings: \$24,047</p>		
<i>CE #2: Staff Time Savings</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total amount of staff time dedicated to the task prior to implementation of the activity (in hours).	<p>Number of Adult FT Students with Earned Income & Households with Assets: 1,563</p> <p>Time per FT Student and Household with Assets - Verification & Calculation: .5 hours</p> <p>Total Time Spent on Activity Prior to Implementation 781.5</p>	<p>Number of Adult FT Students with Earned Income & Households with Assets: 1,563</p> <p>Time per FT Student and Households with Assets - Verification & Calculation: 0 hours</p> <p>Anticipated Total Time Spent on Activity in FY 2019: 0 hours</p> <p>Savings: 781.5 hours</p>		
<i>CE #3: Decrease in Error Rate of Task Execution</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average error rate in completing a task as a percentage (decrease)	5%	2%		

SS #1: Increase in Household Income				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average gross income of households affected by this policy in dollars (increase).	\$16,940	\$16,940		

Authorizations: MTW Agreement Attachment C, (C) (11): This authorization waives certain provisions of Section 3(a)(2), 3(a)(3)(A) and Section 6(l) of the 1937 Act and 24 C.F. R. 5.603, 5.611, 5.628, 5.630, 5.632, 5.634 and 960.255 and 966 Subpart A and MTW Agreement Attachment C, (D) (2)(a). This authorization waives certain provisions of Section 8(o)(1), 8(o)(2), 8(o)(3), 8(o)(10) and 8(o)(13)(H)-(I) of the 1937 Act and 24 C.F.R. 982.508, 982.503 and 982.518 as necessary to implement the Agency's Annual MTW Plan.

Additional Information for Rent Reform Activities

Impact Analysis:

- *FT Student Earned Income Exclusion*
There are currently 143 households with adult fulltime students who have earned income. Average gross household income will increase by \$480 per year as a result of this exclusion. Rent for each of these households will decrease by \$144 per year.
- *Asset Income Exclusion*
There are currently 1,420 households with recorded assets and of those households, 19 households have assets greater than \$50,000. Effectively, 99% of households with asset income will benefit from the asset income exclusion and may experience a decrease in rent. Of the 19 households with assets greater than \$50,000, only four of those households have imputed asset incomes where the other 15 households' actual asset income is greater than the imputed asset income. Under the MTW policy, the 15 households with actual asset income will experience a decrease in rent as a result of this policy.

Hardship Criteria: As there is no adverse impact to participants by applying this policy, HABC has not established hardship criteria.

Description of Annual Reevaluation: HABC will determine the impact of this activity by identifying households impacted by the activity and reporting on the increase in gross household income as result of this policy.

Transition Period: HABC will transition PH and HCV households to the Rent Simplification policies at their next regular recertification after the policy is implemented.

Activity 2019-02: Local Fair Market Rent

Activity Description: Subject to funding availability, HABC will continue to use the published 50th percentile FMR as the basis for payment standards for both the Baltimore Housing Mobility Program and HABC’s Leased Housing Program (including Project-Based units). HABC and BRHP will use the HUD-published 50th Percentile Rent Estimates as the Fair Market Rent for its operating area. Annually, HABC and BRHP will adjust the Fair Market Rent and associated payment standards based on the most recently published 50th Percentile Rent Estimates.

Statutory Objective: This activity will increase housing choices for low-income families.

Anticipated Impact: HABC anticipates that this activity will increase housing choice for program participants by increasing the number of units that are affordable to participants in low-poverty, high-opportunity areas.

Anticipated Timeline: HABC and BHRP will implement this activity with the commencement of the HABC Fiscal Year on July 1, 2018 and will continue until amended.

Metrics:

<i>HC #7: Households Assisted by Services that Increase Housing Choice</i>				
Unit of Measurement	Baseline*	Benchmark*	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase housing choice (increase).	300	325		
*Represents Thompson units only. Leased Housing families are not part of Mobility program services but will be subject to the 50% percentile FMR				
<i>HC #5: Increase in Resident Mobility</i>				
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).	300	13,284*		
*Includes TB, PB and a portion of Thompson units				

Data Source: HABC and BRHP use their related software to track participants’ locations and outcomes.

Authorization Standard: Attachment C, sections B2 which waives certain provisions of Sections 13 and 35 of the 1937 Act and 24 CFR 941 Subpart F and, D2a which waives certain provisions of Section 8(o)(1), 8(o)(2), 8(o)(3), 8(o)(10) and 8(o)(13)(H)-(I) of the 1937 Act and 24 C.F.R. 982.508, 982.503 and 982.518; “Single Fund Budget with Full Flexibility.”

Activity 2019-03: Project-Based Voucher Amendments to the HAP Contract

Description of MTW Activity: As a new activity, HABC is proposing to amend the Project-Based Voucher (“PBV”) HAP Contracts that are executed as a result of awarding vouchers for target populations. The amendment would set forth the following provisions as part of the PBV HAP Contract.

1. Subject to funding availability, the amendment would allow the Owner to obtain applicants directly from the Mayor’s Office of Human Services (MOHS) or other designated service provider for the particular target population and refer such applicants to HABC to determine eligibility for receiving a voucher subsidy;
2. The amendment would require the Owner to maintain the designated unit for the term of the PBV HAP contract. In the event the Owner fails to lease a designated unit to an approved applicant, such failure will be considered a default under the PBV HAP Contract. If the default is not cured within a reasonable time, HABC can remove the unit from the HAP Contract, or recapture the amount of HAP paid for the period of time the tenant was occupying such unit in violation of the terms of the PBV HAP Contract.

Statutory Objective: This activity will increase housing choice for low-income families in certain target populations, i.e. homeless, veterans.

Anticipated Impact: HABC anticipates that this activity will increase housing choice for program participants by increasing the number of units that are affordable to participants in low-poverty areas.

Anticipated Time Line: HABC plans to implement this activity in FY 2019.

Metrics: The following are proposed standard HUD MTW metrics applicable to this activity. Outcomes will be reported in the MTW Annual Report.

<i>HC #7: Households Assisted by Services that Increase Housing Choice</i>				
Unit of Measurement	Baseline*	Benchmark**	Outcome	Benchmark Achieved?
Number of households receiving services aimed to increase housing choice (increase).	65	374		
<i>HC #5: Increase in Resident Mobility</i>				
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).	65	374		
*Represents households already under contract with Referral Agreements.				

**Total vouchers awarded through RFP's B-1798-15 and B-1790/91-15 (Homeless and Veteran populations combined)

Authorizations: MTW Agreement Attachment C, (D) (1a): This authorization waives certain provisions of Section 8(o)(7) of the 1937 Act and 24 C.F. R.982.162 as necessary to implement the Agency's Annual MTW Plan.

Additional Information for Rent Reform Activities

Hardship Criteria: Relocation of tenant, if otherwise eligible, to another unit of the appropriate size when one becomes available; Owner will be responsible for relocation costs.

IV. Ongoing MTW Activities

A. Implemented Activities

Activity 2006-01: Multi-Year Recertifications

Description/Update of MTW Activity: 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 circumstances 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: HCV Program: Two-year recertifications were approved in FY 2006 and implemented in 2007. Three-year recertifications were implemented in 2014. Public Housing: Approved in 2006 and implemented in 2011. Placed on hold FY 2014; reactivated in FY 2016.

Hardship Policy: Our current policy allows residents to request an interim change at any point during the recertification cycle for loss of income and HABC has no plans to change the policy.

Proposed Changes: In FY 2019 HABC will conduct recertifications every three years for Public Housing and HCV families when 100% of the family income is from fixed income sources, i.e. SS, SSI and Pension. This policy is already in effect for Housing Choice Voucher elderly and disabled families. No additional MTW waivers are required for the three-year recertification schedule modification.

Changes to Metrics, Baselines, and Benchmarks: No changes have been made to baselines and benchmarks. HABC will report on outcomes in the MTW Report.

Activity 2006-02: Enhanced Project Based Voucher Program

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

Description/Update of MTW Activity: HABC operates a PB 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 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.
- **Floating Units:** HABC will allow for floating units instead of identifying specific units in the HAP contract in the PB program.
- **Amendments to PB HAP Contracts:** 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. Under this proposal, HABC may exercise this option for all PBV units, including, but not limited to the Bailey LTA and PB units and the non-Bailey LTA PB units.

Approval and Implementation: Percentage of Voucher Allocation – Approval and Implementation: FY 2006; Per-Building and Per-Project Cap Waiver – Approval and Implementation: FY 2010; Floating Units: Approval: FY 2009, Implementation: FY 2010, Amendments to PB HAP Contracts – Approval FY 2015, Implementation FY 2019.

Hardship: Not applicable

Proposed Changes: In the FY 2019 Plan HABC is combining the previously approved PB activities on Limits on Project Based Vouchers and Increased Project Based Units in a Project or Building and HAP Contract Modifications – Floating Units Project Based Program activities under this Enhanced Project Based Program activity. Additionally, HABC has also added the previously approved and “on-hold” activity related to Amendments to PB HAP Contracts to this Enhanced PB program activity.

Changes to Metrics, Baselines, and Benchmarks: No changes have been made to baselines and benchmarks. HABC will report on outcomes in the MTW Report.

Activity 2006-03: Thompson Biennial Recertifications

Description/Update of MTW Activity: 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 in FY 2006; Implemented in 2007

Hardship: BRHP's current policy allows residents to request an interim change at any point during the recertification cycle for loss of income and HABC has no plans to change the policy.

Proposed Changes: No changes are proposed that require MTW authority.

Changes to Metrics, Baselines, and Benchmarks: No changes have been made to baselines and benchmarks. HABC will report on outcomes in the MTW Report

Activity 2007-01: Mobility Program Enhancements

(Formerly Exception Payment Standards and Security Deposit Assistance)

Description/Update of MTW Activity: 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: Exception Payment Standards Approval and Implementation: 2007, Security Deposit Assistance Approval and Implementation: 2017.

Hardship: There is no adverse impact to households by applying a higher payment standard for moves to an opportunity area and/or providing security deposit assistance.

Proposed Changes: HABC will combine the previously HUD approved activity Security Deposit Assistance with the Mobility Program Enhancements (aka Exception Payment Standards) activity. Additionally, BHRP will expand the assistance to Mobility Program participants to include one-time incentive payments to landlords, one-time apartment application

fees and/or moving costs for families with a Thompson voucher, and ongoing counseling fees associated with the pre- and post-move counseling programs for the Mobility Program.

Changes to Metrics, Baselines, and Benchmarks: No changes have been made to baselines and benchmarks. HABC will report on outcomes in the MTW Report

Activity 2010-01: Unit Sizes

Description/Update of MTW Activity: 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: 2010

Hardship: 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 have been made to find an appropriately sized unit or based on a reasonable accommodation request.

Proposed Changes: No changes are proposed that require MTW authority.

Changes to Metrics, Baselines, and Benchmarks: No changes have been made to baselines and benchmarks. HABC will report on outcomes in the MTW Report.

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

Description/Update of MTW Activity: As part of its MTW program, HABC established an initiative in 2010, referred to as the Bailey Long-Term Affordable Project Based Voucher (“Bailey LTA PBV”) Program, to create long-term affordable units for persons with disabilities in compliance with the Bailey Consent Decree.

The Bailey LTA PBV 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 Bailey LTA PBV contracts with minimum 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 Bailey LTA PBV Program 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 Bailey LTA PBV Program units, which incorporates the regulatory requirements for a public housing lease and grievance procedures. Bailey LTA PBV Program NED units are occupied by NEDs on HABC’s public housing waiting list. The Bailey LTA PBV Program UFAS units are occupied by families on HABC’s reasonable accommodation transfer waiting list and HABC’s public housing waiting list who need the features of the UFAS units.

HABC created an amendment to the Housing Assistance Payment (HAP) contract that sets forth requirements for the Bailey LTA PB units. The amendment increased 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 residents in Bailey LTA PBV Program units.

Approval and Implementation: 2010

Hardship: Not applicable

Proposed Changes: No changes are proposed that require MTW authority.

Changes to Metrics, Baselines, and Benchmarks: No changes have been made to baselines and benchmarks. HABC will report on outcomes in the MTW Report

Activity 2010-03: Thompson Risk Based Inspections

Description/Update of MTW Activity: 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: 2010

Hardship: There are no adverse impacts to households by having inspections completed every 25 months. Households can request complaint inspections at any time.

Proposed Changes: No changes are proposed that require MTW authority.

Changes to Metrics, Baselines, and Benchmarks: No changes have been made to baselines and benchmarks. HABC will report on outcomes in the MTW Report

Activity 2012-01: Rent Simplification - Thompson

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

Description/Update of MTW Activity: 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: Adjusted Income and Asset Income: 2012, FT Student and Adoption Assistance Exclusion: 2014

Hardship: HABC will apply its financial hardship policies to households who demonstrate hardship due to application of these policies.

Proposed Changes: In FY 2019 HABC is combining the three previously HUD approved income and rent related activities (Asset Income, Adjusted Income & Full-Time Student/Adoption Assistance Exclusion) for the Thompson units into one Rent Simplification activity. No changes are proposed that require MTW authority.

Changes to Metrics, Baselines, and Benchmarks: No changes have been made to baselines and benchmarks. HABC will report on outcomes in the MTW Report

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

Description/Update of MTW Activity: 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: 2014

Hardship: Not applicable

Proposed Changes: No changes are proposed that require MTW authority.

Changes to Metrics, Baselines, and Benchmarks: No changes have been made to baselines and benchmarks. HABC will report on outcomes in the MTW Report

Activity 2017-01: Sponsor-Based - Project-Based Transitional Housing

Description of MTW Activity: 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.

HABC anticipates execution of the HAP contract for these units in the first quarter of FY 2019.

Approval and Implementation: Approval: FY 2017; Implementation: FY 2019

Hardship: Not applicable

Proposed Changes: No changes are proposed that require MTW authority.

Changes to Metrics, Baselines, and Benchmarks: No changes have been made to baselines and benchmarks. HABC will report on outcomes in the MTW Report

Activity 2018-01: Landlord Payment Methods and Electronic Communications

Description of MTW Activity: 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. Less than 1% of 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 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 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.

Approval and Implementation: Approval: FY 2018; Implementation: FY 2019

Hardship: Not applicable

Proposed Changes: No changes are proposed that require MTW authority.

Changes to Metrics, Baselines, and Benchmarks: No changes have been made to baselines and benchmarks. HABC will report on outcomes in the MTW Report

B. Not Yet Implemented

There are no activities to report which have been approved and not yet implemented.

C. Activities on Hold

Activity 2006-04: Family Self Sufficiency

Description of MTW Activity: 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.

Approved: FY 2006 Annual Plan

Placed on Hold: FY 2014

Status Update: 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. HABC may choose to reactivate this activity in the future, but at this time has no definitive plans for reactivation.

Activity 2009-01: MTW Homeownership Program

Description MTW Activity: 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.

Proposed Changes: 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: FY 2009 Annual Plan

Placed on Hold: FY 2014

Status Update: 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.

Activity 2009-02: Section 811 Supportive Housing

Description of MTW Activity: HABC proposed combining MTW funds with 811 funds to create units for non-elderly persons with disabilities pursuant to the Bailey Consent Decree. HABC intends to make these funds available through a competitive process and will require developers to demonstrate through specified documentation that the project has a gap that cannot otherwise be addressed.

Approved: FY 2009 Annual Plan

Placed on Hold: FY 2014

Status Update: 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.

Activity 2012-02: Direct Homeownership Program

Description MTW Activity: 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.

Approved: FY 2012 Annual Plan

Placed on Hold: FY 2014

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

D. Closed Out Activities

Activity 2006-05: Risk Based Inspections

Description of MTW Activity: HABC implemented a Risk-Based inspection process in order to ensure that the highest housing quality standards are maintained and that HABC resources are utilized in an efficient and effective manner. Units, which have consistently met annual inspection standards, will be inspected every two (2) years. Units, which do not have such a track record, are inspected annually. This activity was approved in FY 2006 and fully implemented in FY 2014.

Reason for Closing Out Activity: Biennial Inspections were approved by HUD as an HABC activity in FY 2006. In FY 2019, HABC is closing out this activity due to the 2014 Appropriations Act that allows HABC to transition to a biennial inspection schedule without MTW authority.

Activity 2007-02: Project-Based for Transitional Housing

Description of MTW Activity: HABC provided PB vouchers to the Collington House facility that is a transitional housing program. This MTW activity was approved in the FY 2007-2008 Annual Plan.

Reason for Closing Out Activity: In 2014, the Collington House facility lost its eligibility to retain project-based vouchers and this program was closed out.

Activity 2009-03: Payment Standards at the 50th Percentile

Description of MTW Activity: HUD had adjusted the area Fair Market Rent (FMR) to the 50th percentile for HABC; therefore, MTW authority was no longer required and this activity was closed out in FY 2011. This activity was approved in FY 2009. Please note that this activity is being re-proposed in the FY 2019 Plan as the 50th percentile FMR is being phased out.

Reason for Closing Out Activity: At the time, the activity was closed, use of the 50th percentile FMR was provided by HUD and MTW authority was not needed.

Activity 2009-04: TDC Limits

Description of MTW Activity: HABC established a local Total Development Cost policy to acquire the 58 scattered site units under the Thompson Consent Decree. This activity was approved by HUD via a letter dated March 12, 2009.

Reason for Closing Out Activity: In January 2012 the last scattered site unit was acquired and this activity has been closed out.

Activity 2009-05: HAP Contract Modifications

Description of MTW Activity: Using MTW authority, HABC will allow for floating units instead of identifying specific units in the HAP contract in the Project Based Voucher program. This activity was approved in FY 2009 and implemented in FY 2010.

Reason for Closing Out Activity: This previously HUD approved activity is being closed in FY 2019 and combined with other previously HUD approved Project Based program activities. The combined activity is now call the Enhanced Project Based Voucher Program.

Activity 2010-04: Utility Allowance for Families Living in Larger Units than Voucher Size

Description of MTW Activity: Under the 2014 Appropriations Act, the rule on utility allowances changed to require that PHAs match the utility allowance payment to the actual unit size and not the voucher size. This MTW activity was approved in FY 2010, was incorporated into the Unit Size activity and implemented in FY 2012.

Reason for Closing Out Activity: Based upon the 2014 Appropriations Act language HABC no longer needs to designate this activity as MTW. This activity was closed in FY 2014.

Activity 2010-05: Gilmore Self Sufficiency Initiative

Description of MTW Activity: This activity simplified the rent policy for staff and residents; and encouraged employment, job retention, and wage progression. 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.

Reason for Closing Out Activity: In FY 2017 HABC became the recipient of a \$2.5 million Jobs Plus grant that provides employment counseling to public housing residents that otherwise could not be provided under MTW

Activity 2011-01: Rent Increase Determinations

Description of MTW Activity: This activity increased cost effectiveness in Federal expenditures by keeping program spending within budgetary limits. Suspending rent increase adjustments helped keep HCV program spending within budgetary limits. Exceeding available funding had the potential to force HABC to withdraw assistance from a number of families causing a hardship for those families and property owners. This MTW activity was intended to keep spending within budgetary limits. It was closed out in FY 2016.

Reason for Closing Out Activity: HABC was able to maintain budgetary limits without imposing suspension of rent increases to owners.

Activity 2011-02: Asset Self-Certification

Description of MTW Activity: 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.

Reason for Closing Out Activity: HABC is closing out this activity and re-proposing it in FY 2019 as part of the Rent Simplification activity. This action will allow HABC to report on all Rent Simplification activity features under one activity.

Activity 2012-03: Rent Policy

Description of MTW Activity: HABC received HUD approval in FY 2012 to implement an agency-wide the rent policy adopted for Gilmore Homes; however, due to lack of funding and the on-going revisions of the Gilmore Homes rent policies, this activity was placed on hold in FY 2014. This activity was identical to the Gilmore Homes Demonstration Program and was implemented at the remaining HABC sites.

Reason for Closing Out Activity: A shortage of funds to provide employment counseling forced the closure of this program in FY 2015.

Activity 2012-04: Adjusted Income for Thompson Participants

Description of MTW Activity: Pursuant to HABC's MTW authority, for participants in the Baltimore Housing Mobility Program, the gross annual income is reduced using the standard deductions outlined below. This activity was approved and implemented in FY 2012. There is 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)

Reason for Closing Out Activity: This previously HUD approved activity is being closed in FY 2019 and combined with other previously HUD approved rent simplification activities for the Thompson units. The combined activity is now call Rent Simplification –Thompson.

Activity 2013-01: Adoption of New Investment Policies for HABC

Description of MTW Activity: In FY 2013, HABC proposed adopting new investment policies thereby increasing investment revenue and decreasing the federal expenditures necessary to carry out the federal program. For example, if the investment revenue is increased by \$100,000 due to a more favorable investment rate of return, this increased revenue can be used to offset the OPEB liability.

Reason for Closing Out Activity: HABC decided not to implement this activity due to the terms of a General Depository Agreement with the State. This activity was never implemented.

Activity 2013-02: Journey Home

Description of MTW Activity: HABC would exercise its MTW fund flexibility in order to use MTW Block Grant Funds as housing subsidy for participants in the Journey Home Program.

Reason for Closing Out Activity: Journey Home Program was closed in FY 2016. There are no active participants whose housing assistance is funded by HABC

Activity 2014-02: Exclude Income from Full-Time Students and Adopted Household Members

Description of MTW Activity: Using MTW authority, HABC modified the definition of annual income by excluding FT student earned income and adoption assistance income for families living in Thompson units. These exclusions were part of an effort to support economic self-sufficiency as well as to streamline program administration. As 100% of the income from these two sources is excluded, third party verification of income is not required. This activity was approved and implemented in FY 2014.

Reason for Closing Out Activity: This previously HUD approved activity is being closed in FY 2019 and combined with other previously HUD approved rent simplification activities for the Thompson units. The combined activity is now called Rent Simplification –Thompson.

Activity 2015-01: Encouraging Leasing in Higher Opportunity Neighborhoods

Description of MTW Activity: Using its MTW authority, the Baltimore Regional Mobility Program required families to select units that are consistent with and not larger than the dwelling unit size listed on their voucher. This policy applied to new admissions as well as to participating households who requested program moves. HABC, on a case by case basis, made exceptions to this policy as a reasonable accommodation.

Reason for Closing Out Activity: This MTW activity was planned for implementation in FY 2015. However, upon further consideration, BRHP decided not to implement this activity and it was closed out in FY 2016.

Activity 2015-02: Energy Conservation Utility Allowance

Description of MTW Activity: HABC provides a Utility Allowance (“UA”) to households responsible for payment of utilities for water, electricity, gas, other heating, cooking fuels and sewage services. In an effort to reinforce energy conservation activities and reduce the cost of water/sewage utility allowances, HABC will encourage the completion of a water audit and use of low-flow toilets by HCV tenants and landlords/owners. HABC will conduct outreach to HCV landlords and tenants, where the household is responsible for payment of the water/sewer utility, to notify them of a locally funded opportunity to have a water audit conducted in their unit. Water audits will be conducted by the Department of Housing and Community Development, flow restrictors will be installed in the sink, the shower and water hook-up valves. Tenants will be provided with water conservation measures free of charge. Landlords/owners are required to

repair any leaks identified during the water audit before the conservation efforts will be implemented.

Reason for Closing Out Activity: This MTW activity was placed on “HOLD” IN FY 2014 due to comments from the public and subsequently “CLOSED” in FY 2016.

Activity 2015-03: The Front Door Program

Description of MTW Activity: HABC partnered with the Mayor’s Office of Human Services/Homeless Services Program, Sarah’s Hope (a shelter for the homeless); and St. Vincent De Paul to provide MTW Block Grant funds to the Front Door Program to rapidly house 36 homeless families for up to one year using two distinct strategies.

Reason for Closing Out Activity: The contract ended December 31, 2014, six months into HABC’s FY 2015 and was not renewed, which resulted in closure of the activity.

Activity 2015-04: Project Based Voucher Amendments to the HAP Contract (Leased Housing)

Description/Update of MTW Activity: Using its MTW authority, HABC waived the three-year contract amendment restriction, which will allow HABC to amend the HAP contract at any time during the initial term of the HAP contract and during any renewal term of the HAP contract. Under this proposal, HABC may exercise this option for all PBV units, including, but not limited to the Bailey LTA and PBV units and the non-Bailey LTA PB units. This activity was previously on hold and was approved in FY 2015.

Reason for Closing Out Activity: This previously HUD approved activity is being closed in FY 2019 and combined with other previously HUD approved Project Based program activities. The combined activity is now called the Enhanced Project Based Voucher Program.

Activity 2017-02: Security Deposit Assistance

Description of MTW Activity: 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. This activity was approved and implemented in 2017.

Reason for Closing Out Activity: This previously HUD approved activity is being closed in FY 2019 and combined with other previously HUD approved Mobility Program Enhancement

activities. HABC will also modify this activity in FY 2019 under the previously approved Mobility Enhancement activity.

V. MTW Sources and Uses of Funding

This section of the Annual Plan describes HABC's planned sources and uses of MTW Block Grant funds in FY 2019. Planned sources and uses for other HUD, other federal, State and Local funds and other Non-MTW funds are summarized in a separate attachment. The projected sources and uses are based on current information, and are subject to revision as conditions and or assumptions change.

A. Planned Sources and Uses of MTW Funds in FY 2019

HABC's MTW Block Grant includes three major funding sources:

- Low Income Public Housing (LIPH)
- Section 8 Housing Choice Voucher (HCV)
- Capital Fund Program (CFP) / Demolition or Disposition Transitional (DDT) Funding
- Replacement Housing Factor (RHF) Funding

As previously noted, in December 2013, HABC received HUD approval of a Portfolio Award under the RAD program covering 24 public housing sites and more than 3,754 units. In FY 2018, 18 of these sites totaling 3,001 units were successfully converted from the public housing program to long-term project-based assistance under RAD. In FY 2019, HABC projects that an additional 753 units will be converted under RAD.

Tables 10 and 11 below provide estimated sources and uses of MTW funds for FY 2019. As HABC's funding levels for future periods are unknown at the present time, this table provides preliminary projections. Actual sources and uses are expected to vary based on the level of funding provided to HABC and the level of actual expenses. The tables follow HUD's required formats and do not include information on Non-MTW funding sources and uses.

Table 10: Estimated Sources of MTW Funding for FY 2019

Sources		
FDS Line Item	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	\$ 22,186,437
70600	HUD PHA Operating Grants	\$ 295,271,105
70610	Capital Grants	\$ 19,330,308
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	\$ 0
71100+72000	Interest Income	\$ 502,291
71600	Gain or Loss on Sale of Capital Assets	\$ 0
71200+71300+71310+71400+71500	Other Income	\$ 719,177

Sources		
FDS Line Item	FDS Line Item Name	Dollar Amount
70000	Total Revenue	\$ 338,009,318

Notes to Sources:

1. Tenant Revenue is based on a 97% occupancy rate. Total Tenant Revenue also includes estimated income billable from various tenant transactions such as warrant, court and maintenance costs anticipated during FY 2019.
2. HABC's Total Operating Grants of \$295,271,105 from HUD include the following funding estimates:
 - Section 8 HCV Housing Assistance Payments (HAP) subsidies in the amount of \$149,248,781 for Regular HABC Vouchers, including Port ins and \$67,439,753 for Thompson Partial Consent Decree and Remedial Vouchers.
 - Ongoing Administrative Fee Earned in the amount of \$12,430,021 (\$9,747,674 for Regular HABC Vouchers, \$2,682,347 for Partial Consent Decree and Remedial Vouchers) is calculated based on an estimated proration at 73%.
 - Public Housing Subsidies of \$63,998,998 is budgeted based on an estimated 90% funding proration for the fiscal year ending June 30, 2019.
 - Capital Fund soft costs in the amount of \$2,153,552 are estimated for administering the planned capital improvement and operating activities.
3. Capital Grants Hard Costs funding of \$19,330,308 is based on planned capital improvement and construction activities as described in the Capital Improvement Plan.
4. HABC does not report Fee Revenue as HABC has adopted a Local Asset Management Plan since FY 2010.
5. Until RAD transactions are completed, a gain or loss for disposal of capital assets is not estimated for the FY19 budget.
6. Other Income is related to 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.

Table 11: Estimated Uses of MTW Funding for FY 2019

Uses		
FDS Line Item	FDS Line Item Name	Dollar Amount
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating – Administrative	\$36,875,120
91300+91310+92000	Management Fee Expense	\$2,626,818
91810	Allocated Overhead	\$(416,870)
92500(92100+92200+92300+92400)	Total Tenant Services	\$1,619,632

Uses		
FDS Line Item	FDS Line Item Name	Dollar Amount
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$17,275,201
93500+93700	Labor	\$0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$33,472,870
95000 (95100+95200+95300+95500)	Total Protective Services	\$201,649
96100 (96110+96120+96130+96140)	Total Insurance Premiums	\$2,327,238
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	\$9,376,182
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	\$3,621,323
97100+97200	Total Extraordinary Maintenance	\$605,150
97300+97350	Housing Assistance Payments + HAP Portability-In	\$214,288,534
97400	Depreciation Expense	\$21,631,473
97500+97600+97700+97800	All Other Expenses	\$0
90000	Total Expenses	\$343,504,320

HABC's projected total MTW Uses of Funds are as follows:

Total Expenses	\$343,504,320
Less: Depreciation Expense	\$(21,631,473)
Capital Hard Cost	\$19,732,446
MTW Uses of Funds	\$341,605,293

Uses of funds exceed Sources of funds by \$3,595,974, which will be funded by MTW reserves.

Notes to Uses:

1. Administrative expenses include salaries and benefits for administrative staff, 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.
2. Management Fees expense includes fees for HABC's Privately Managed Sites by outside management firms and fees to Baltimore Regional Housing Partnership (BRHP) for the Mobility counseling program.
3. Allocated Overhead is calculated based on HUD's approved Local Asset Management Program (LAMP) since FY 2010. The proposed updated cost allocation calculations for FY 2019 are included in the LAMP attached as an appendix to this Annual Plan.

4. 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.
5. 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.
6. Ordinary Maintenance includes salaries and benefits of maintenance workers 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.
7. Protective Services includes outside security contracts for the developments.
8. 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.
9. Other General Expenses include compensated absences, collection losses for uncollected rent and Payment in Lieu of Taxes (PILOT).
10. Interest Expense is budgeted for interest associated with the EPC Debt Service.
11. 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.
12. Housing Assistance Payments (HAPs) include rent subsidies paid to landlords and utility assistance paid to tenants under the Section 8 HCV program. Section 8 HCV HAP expenditures are budgeted in the amount of \$214,288,534 (\$149,248,781 for Regular HABC Vouchers-including Port ins, \$29,578,591 for Partial Consent Decree Vouchers and \$35,461,162 for Remedial Vouchers). The Plaintiffs of the Thompson Consent Decree have created a non-profit corporation, BRHP, to serve as Administrator as of January 2013; therefore, the HAP amount for Thompson Consent Decree and Remedial vouchers in FY 2019 is reported as a pass-through from HABC to BRHP.
13. 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.

B. Use of Single Fund Flexibility

The MTW Agreement allows HABC to combine public housing operating and capital funds including DDT provided under Section 9, and HCV's tenant-based voucher program funds provided under Section 8 of the 1937 Act into a single, authority-wide Block Grant funding source. HABC uses this combined funding source to carry out MTW program activities in support of MTW statutory objectives to achieve greater costs effectiveness and to increase housing choices for low-income families.

The following activities will take place in FY 2019 using the single fund flexibility concept:

- HABC continues to use the prior year's MTW Block Grant reserve fund for renovations and development of UFAS units using the single fund flexibility concept.

C. Local Asset Management Plan (LAMP)

Is the PHA allocating costs within statute?	No
Is the PHA implementing a local asset management plan (LAMP)?	Yes
Has the PHA provided a LAMP in the appendix?	Yes

HUD has approved HABC's LAMP as part of the Annual Plan process since FY 2010. The proposed updated LAMP cost allocation calculations for FY 2019 are included in Appendix C. The indirect cost rate for 2018 will be approximately 13.21% for MTW programs and 12.38% for Non-MTW programs.

VI. Administrative

A. Resolution

A Resolution approving the FY 2019 MTW Annual Plan and the MTW Plan Certification of Compliance was adopted by the HABC Board of Commissioners at the April 2018 meeting, following the public review process and public hearing. The Resolution is included in Appendix A.

B. Public Review Process

HABC provided public notice of the draft FY 2019 MTW Annual Plan and posted the Plan on its website. HABC also made copies of the FY 2019 Annual Plan at HABC's main offices and at the Enoch Pratt Free Library. A 30-day public comment period to allow for resident and general public review was provided from February 26, 2018 through March 28, 2018. A public hearing was held on March 22, 2018 at Pleasant View Gardens 201 N. Aisquith Street, Baltimore an accessible facility. Prior to finalizing the Plan, HABC considered all comments received during the public review process. See Appendix E for additional public notice and comment period materials.

C. Evaluations

HABC will continue to monitor and evaluate MTW activities during FY 2019. At this point, HABC does not intend to use external evaluators for new or ongoing MTW initiatives. Internal reports will be generated on a periodic basis to assess performance against proposed targets. Quarterly internal reviews are conducted with program staff and management to review and evaluate results and, if necessary, to modify proposed strategies to improve results. Annual evaluation results will be reported as appropriate by HABC in the MTW Annual Report.

D. Annual Statement/Performance and Evaluation Report

The Annual Statement/Performance and Evaluation Reports for all capital grants with unexpended amounts are included in Appendix D.

VII. Appendices

Appendix A: Board Resolution & MTW Plan Certification of Compliance

**A Resolution of the Board of Commissioners
Approving the Moving to Work Annual Plan
for Fiscal Year 2019 and the Housing Choice
Voucher Program Administrative Plan for
Fiscal Year 2019.**

PH-04-2018-9

HOUSING AUTHORITY OF BALTIMORE CITY
A Resolution of the Board of Commissioners Approving
the Moving to Work Annual Plan and the Housing Choice Voucher Administrative Plan
for Fiscal Year 2019

WHEREAS, Section 204 of the Omnibus Consolidated Rescissions and Appropriations Act of 1996 (Pub. L. 104-134) established statutory framework known as the Public Housing/Section 8 Moving to Work Demonstration ("MTW") Program; and

WHEREAS, the U.S. Department of Housing and Urban Development ("HUD") determined that HABC was eligible to participate in the MTW Program; and

WHEREAS, on December 24, 2008, HABC and HUD entered into an Amended and Restated MTW Agreement (the "MTW Restated Agreement"), setting forth the terms and conditions for HABC's continued participation in the MTW Program; and

WHEREAS, in accordance with Section VII. A.1.f. of the MTW Restated Agreement and Attachment B thereto, HABC has prepared its Annual MTW Plan for Fiscal Year 2019 (the "FY 2019 Annual Plan") consistent with the terms and objectives of the MTW Restated Agreement; and

WHEREAS, HABC has made the FY 2019 Annual Plan and revisions to the FY 2019 Housing Choice Voucher Program ("HCVP") Administrative Plan, available for review and comment by HABC residents, the HABC Resident Advisory Board, other resident organizations, advocacy groups, and the general public (collectively, the "Community") for a period of thirty (30) days; and

WHEREAS, HABC met with the Resident Advisory Board and other resident organizations throughout the planning process to discuss the FY 2019 Annual Plan, including the revisions to the HCVP Administrative Plan, and gathered input; and

WHEREAS, on March 22, 2018, HABC held a public hearing and received public comments on the FY 2019 Annual Plan, and in accordance with the MTW Restated Agreement HABC has considered all comments received on the FY 2019 Annual Plan, including the revisions to the FY 2019 HCVP Administrative Plan.

NOW THEREFORE, BE IT RESOLVED BY the HABC Board of Commissioners, as follows:

1. The FY 2019 Annual Plan is hereby approved for submission to HUD.
2. The FY 2019 Administrative Plan is hereby approved.

3. The FY 2019 Annual Plan Certifications of Compliance with Regulations (the "Certifications"), attached hereto as Exhibit A, are hereby adopted, and the Chairman of the Board is hereby authorized to execute such Certifications on behalf of the Board.

4. Upon approval by HUD, Executive Director shall be authorized to cause the implementation of the FY 2019 Annual Plan.

5. The Executive Director, or her designee, is hereby authorized to take any and all appropriate actions, and execute all appropriate documents necessary to carry out this Resolution consistent with its terms.

PASSED, ADOPTED AND APPROVED this 11th day of April 2018.

ATTEST:



Janet Abrahams
Secretary/ Executive Director



Joseph Smith
Chairman

Approved as to form and legal sufficiency
this 2nd day of April, 2018 by:



Jan Goslee, General Counsel
HABC Office of Legal Affairs

EXHIBIT A

**CERTIFICATIONS OF COMPLIANCE WITH
REGULATIONS**

Certifications of Compliance

**Annual Moving to Work Plan
Certifications of Compliance**

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**

Certifications of Compliance with Regulations: Board Resolution to Accompany the Annual Moving to Work Plan*

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the PHA fiscal year beginning July 1, 2017, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the PHA conducted a public hearing to discuss the Plan and invited public comment.
2. The PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.
3. The PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1.
4. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
5. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
6. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
7. The PHA will affirmatively further fair housing by examining its programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.

8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations

identified by the PHA in its Plan and will continue to be made available at least at the primary business office of the PHA.

Housing Authority of Baltimore City

PHA Name

MD002

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Joseph Smith

Name of Authorized Official

Chairman, HABC Board of Commissioners

Title



Signature

April 11, 2018

Date

*Must be signed by either the Chairman or Secretary of the Board of the PHA's legislative body. This certification cannot be signed by an employee unless authorized by the PHA Board to do so. If this document is not signed by the Chairman or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.



Baltimore City Department of
**HOUSING & COMMUNITY
DEVELOPMENT**

Certification of Consistency with the Baltimore City Consolidated Plan

I certify that the Housing Authority of Baltimore City's Moving to Work Annual Plan for Fiscal Year 2019 is consistent with the HUD approved five-year Baltimore City Consolidated Plan of July 2015 through June 2020. Specific sections of the Consolidated Plan that were developed in cooperation with the Housing Authority of Baltimore City include: Need Assessment Section NA-35 Public Housing; Market Analysis Section MA-25 Public and Assisted Housing; Strategic Plan Sections SP-40 Institutional Delivery Structure, SP-45 Goals Summary, SP-50 Public Housing Accessibility and Involvement.

Specific goals in the Baltimore City Consolidated Plan consistent with goals in the Housing Authority of Baltimore City's Moving to Work Annual Plan for Fiscal Year 2019 include:

- SP-45 Goal 2: Provide Affordable Rental Housing
- SP-45 Goal 6: Provide Housing for Non-Homeless Special Needs Populations
- SP-45 Goal 12: Provide Housing for Homeless and At-Risk of Homelessness
- SP-45 Goal 14: Rehab of Existing Affordable Rental Housing
- SP-45 Goal 16: Implement Fair Housing Practices.

The Baltimore City Consolidated Plan contains a certification, signed by the Commissioner of the Baltimore City Department of Housing and Community, that it will affirmatively further fair housing including the undertaking of an Analysis of Impediments to Fair Housing Choice.

Name of Certifying Jurisdiction: Baltimore City

Certifying Official of the Jurisdiction: Stephen Janes

Title: Assistant Commissioner, Baltimore City Department of Housing and Community Development

Signature: 

Date: April 4, 2018

Appendix B: Asset Management Table FY 2019

Community	AMP Nos.	*Non-Dwelling Units	*PIC ACC Units - January 2018	*Asset Management	**Other Units	Development Activities	Capital Improvement Activities	Demolition/Dispo Activities	Management
Latrobe Homes	MD002000001	0	669	0	0	None	See Capital Program - EPC implemented.	Potential removal of interior structures to reduce density and improve circulation	HABC
McCulloh Homes (Low-rise Units)	MD002000002	0	556	0	0	Strategic Planning Process to address future plans for this site. Letter of Interest sent to HUD for consideration of potential RAD conversion.	See Capital Program – Potential EPC site	N/A	HABC
Perkins Homes	MD002000003	0	629	0	0	HABC submitted a Choice Neighborhood Implementation (CNI) application for FY 17 funding. The application calls for the replacement of the Perkins bedroom count in the CNI footprint.	See Capital Program – Potential EPC site	Under the CNI application, HABC proposes to dispose of all Perkins units	HABC
Poe Homes	MD002000004	1	288	0	0	Strategic Planning Process to address future plans for this site.	See Capital Program- EPC implemented.		HABC
Douglass Homes	MD002000005	3	387	0	0	None	See Capital Program.	N/A	HABC
Gilmor	MD002000006	6	548	0	0	Strategic Planning Process to address future plans for this site. Letter of Interest sent to HUD for consideration of potential RAD conversion.	See Capital Program- EPC implemented	HABC will submit a demolition application for 132 walk-up units.	HABC
O'Donnell Heights	MD002000009	1	304	0	0	Phase 1A was completed in FY 2014. The financial closing for Phase 1B took place in November, 2016; construction completion April 2018.	See Capital Program	Potential disposition application submission for portion of Phase 2 site area along with Phase 1B 7 homeownership units. HABC received HUD approval for the demolition of 74 units. Demolition to commence in Spring of 2018. Condition of other properties will be monitored.	HABC

Community	AMP Nos.	*Non-Dwelling Units	*PIC ACC Units - January 2018	*Asset Management	**Other Units	Development Activities	Capital Improvement Activities	Demolition/Dispo Activities	Management
Somerset Homes	MD002000010	0	0	0	0	This site is part of the CNI Application referred to above under Perkins Homes		HABC will seek HABC Board of Commissioners approval of the activity in April 2018 and will submit a disposition application to HUD in May 2018.	HABC
Cherry Hill Homes	MD002000011	1	1281	0	0	Possible redevelopment of vacant land for mixed income/use development.	See Capital Program- EPC implemented.	N/A	HABC
Brooklyn Homes	MD002000021	1	482	0	0	None	See Capital Program- EPC implemented.	N/A	HABC
Westport Homes	MD002000022	0	200	0	0	None	See Capital Program - EPC implemented	N/A	HABC
Mount Winans	MD002000022	0	52	0	0	None	See Capital Program; Potential EPC site.	N/A	HABC
Rosemont	MD002000031	1	106	0	0	Strategic Planning Process to address future plans for this site. Feasibility study for potential RAD conversion will be performed.	See Capital Program; Potential EPC site.	N/A	HABC
Dukeland	MD002000031	0	30	0	0	Strategic Planning Process to address future plans for this site. Feasibility study for potential RAD conversion will be performed.	See Capital Program; Potential EPC site.	N/A	HABC
Van Story Branch, Sr., Apts.	MD002000041	0	357	0	0	Property approved for Phase 2 Rental Assistance Demonstration Program	See Capital Program	RAD Disposition	HABC
Somerset Court Ext.	MD002000042	0	60	0	0	Property approved for Phase 2 Rental Assistance Demonstration Program	See Capital Program	RAD Disposition	HABC
Monument East	MD002000043	0	170	0	0	Property approved for Phase 2 Rental Assistance Demonstration Program	See Capital Program	RAD Disposition	HABC
Rosemont Towers	MD002000070	0	203	0	0	Property approved for Phase 2 Rental Assistance Demonstration Program	N/A	RAD Disposition	HABC
Charles K. Anderson	MD002000073	0	0	0	0	Possible redevelopment of vacant land for mixed income/use development.	N/A	N/A	HABC
Arbor Oaks	MD002000101	0	62	0	150	Property approved for Phase 2 Rental Assistance Demonstration Program	See Capital Program	RAD Disposition	Private Ownership, Private Management

Community	AMP Nos.	*Non-Dwelling Units	*PIC ACC Units - January 2018	*Asset Management	**Other Units	Development Activities	Capital Improvement Activities	Demolition/Dispo Activities	Management
Monastery Gardens	MD002000102	0	11	0	26	26 Floater Units - Feasibility study for potential RAD conversion will be performed.	See Capital Program	N/A	Private Ownership, Private Management
Midtown (Scattered Sites Units)	MD002000103	0	35	0	0	N/A	Capital improvement schedule from Replacement Reserves and other sources.	N/A	HABC
Montpelier	MD002000104	0	13	0	0	Feasibility study for potential RAD conversion will be performed.	See Capital Program	N/A	HABC Owned/Private Management
The Townes at The Terraces	MD002000106	1	203	0	100	Property approved for Phase 2 Rental Assistance Demonstration Program	See Capital Program	N/A	Private Ownership, Private Management
Uptown Apartments	MD002000108	0	37	0	0	N/A	Capital improvement schedule from Replacement Reserves and other sources.	N/A	HABC
Stricker Street (Scattered Sites Units)	MD002000109	0	25	0	0	N/A	Capital improvement schedule from Replacement Reserves and other sources.	N/A	HABC
Heritage Crossing	MD002000111	0	75	0	185	Property approved for Phase 2 Rental Assistance Demonstration Program	None	N/A	Private Ownership, Private Management
West Hills Square	MD002000113	0	11	0	98	Strategic Planning Process to address future plans for this site. Feasibility study for potential RAD conversion will be performed.	None	N/A	Private Ownership, Private Management
Albemarle Square Phase I Rental	MD002000114	0	93	0	31	HOPE VI project is complete and fully occupied - 31 Tax Credit Units. Feasibility Study for potential RAD conversion will be performed.	None	N/A	Private Ownership, Private Management
Albemarle Square Phase II Rental	MD002000114	0	37	0	166	HOPE VI project is complete - 145 Homeownership and 21 Tax Credit Units. Feasibility Study for potential RAD conversion will be performed.	None	N/A	Private Ownership, Private Management
St. Ambrose (Scattered Sites Units)	MD002000116	0	30	0	None	N/A	None	N/A	Private Ownership, Private Management
Reservoir Hill	MD002000117	0	40	0	24	24 Tax Credit Units - Feasibility Study for potential RAD conversion will be performed.	See Capital Program	N/A	Privately Owned/Private Management

Community	AMP Nos.	*Non-Dwelling Units	*PIC ACC Units - January 2018	*Asset Management	**Other Units	Development Activities	Capital Improvement Activities	Demolition/Dispo Activities	Management
Homes for Arundel (Scattered Sites/Thompson)	MD002000118	0	51	0	0	Property approved for Phase 2 Rental Assistance Demonstration Program	See Capital Program	RAD Disposition	Private Ownership/Private Management
Sharp-Leadenhall Scattered Sites	MD002000119	0	23	0	8	8 Tax Credit Units - Feasibility Study for Potential RAD conversion will be performed.	None	N/A	Private Ownership/Private Management
Barclay Scattered Sites including Homewood House	MD002000121	0	53	0	176	All Rental phases are complete. Homeownership phases land II are complete. Additional homeownership phases are in pre development	None	Mixed finance disposition	Private Ownership/Private Management
Thompson 22	MD002000123	0	22	0	0	None	See Capital Program	N/A	HABC
Scattered Sites	MD002000200	0	212	0	None	Substantial rehabilitation of long-term vacant units for rental and homeownership. Exploring redevelopment options such as Rental Assistance Demonstration Programs. All scattered site AMPs to be considered in Phase 2 of the Rental Demonstration Program. HABC staff continues to work with HUD to reconcile scattered site PIC data.	See Capital Program; Potential EPC site.	Planned disposition of approx. 300 units in FY 2018/ FY 2019. All scattered site AMPs may be affected by the disposition activity. Viability assessments are on-going. HABC continues to work with the City consistent with the City's Consolidated Plan.	HABC
Scattered Sites Units	MD002000201	0	197	0	None	See Amp 200	See Capital Program; Potential EPC site.	See Amp 200	HABC
Scattered Sites (includes Albert Spencer, Carey House, Laurens House)	MD002000202	0	272	0	None	See Amp 200	See Capital Program; Potential EPC site.	See Amp 200	HABC
Scattered Sites (Includes Oswego Mall)	MD002000203	0	371	0	None	See Amp 200	See Capital Program; Potential EPC site.	See Amp 200	HABC
Albermale Square Phase III Rental	MD002000204	0	4	0	None	HOPE VI project is complete-2 Lease purchase units	None	N/A	HABC
Scattered Sites - Bailey UFAS Units	MD002000205	0	34	0	0	Project is complete. Number of units will modified. Three (3) units currently sitting in AMP 206.	None	N/A	HABC

Community	AMP Nos.	*Non-Dwelling Units	*PIC ACC Units - January 2018	*Asset Management	**Other Units	Development Activities	Capital Improvement Activities	Demolition/Dispo Activities	Management
Scattered Sites (Preston Street)	MD002000206	0	9	0	None	These units will be moved to existing AMP 201 and 205 pending HUD adjustments.	See Capital Program; Potential EPC site.	See Amp 200	HABC
Homes for Arundel (Scattered Sites/Thompson)	118A	0	7	0	0	Property approved for Phase 2 Rental Assistance Demonstration Program	None	RAD Disposition	Private Ownership/Private Management
Homes for Arundel (Scattered Sites/Thompson)	9-118	0	1	0	0	This unit is a homeownership unit that will be removed from inventory.	None	N/A	Homeownership Unit
Orchard Ridge. Formerly Claremont Homes	N/A	0	0	0	374	All rental Phases are complete. Homeownership phases are complete except for 28 lots.	N/A	Phase 1, 2, 3,4 and 5: mixed finance disposition.	Private Ownership/Private Management
Allendale	MD002000075	0	0	164	0	RAD Transaction closed in November 2015	N/A	N/A	Private Ownership, Private Management
Bel-Park Tower		0	0	253	0	RAD Transaction closed in November 2015	N/A	N/A	Private Ownership, Private Management
B. E. Mason, Sr., Apts.		0	0	223	2	RAD Transaction closed in November 2015 - Two (2) affordable rental units were added during the RAD renovations.	N/A	N/A	Private Ownership, Private Management
The Brentwood		1	0	150	0	RAD Transaction closed in December 2015	N/A	N/A	Private Ownership, Private Management
Hollins House		0	0	130	0	RAD Transaction closed in November 2015	N/A	N/A	Private Ownership, Private Management
Lakeview Tower and Lakeview Towers Ext.		0	0	302	0	RAD Transaction closed in November 2015	N/A	N/A	Private Ownership, Private Management
Wyman House		0	0	168	7	RAD Transaction closed in December 2015 - Seven (7) affordable units were added during the RAD renovations.	N/A	N/A	Private Ownership, Private Management
Primrose Place		0	0	125	0	RAD Transaction closed in February 2016	N/A	N/A	Private Ownership, Private Management

Community	AMP Nos.	*Non-Dwelling Units	*PIC ACC Units - January 2018	*Asset Management	**Other Units	Development Activities	Capital Improvement Activities	Demolition/Dispo Activities	Management
Pleasant View Gardens		0	0	311	0	RAD Transaction closed in September 2016	N/A	N/A	Private Ownership, Private Management
Govans Manor		0	0	191	0	RAD Transaction closed in November 2016	N/A	N/A	Private Ownership, Private Management
McCulloh Homes Ext. (HRise)		0	0	349	0	RAD Transaction closed in November 2016	N/A	N/A	Private Ownership, Private Management
Chase House		0	0	189	0	RAD Transaction closed in December 2016	N/A	N/A	Private Ownership, Private Management
Ellerslie Apts.		0	0	117	0	RAD Transaction closed in February 2017	N/A	N/A	Private Ownership, Private Management
Broadway Overlook	MD002000112	0	0	23	109	23 RAD LTA Units, 109 units (61 Non-LTA RAD Units and 48 Affordable Rental Units)- RAD Transaction closed in November 2017.			Private Ownership, Private Management
Hillside Park		0	0	4	90	26 RAD LTA Units, 90 units (26 Non-LTA RAD Units and 64 Affordable Rental Units) - RAD Transaction closed in December 2017	N/A	N/A	Private Ownership, Private Management
Terrace Senior Building		0	0	4	84	4 RAD LTA Units, 84 Units (43 Non-LTA RAD units and 41 Affordable Rental Units) - RAD Transaction closed in December 2017	None	N/A	Private Ownership, Private Management
Barrister Court Apt.		0	0	32	0	None	Capital improvement schedule from Replacement Reserves and other sources.	N/A	HABC Owned / Private Management
Indecco		0	0	45	0	None	Capital improvement schedule from Replacement Reserves and other sources.	N/A	HABC Owned / Private Management
Norman Lohn House		0	0	12	0	None	Capital improvement schedule from Replacement Reserves and other sources.	N/A	HABC Owned / Private Management

Community	AMP Nos.	*Non-Dwelling Units	*PIC ACC Units - January 2018	*Asset Management	**Other Units	Development Activities	Capital Improvement Activities	Demolition/Dispo Activities	Management
Somerset Chase		0	0	22	0	None	Capital improvement schedule from Replacement Reserves and other sources.	N/A	HABC Owned / Private Management
Maxwell III		0	0	20	0	HABC is working with the State to seek approval for the replacement of distressed units at Maxwell with existing HABC units.	Capital improvement schedule from Replacement Reserves and other sources.	Building is vacant. Potential demolition being considered.	HABC Owned / Private Management
Irvington Place		0	0	41	0	None	Capital improvement schedule from Replacement Reserves and other sources.	N/A	HABC Owned / Private Management
West Lexington Street		0	0	44	0	None	Capital improvement schedule from Replacement Reserves and other sources.	N/A	HABC Owned / Private Management
Bailey 10		0	0	0	10	HABC will acquire 10 scattered site units as part of the Bailey Consent Decree	N/A	N/A	TBD
Hollander Ridge		0	0	0	100	BAHD will acquire up to 100 scattered site units as part of the Thompson Settlement Agreement. This project is approved for Phase 2 Rental Assistance Demonstration Program.	N/A	N/A	TBD
TOTALS	Total	16	8,250	2,919	1,740				

*Non-Dwelling, PIC and Asset Management Units require HABC management and oversight.

**Other Units reflect Affordable Units as a result of HABC Transaction and Redevelopment Projects

Appendix C: Local Asset Management Plan
Housing Authority of Baltimore City
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 2 CFR 200. 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.

1. 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

2. 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 in 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.

1. 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 2018 Approved Consolidated Budget. Based on this budget and the attached schedules, **the indirect cost rate is currently 13.21% for MTW and 12.38% for non-MTW (see Attachment A).**

This cost allocation plan is implemented as follows:

- 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 2019, total MTW direct costs are \$100 million, then \$13.21 million (13.21%) of indirect costs would be charged out; similarly, if in FY 2019 there were \$10 million of direct non-MTW costs, then \$1.238 million (13.28%) 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.

HABC intends to fully justify its indirect cost rate and will ensure that the annual independent audit will include a test of the HABC indirect costs rate's reasonableness.

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 FY19 Indirect Cost Rate Explanation: A Component of HABC's Local Asset Management Plan

This cost allocation plan and process for Fiscal 2019 represents year nine 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 2 CFR 200, 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 FY 2018 will be 13.21% for MTW and 12.38% for non-MTW (see Attachment A for detail).**

Attachment A

MTW PLAN - ATTACHMENT A HABC Proposed Cost Allocation Methodology - FY 2019 Calculation of Indirect Cost Rate Version 1 - Preliminary

Direct	OFR Treatment	FY15	FY16	FY17	FY18	Change	Share	MTW	Non-MTW	OH Limit	OH shortfall	Comments	Proof
Sites (LIPH)	Dir	54,645,981	65,498,228	59,957,533	61,786,719	-6%	53%	61,786,719	-	-	-	-	-
Sites PVT	Dir	7,442,742	8,875,155	7,542,780	6,789,951	-23%	6%	6,789,951	-	-	-	-	-
Sites (CFP hard-includes ECI)	Dir	18,599,073	22,888,814	-	26,553,485	-100%	0%	26,553,485	-	-	-	-	-
Sites (CFP soft - includes ECI)	Dir	7,844,818	4,981,813	1,856,453	1,170,840	-76%	1%	1,170,840	-	-	-	-	-
Sites - Special Projects	Dir	-	-	-	-	-	0%	-	-	-	-	-	-
EPC Costs (Hard)	Dir	-	-	-	4,525,390	-	0%	-	4,525,390	-	-	-	-
EPC Soft	Frontline	-	896,086	732,467	741,519	-	1%	645,578	95,941	-	-	-	-
Crews	COCC	8,971,578	3,859,816	2,445,344	2,254,288	-42%	2%	2,254,288	-	-	-	-	-
HCVP HAP	Dir	175,166,852	193,733,380	-	208,727,371	-100%	0%	197,849,583	10,877,788	-	-	-	-
HCVP Admin	Dir	12,769,045	13,037,765	8,341,700	14,360,542	10%	12%	13,396,690	963,852	-	-	-	-
Development Hard/HOPE VI	Dir	26,869,179	9,329,477	-	10,846,606	-100%	0%	-	10,846,606	-	-	-	-
Development Soft	Mixed	750,541	2,266,490	870,211	-	-100%	0%	-	-	-	-	-	-
DHCD Hard	Dir	2,023,359	-	-	-	-	0%	-	-	-	-	-	-
DHCD Soft	Mixed	7,215,366	5,853,709	5,600,841	2,868,215	-51%	2%	-	2,868,215	-	-	-	-
RAB	Dir	208,282	179,544	188,119	182,583	-	0%	182,583	-	-	-	-	-
Res Serv - LIPH	Frontline	3,585,517	2,222,291	1,746,255	1,688,843	-24%	1%	1,688,843	-	-	-	-	-
Res Serv - Grants	Frontline	1,204,272	1,823,823	1,208,096	2,262,063	24%	2%	-	2,262,063	226,206	70,796	Likely charge to AMPs	-
F&A Frontline	-	-	-	-	-	-	0%	-	-	-	-	-	-
HABCO Hard	Dir	-	-	-	-	-	0%	-	-	-	-	-	-
HABCO Soft	Frontline	1,347,268	1,289,418	1,177,689	1,444,772	12%	1%	-	1,444,772	-	-	-	-
Hsg. Applic.	Frontline	1,005,798	1,031,279	1,129,682	1,118,073	8%	1%	1,118,073	-	-	-	-	-
Hsg. Ops. (dir)	Frontline	3,205,427	3,012,560	3,234,875	2,792,598	-7%	2%	2,792,598	-	-	-	-	-
Homnrsnp	Frontline	-	36,394	-	38,745	-	0%	38,745	-	-	-	-	-
Legal, Lease enforcement	Frontline	-	-	-	-	-	0%	-	-	-	-	-	-
Relocation	Frontline	316,701	557,597	525,902	99,818	-82%	0%	99,818	-	-	-	-	-
Work Order Ctr.	Frontline	291,683	271,484	-	-	-100%	0%	-	-	-	-	-	-
Fund 113	Dir	1,578,053	1,677,909	1,795,439	1,755,603	5%	2%	-	1,755,603	-	-	-	-
Undesignated/Legacy	Frontline	2,531,214	1,000,000	953,621	2,425,753	143%	2%	2,425,753	-	-	-	-	-
Legal FL	Frontline	4,954,860	-	-	127,088	-	0%	127,088	-	-	-	-	-
5% Salary Addback	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Direct		342,527,608	344,323,032	99,307,007	354,560,865	-70%	88.7%	318,920,635	35,640,230	354,560,865		9,119,079	
Less: Non-Relevant Expenses													
Hard Cost (Devel, HABCO)		45,468,252	32,218,291	-	41,925,481	-100%	-	26,553,485	15,371,996	-	-	-	-
HAP		175,166,852	193,733,380	-	208,727,371	-100%	-	197,849,583	10,877,788	-	-	-	-
Debt Service		6,517,069	-	-	-	-	-	-	-	-	-	-	-
DHCD Hard cost		2,023,359	-	-	-	-	-	-	-	-	-	-	-
RAD Deduct (out in 18) *		2,221,698	4,100,000	6,468,044	4,100,000			4,100,000	-				
Subtotal Direct		111,130,377	114,271,361	92,838,964	101,868,252	-13%		92,477,806	9,390,446	101,868,252			
		Total Direct	Total Direct			Change		MTW Direct	Non-MTW Dir	MTW Indir	Non-MTW Ind	Total Program Cost (Direct + Indirect)	
Low Rent		84,938,084	82,444,348	71,256,068	75,204,459	-9%		75,204,459	-	9,944,926	-	85,149,385	
CFP/RHF		1,327,749	4,981,813	1,856,453	1,170,840	-76%		1,170,840	-	153,728	-	1,324,568	
HCVP		12,769,045	13,037,765	8,341,700	14,360,542	10%		13,396,690	963,852	1,758,947	126,551	16,246,040	
Devel		750,541	2,266,490	870,211	-	-100%		-	-	-	-	-	
HABCO		1,347,268	1,289,418	1,177,689	1,444,772	12%		-	1,444,772	-	189,694	1,634,466	
DHCD		7,215,366	5,853,709	5,600,841	2,868,215	-51%		-	2,868,215	-	376,588	3,244,803	
Grants		1,204,272	1,823,823	1,208,096	2,262,063	24%		-	2,262,063	-	226,206	2,488,269	
EPC		-	896,086	732,467	741,519	-17%		645,578	-	85,257	-	730,835	
Biz Activities		1,578,053	1,677,909	1,795,439	1,755,603	5%		-	1,755,603	-	230,506	1,986,109	
		111,130,377	114,271,361	92,838,964	99,808,013	-13%		90,417,567	9,294,505	11,942,858	1,149,546	112,804,476	

Attachment A (cont'd)

<i>Indirect</i>								2,080,239	95,941	
Admin Services	COCC	441,529	456,013	479,364	370,588	5%	0.4%			
Audits	COCC	239,145	153,103	137,473	142,710	-10%	0.1%			
Budgets	COCC	439,399	436,284	370,544	368,410	-15%	0.3%			
CFO	COCC	1,709,969	1,962,112	958,957	1,506,390	-51%	0.8%			
Agency Wide	COCC	-	-	-	-		0.0%			
Communications	COCC	340,130	448,886	465,812	546,632	4%	0.4%			
Dep Exec Director	COCC	508,145	411,656	281,624	585,782	-32%	0.2%			
Executive Director	COCC	539,811	506,256	612,040	846,709	21%	0.5%			
Facilities/Bldg. Support	COCC	1,556,507	1,476,723	1,549,578	1,184,308	5%	1.3%			
FHEO	COCC	646,708	719,982	670,268	725,255	-7%	0.6%			
Finance & Accounting	COCC	1,705,047	1,553,468	1,665,510	1,592,724	7%	1.4%			
HousingStat	COCC	-	-	-	-		0.0%			
Human Resources	COCC	1,443,834	1,555,132	1,909,232	1,285,841	23%	1.6%			
IT	COCC	1,619,223	2,699,237	2,566,399	1,909,070	-5%	2.2%			
Inspector General	COCC	859,896	551,192	577,366	530,536	5%	0.5%			
Legal - attorneys	COCC	1,382,829	1,257,617	1,329,779	1,305,443	6%	1.1%			
P&D	COCC	-	-	-	662,808					
Procurement	COCC	625,422	604,850	616,347	569,288	2%	0.5%			
Legacy costs	COCC	-	-	-	-		0.0%			
5% Salary Addback	COCC	-	-	-	-					
Anticipated cuts COCC	COCC	-	-	-	(1,300,000)					
Subtotal Indirect		14,057,593	14,792,510	13,190,293	13,375,010	-11%	11.3%	12,142,071	1,232,939	13,375,010
Indirect Rate		12.6%	12.9%	14.2%	13.13%					
Program totals (Dir + Ind)		125,187,971	129,063,871	106,029,257	115,243,262					
Indirect Cost Rate (I/D) - blended							13.13%	91%	9%	
TOTAL		356,585,201	359,115,542	112,497,300	367,935,875	1%	100%	331,062,706	36,873,169	
Reallocation of non-allocable overhead								283%	32%	
Total Indirect Charges		14,057,593	14,792,510	13,190,293	13,375,010	13.23%		12,212,867	1,162,143	
Total Program Indirect Rate								13.21%	12.38%	
Tot Exp. per FY18 Sources and Uses File		356,566,659	358,029,042	113,497,300	368,801,806					
Overall Proof		356,585,201	359,115,542	112,497,300	367,935,875					
Variance		(18,542)	(1,086,500)	1,000,000	865,931	0.23%				

Note -

To the budget figures coming from the two files used as backup: Sources and Uses and PBB, I added back approx 5% to salaries (as salaries are budgeted at 95%, netting turnover). This adjustment added approx \$500k to indirect costs in cell I84, and approx \$2 mill to direct costs in I48.

Appendix D: Annual Statement/Performance Evaluation Report

Page 1

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

PIA Name: Housing Authority of Baltimore City		Grant Type and Number Capital Fund Program Grant No MD06P00250116 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2016 FFY of Grant Approval: 2016	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:9) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <u>November 30, 2017</u> <input type="checkbox"/> 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	\$14,585,246	\$14,585,246	\$13,567,731	\$ 5,580,734
16	1495 1 Relocation Costs				
17	1499 Development Activities ⁴	\$ 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	\$ 406,773
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$16,807,969	\$16,807,969	\$14,033,996	\$ 5,987,507
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
 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

PIA Name: Housing Authority of Baltimore City		Grant Type and Number Capital Fund Program Grant No. MD06P00250116 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2016 FFY of Grant Approval: 2016	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:8) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: November 30, 2017 <input type="checkbox"/> 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 Janet Abrahams		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[illegible]

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:
2016[illegible]

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: Housing Authority of Baltimore City		Grant Type and Number Capital Fund Program Grant No: MD06P00250117 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2017 FFY of Grant Approval: 2017	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 5) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: November 30, 2017 <input type="checkbox"/> 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	I406 Operations (may not exceed 20% of line 21) ³				
3	I408 Management Improvements				
4	I410 Administration (may not exceed 10% of line 21)				
5	I411 Audit				
6	I415 Liquidated Damages				
7	I430 Fees and Costs				
8	I440 Site Acquisition				
9	I450 Site Improvement				
10	I460 Dwelling Structures				
11	I465 I Dwelling Equipment—Nonexpendable				
12	I470 Non-dwelling Structures				
13	I475 Non-dwelling Equipment				
14	I485 Demolition				
15	I492 Moving to Work Demonstration	\$14,842,558	\$14,719,406	\$ 4,828,807	\$ 116,784
16	I495 I Relocation Costs				
17	I499 Development Activities ⁴	\$ 931,663	\$ 931,663	0	0
18a	I501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1503 RAD Subsidy	\$ 49,959	\$ 173,111	\$ 173,111	\$ 12,082
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$15,824,180	\$15,824,180	\$ 5,001,917	\$ 128,866
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 RHHF 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

PIHA Name: Housing Authority of Baltimore City		Grant Type and Number Capital Fund Program Grant No MD06P00250117 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2017 FFY of Grant Approval: 2017	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:4) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> 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 Janet Abrahams		Date		Signature of Public Housing Director Date	

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.

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

Federal FFY of Grant: 2017	
--------------------------------------	--

[illegible]

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

PIHA Name: Housing Authority of Baltimore City		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: _____		FFY of Grant: 2017 FFY of Grant Approval: 2017	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <u>November 30, 2017</u> <input type="checkbox"/> 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	\$250,000	\$250,000	0	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	\$250,000	0	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 ⁴						
18a	1501 Collateralization or Debt Service paid by the PIHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						0
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$250,000	\$250,000	0			
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	0	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.

³ PIHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RIF 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					
PIHA Name: Housing Authority of Baltimore City		Grant Type and Number Capital Fund Program Grant No: Date of CFFP: _____		Replacement Housing Factor Grant No: FFY of Grant: 2017 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> 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 Janet Abrahams		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

[illegible]

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

[illegible]

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

PIIA Name: Housing Authority of Baltimore City		Grant Type and Number Capital Fund Program Grant No: MD06P00250114 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2014 FFY of Grant Approval: 2014	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 5) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: November 30, 2017 <input type="checkbox"/> 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	\$10,644,732	\$10,644,732	\$10,644,732	\$10,579,389
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	\$2,800,541	\$2,800,541	\$2,800,541	\$2,538,651
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	1503 RAD Subsidy				
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$17,258,444	\$17,258,444	\$17,258,444	\$16,931,210
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 PIAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RIIF 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: MD06P00250114 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2014 FFY of Grant Approval: 2014	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 5) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: November 30, 2017 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ⁸	
		Original	Revised ³	Obligated	Expended
Signature of Executive Director Janet Abrahams		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

[illegible]

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

[illegible]

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					
PIHA Name: Housing Authority of Baltimore City		Grant Type and Number Capital Fund Program Grant No MD06P00250115 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2015 FFY of Grant Approval: 2015	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:9) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <u>November 30, 2017</u> <input type="checkbox"/> 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 I 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	\$14,170,556
16	1495 I Relocation Costs				
17	1499 Development Activities ⁴	\$ 2,204,430	\$ 2,204,430	\$ 65,0000	\$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	\$ 577,031	\$ 577,029	\$ 577,029	\$ 577,029
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$17,507,614	\$17,507,614	\$15,368,184	\$14,747,585
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
 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. MD06P00250115 Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant: 2015 FFY of Grant Approval: 2015
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 9) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: November 30, 2017 <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ¹	Obligated Expended
Signature of Executive Director Janet Abrahams		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: 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			\$14,726,153	\$14,726,155	\$14,726,155	\$14,170,556	
1499	Move to Work RHF Activities			\$2,204,430	\$ 2,204,430	\$ 65,000	0	
1503	RAD Subsidy			\$577,031	\$ 577,029	\$ 577,029	\$ 577,029	
	(Breakdown of RAD Subsidy below:)							
MD002000033	Lakeview Towers (RAD)			\$27,480	\$27,480	\$27,480	\$27,480	
MD002000044	Wyman House			\$183,254	\$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			\$166,157	\$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			\$125,086	\$125,091	\$125,091	\$125,091	

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

[illegible]

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 E: Public Notice & Comments

Headquarters
1631 S. Edgewood Street, Ste B
Baltimore, Maryland 21227
410-554-8208



1814 13th Street, NW
Washington, DC 20009
202-332-0680

Newspapers
www.afro.com

AFFIDAVIT

State of Maryland
County of Baltimore

Legal Notice

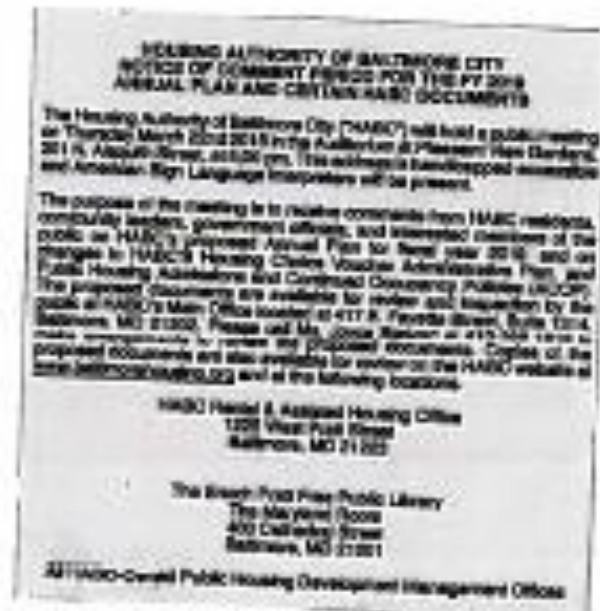
Before me, a Notary Public in and for said city
and state, March 3, 2018, Cassandra Starbuck
personally know to me, whom being duly sworn,
states as follows: That Cassandra Starbuck is an employee
of "The Afro-American Newspapers" and that said
publication(s) carried the attached advertisement.

Notice of Comment Period

Cassandra Starbuck
Signature

Diane Williams Hoober
Notary Public Signature

DIANE WILLIAMS HOOBER
NOTARY PUBLIC (EXPIRES 06/30/2021)
My Commission Expires 06/30/2021



Public Meeting for the FY2019 Annual Plan and the Amended FY 2018 Annual Plan

SPEAKERS WITH COMMENTS RELATING TO THE ANNUAL PLAN - PLEASE SIGN IN

Name	Address	Organization/Development	Phone Number
Anthony Williams 2/1/22	925 N. Broadway 405 E 3300 St	Doc. Journey Home Project	414-447-1341
Pascha Grouis	2410 S. Paul St.	93 H.R.	
Loren Spear	3302 S. Ashburne Rd	Housing for Neighbors	
Teff Snelgrove	525 W. Ashburne St.	Board of Neighborhood School of Social Justice	
Mafelicia LaRett	4701 Clocks Leased 115 unit apt to being there front yard	149-800-8005	
Kyra LaPorte-Williams	1500 Union Ave St 2000	Delta	
Paula Jones	3450 W. 11th St. E 3rd	Art & Culture	414-885-2855
Kerrin Wakebe	4421 2nd W. 11th St. E 3rd	4421	414-885-6572

Public Meeting for the FY2019 Annual Plan and the Amended FY 2018 Annual Plan

ATTENDANCE SHEET - SIGN IN, PLEASE

[illegible]

COMMENT RECEIVED	HABC RESPONSE
<p>1. A Lack of Transparency Makes Local Accountability Impossible.</p> <p>As in past years, HABC's plan is not very informative and fails to describe key policy decisions, particularly regarding the amounts and uses of HCV and RHF funds transferred to other uses under fungibility and the results of HABC's portfolio analysis. Going forward, we ask that the Plans be more forthright and transparent and MTW Reports should be posted on HABC's website.</p>	<p>No change to the FY 2019 Annual Plan or FY 2018 Plan Amendment.</p> <p>HABC's Annual Plan is in compliance with Section VII. A.1.f. of the MTW Restated Agreement and Attachment B thereto.</p> <p>HABC's revised website will include sections for documents undergoing the Notice & Comment period, HUD-approved Annual Plans and HUD-reviewed Annual Reports.</p>
<p>2. Lack of an HABC or City Affordable Housing Strategy, including policies that seek to assure there will be no net loss of units.</p> <p>As in past years, the Plans seem disconnected from the public recognition of the growing housing crisis and rising homelessness in Baltimore. The Plans do not express a strategic plan for preserving or increasing affordable housing. Nor do the Plans align with the Con Plan, Analysis of Impediments, or Regional Housing Plan.</p>	<p>No change to the FY 2019 Annual Plan or FY 2018 Plan Amendment.</p> <p>HABC is currently drafting a Strategic Plan with community stakeholders to include residents, city housing officials, advocacy organizations, faith-based entities, community and neighborhood associations and others.</p>
<p>3. Lack of a strategy to increase access by families in HABC's regular HCV program to neighborhoods with lower levels of crime, better schools and healthier environmental conditions.</p>	<p>No change to the FY 2019 Annual Plan or FY 2018 Plan Amendment.</p> <p>All of the following topics are discussed thoroughly in the HCVP Voucher Briefing. Every participant is provided a HCVP Tenant Handbook, and a Voucher Briefing packet that provides the information summarized below. Both documents are discussed at length in the Voucher Briefing:</p> <p><u>Low Crime & Better Schools:</u> Mobility Counseling Opportunities through Portability The Homeownership Program Area of Opportunity The Thompson Partial Consent Decree The Enhanced Leasing Assistance Program</p> <p><u>Healthier Environments</u> Housing Quality Standards Site and Neighborhoods Lead-Free/Lead-Safe Units</p>
<p>4. HABC should stop or curtail use of</p>	<p>No change to the FY 2019 Annual Plan or FY</p>

COMMENT RECEIVED	HABC RESPONSE
<p>Replacement Housing Funds for other purposes. Despite wide scale demolition/disposition and pressing needs for affordable housing, HABC does not effectively use RHF/Transition funding to maintain the inventory of deeply affordable housing.</p>	<p>2018 Plan Amendment.</p>
<p>5. HABC should marshal its resources to affirmatively serve families with children. The MTW benchmark now locks in a scenario in which 50% of those served by HABC are single-person adults. Despite mountains of evidence that housing affordability and stability is particularly critical to the health and development of children, families with children do not seem to be central to HABC's mission. Only 31% of HABC households consist of three or more members.</p>	<p>No change to the FY 2019 Annual Plan or FY 2018 Plan Amendment.</p>
<p>6. HABC should post the final version of the MTW Annual Plan on its website that is approved by the Board of Commissioners and submitted to HUD. Currently, only the first public comment draft is available during the sometimes year long process of HUD review.</p>	<p>No change to the FY 2019 Annual Plan or FY 2018 Plan Amendment. HABC's revised website will include sections for documents undergoing the Notice & Comment period, HUD-approved Annual Plans and HUD-reviewed Annual Reports.</p>
<p>7. HABC should disclose critical information about HABC's intended use of MTW fungibility and flexibility in the MTW Plan. Without this disclosure, HABC keeps the 25,000+ households on its waiting lists waiting longer for desperately needed housing, while using tens of millions in available funds each year for other purposes. Generally these other uses of HAP funds have little benefit or connection to the HCV program.</p>	<p>No change to the FY 2019 Annual Plan or FY 2018 Plan Amendment. HABC's Annual Plan is in compliance with Section VII. A.1.f. of the MTW Restated Agreement and Attachment B thereto.</p>
<p>8. Lack of an HABC or City Affordable Housing Strategy, including preservation and/or one-for-one replacement of demolished housing: We are mindful of the uncertainty and budget pressures that HABC has faced over the past decade; however the people of Baltimore need and deserve a transparent and coherent Annual Plan with vision, strategic objectives aligned with the Con Plan and Regional Housing Plan, real milestones, and measurable outcomes. We hope that this will be the result of your new strategic planning initiative.</p>	<p>No change to the FY 2019 Annual Plan or FY 2018 Plan Amendment. HABC's Annual Plan is in compliance with Section VII. A.1.f. of the MTW Restated Agreement and Attachment B thereto.</p>

COMMENT RECEIVED	HABC RESPONSE
<p>a Lack of an HABC or City Affordable Housing Strategy: The Regional Housing Plan, to which Baltimore City and the other jurisdictions are parties, calls for the preservation of the region's inventory of deep subsidy housing. Replacement of lost units and additions to the inventory are to be focused on expanding affordable housing in higher opportunity areas. In contrast, the MTW Plan makes little or no attempt to minimize the accelerating loss of units or maximize their replacement.</p> <p>b Lack of an HABC or City Affordable Housing Strategy In addition, the FY 2019 Plan proposes the removal/disposition of 67 units in Sandtown and Upton that are Thompson v. HUD replacement units for Murphy Homes, required by the Partial Consent Decree: the Midtown, Upton and Stricker Street scattered site packages. In other words, HABC is already proposing to demolish or dispose of replacement housing units. Like most of the Thompson replacement housing, these units were built with state PRHP funds and intended to be publicly owned and affordable in perpetuity. As a result, if no longer used for that purpose, HABC would have to pay the PRHP funds back to the state, a total of at least \$4,355,000. HCD Article 4-1208(b).</p>	<p>a No change to the FY 2019 Annual Plan or FY 2018 Plan Amendment. Recognizing the considerable loss of capital funds public housing authorities (“PHAs”) have sustained over the years and the inability to invest in aging housing stock owned and operated by PHAs, the Regional Housing Plan focuses on steps that the municipal jurisdictions, not PHAs, may take to preserve and create affordable housing. The Regional Housing Plan focuses on preserving “the limited affordable housing that currently exists in high opportunity areas.” The units that HABC proposes to demolish are not in high opportunity areas. With respect to affordable units that cannot be saved, the Plan recommends that jurisdictions “identify replacements in high opportunity areas and/or provide vouchers and mobility counseling to affected families.” HABC is seeking tenant protection vouchers for the families living in the units that will be demolished and will use a relocation consultant who will counsel families on their moving options, including the benefits of moving to opportunity areas, and assist them with their moves.</p> <p>b No change to the FY 2019 Annual Plan or FY 2018 Plan Amendment. HABC is in regular communication with the State concerning these units and HABC’s obligations under the Regulatory Agreement.</p>
<p>9.Lack of a strategy for using MTW to increase mobility in the regular HABC voucher program, including through the use</p>	<p>No change to the FY 2019 Annual Plan or FY 2018 Plan Amendment. As per our discussions in meetings and other</p>

COMMENT RECEIVED	HABC RESPONSE
<p>of Small Area FMRs or payment standards: HABC proposes a "local FMR" set at the 50th percentile and applied across the board (Activity 2019-02). HUD research has already shown that across the board 50th percentile FMRs are not effective and primarily result in payment of higher rents to landlords. HUD research has also shown that virtually no HABC regular voucher holders live in high opportunity areas now, despite the existing 50th percentile FMRs. Indeed, the 50th percentile rents have led to HABC paying above market rents in lower rent areas of the City, and this over-subsidization has resulted in voucher submarkets in certain areas.</p>	<p>communications with advocacy organizations, HABC will continue to maintain a local FMR set at the 50th percentile.</p> <p>The statement that 50th percentile rents have led to HABC paying above market rents in lower rent areas of the City is incorrect as 92% of our units are at or below 90% of fair market value rents using the 50 percentile. A 40 percentile would still yield 80% of our units below 90% of the fair market rents.</p>
<p>10. We urge HABC to institute a pilot program adding a new HCV set-aside for families with young children.</p>	<p>No change to the FY 2019 Annual Plan or FY 2018 Plan Amendment.</p>
<p>11. Bailey Supplemental Consent Decree Prohibits HABC's Transition from a Centralized Waiting List to Location Based Waiting Lists As we have previously commented, HABC's proposal to transition from a community-wide, centralized waiting list to a site-based waiting list with first-available option violates the <i>Bailey</i> Consent Decree and Supplemental Consent Decree. Paragraph 33 a. of the Bailey Supplemental Consent Decree provides: In the event that the "Mixed Population Public Housing Waiting List" no longer exists, the parties agree that HABC shall operate a comparable centralized waiting list that consists of elderly and NED applicants for developments that house elderly and NED families; and, in such event, HABC shall require that the RAD Owners draw all tenant applicants from such comparable centralized mixed population waiting list, as well as the "Reasonable Accommodation Transfer Waiting List."</p>	<p>No change to the FY 2019 Annual Plan or FY 2018 Plan Amendment.</p> <p>The comment that HABC is transitioning from a community-wide, centralized waiting list to a site-based waiting list with first-available option is incorrect. The transition is from a community-wide centralized waiting list to a centralized waiting list with first available options. Upon implementation of the Centrally Administered Location Based Waiting List (CALBWL) with a first available option, the mixed population sites that converted under the Rental Assistance Demonstration ("RAD") will be required to continue to occupy their units with elderly and non-elderly persons with disabilities ("NEDs") referred to them from the CALBWL in accordance with the Bailey Consent Decree.</p> <p>By HABC implementing a CALBWL with a first available option all applicants, including NEDs and persons who need the features of a UFAS unit, will have greater opportunities to make informed decisions in the selection of locations and awareness of the availability. Further, the high ratio of rejections to acceptances of offers that HABC currently experiences actually creates a slower process</p>

COMMENT RECEIVED	HABC RESPONSE
	for leasing eligible applicants. HABC expects the CALBWL with the first available option to significantly reduce the high number of rejections of unit offers, thereby providing a more efficient, timely process for both HABC and applicants.
<p>12. Location Based Waiting Lists Will Have a Disparate Impact on Individuals with Disabilities.</p> <p>Individuals with disabilities requiring UFAS accessible units or units located in specific locations due to disability related needs will experience delays and additional barriers to access these units. If an individual needing a UFAS unit has selected locations A, B, and C; however, a UFAS unit becomes available at location D with no individual on that waitlist needing a UFAS unit, HABC will be unable to match the tenant in need of the UFAS unit to the available UFAS unit. As a result, individuals needing accessible units will wait longer for access to HABC's housing stock.</p>	<p>No change to the FY 2019 Annual Plan or FY 2018 Plan Amendment.</p> <p>By HABC implementing the CALBWL with the first available option, all applicants, including NEDs and persons who need the features of a UFAS unit, will have greater opportunities to make informed decisions in the selection of locations and awareness of the availability.</p> <p>With respect to the unlikely example given by the commenter, HABC will make an offer to a family from the applicant waiting list or on the reasonable accommodation transfer waiting list an available UFAS unit even if the family did not select the site where the unit is located if there are no families who need the features of the UFAS unit who have selected that site.</p>
<p>13. HABC's Proposed MTW and ACOP Changes Fail to Conform to the Requirements of 24 CFR 903.7.</p> <p>Pursuant to 24 CFR § 903.7, for HABC to administer a site-based or location-based waiting list for its public housing units requires HABC to "provide for full disclosure to each applicant of any option available to the applicant in the selection of the development in which to reside, including basic information about available sites (location, occupancy, number and size of accessible units, amenities such as day care, security, transportation and training programs) and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types (e.g., regular or accessible) at each site." HABC's ACOP and Annual Plan fail to identify any information applicants to HABC's public housing waiting list will be provided prior to making any selection.</p> <p>Second, 24 CFR § 903.7(b)(2)(iii) prohibits</p>	<p>No change to the FY 2019 Annual Plan or FY 2018 Plan Amendment.</p> <p>The commenter fails to understand that HABC is not implementing a site-based waiting list.</p>

COMMENT RECEIVED	HABC RESPONSE
<p>HABC from adopting site-based waiting lists that "violate a court order or settlement agreement."</p> <p>Finally, 24 CFR § 903.7(b)(2)(iv), (v) requires HABC to create "reasonable measures to assure that adoption of site-based waiting lists is consistent with affirmatively furthering fair housing" and "review...its site-based waiting list policy to determine if the policy is consistent with civil rights laws and certifications."</p>	
<p>14. Comprehensive Affordable and Accessible Housing Strategies</p> <p>For HABC to be productive in its goals to provide affordable housing opportunities for low income families in Baltimore, HABC must develop aggressive strategies to increase these opportunities, as opposed to its current reactive demolition of units and replacement only when required by Consent Decrees. These policies should include the continued development of affordable units with HABC's ACC stock, as well as promise of 1:1 replacement for all ACC units lost.</p>	<p>No change to the FY 2019 Annual Plan or FY 2018 Plan Amendment.</p>
<p>15. Revisions to Minimum Rent and Hardship Exemptions</p> <p>HABC has still yet to publish, and respond to the public comments it received to its ACOP in early February 2018. We request HABC immediately publish the public comments it received on its ACOP and its responses to questions and concerns presented by interested parties.</p> <p>a First, HABC's proposed ACOP contains no Section 9.8. We believe HABC intends to direct readers to Section 9.6, which governs hardship exemptions. Within Section 9.6,</p> <p>b HABC indicates that residents will receive information on the ability to request a hardship exemption at the time of lease up. We request HABC require information on the hardship exemption to be provided at each recertification, and at any time a resident receives a 14-day notice of failure to pay rent. Providing additional reminders can reduce</p>	<p>No change to the FY 2019 Annual Plan or FY 2018 Plan Amendment.</p> <p>HABC emailed a copy of its response to public comments to everyone who submitted a comment and to its Board of Commissioners.</p> <p>a Revision made.</p> <p>The text in the ACOP directing readers to section 9.8 has been corrected to read 9.6.</p> <p>b No change to the FY 2019 Annual Plan or FY 2018 Plan Amendment.</p>

COMMENT RECEIVED	HABC RESPONSE
<p>delayed applications for a hardship exemption, and decreased debts owed to HABC.</p> <p>c Second, we request that HABC publish the current list of privately owned sites that have an approved minimum rent that exceeds zero. Providing residents and applicants with information on the properties where the minimum rent exceeds HABC's standard policy is fundamental to understanding the benefits and risks of available housing opportunities. Withholding this information from the public produces no benefits for HABC, and places immense risk and misunderstanding on the applicants and residents HABC intends to serve.</p>	<p>c No change to the FY 2019 Annual Plan or FY 2018 Plan Amendment.</p> <p>It is HABC's position that this information can be obtained from the Tenant Selection and Management documents at each site and is not appropriate for inclusion in the ACOP.</p>
<p>16. Section 2.3.10, 2.3.11--While we appreciate HABC increasing the allowable time participants may have guests in their homes to 14 consecutive days and 90 days per year, we request the wording be revised to "adults" as guests and not the expansive "person."</p> <p>We oppose changing the word 'adult' to 'person.' HABC's policy overlooks custody arrangements for children who may be in a parent's household for more than 90 days, but less than 180. HABC will only add a child as a household member if they are in the unit at least 180 days a year. Consequently, HABC penalizes participants who have 'persons,' which includes children, in their units for more than 90 days but less than 180 because of custodial arrangements.</p>	<p>No change to the FY 2019 Annual Plan or FY 2018 Plan Amendment.</p> <p>HABC will honor all custody arrangements ordered and/or approved by a court of law.</p>
<p>17. Section 3.3- HABC's recommendation to reduce the time for applicants to update information from a request from HABC to 10 business days is ill-advised.</p> <p>Many low-income households and persons with disabilities do not have regular access to computers and the internet. Applicants should continue to have 90 days to respond to HABC's requests for updated information. Reducing response time so dramatically will be unacceptable and will have a disparate impact on families with disabilities, who often require assistance to navigate the internet, have difficulty arranging transportation to a location</p>	<p>Revision made.</p> <p>The 10-day deadline for applicants to update their information upon a request from HABC has been deleted. See the changes below. In addition, persons with a disability can always request a reasonable accommodation in order to extend the time required to update their information.</p> <p>“Applicants are required to respond within ninety (90) calendar days to all notifications from HABC to update information on their application and/or to determine if the applicant is still interested in receiving assistance.”</p>

COMMENT RECEIVED	HABC RESPONSE
<p>with a computer, and who may have difficulty timely accessing benefit letters to be submitted as documentation.</p>	
<p>18. Section 6.8—We oppose allowing for all regular contributions and gifts to be imputed as income when those contributions amount to less than \$600 per year.</p> <p>Although HABC has made strides in simplifying its calculation of income and reporting procedures in its MTW Plan, HABC's proposed revision to require the imputation of gifts under \$600 or less than \$50 a month places a burden on participants and results in little benefit to HABC. HABC's prior policy of only attributing income to gifts over \$600 strikes the right balance between capturing regular and significant gifts that significantly contribute to a household's income and allowing households to obtain assistance from others.</p>	<p>Revision made.</p> <p>See below:</p> <p>Any contribution or gift received two (2) months or more frequently will be considered a "regular" contribution or gift, unless the amount is less than \$600 per year</p>
<p>19. Section 7.5.8—Individuals over the age of 62 and applicants and participants needing an extension to obtain and report a social security number should continue to be afforded 120 days to provide this information.</p> <p>In order to obtain a social security number, individuals need to submit multiple pieces of proof of identity, some of which may not be immediately available to participants, such as birth certificates, marriage licenses, and State IDs. The collection of these documents can take several months.</p>	<p>No change to the FY 2019 Annual Plan or FY 2018 Plan Amendment.</p> <p>Individuals over the age of 62 and applicants and participants needing an extension to obtain and report a social security number will be afforded a 90-day extension to obtain and report a social security number.</p>
<p>20. Section 12.3.1 HABC cannot limit interim recertifications, reporting a decrease in income, to once per year.</p> <p>Section 12.3.1 states: "Participants may report a decrease in income and other changes, such as an increase in allowances or deductions that would reduce the amount of household rent at any time, but <u>are limited to one request per year.</u>"</p>	<p>Revision made.</p> <p>HABC has deleted this initiative from the Administrative Plan.</p>
<p>21. Section 12.3.5 is inconsistent with Section 12.2 in that Section 12.2 states that zero income households are required to recertify every 12 months, while 12.3.5 requires zero</p>	<p>Revision made.</p> <p>Section 12.2 is now consistent with section 12.3.5 and zero income households are required to recertify every 12 months.</p>

COMMENT RECEIVED	HABC RESPONSE
<p>income households to rectify every 120 days. HABC must ensure its policy positions are consistent throughout the administrative plan.</p>	
<p>22. Section 12.6--HABC should maintain mandatory language of "will" and not revise to "may." Keeping mandatory language within its policies provides consistent application of its policies, and ensures applicants and participants understand what action HABC will take when welfare assistance is reduced.</p>	<p>No change to the FY 2019 Annual Plan or FY 2018 Plan Amendment.</p>
<p>23. Sections 15.2.3 and 15.5—While HABC is permitted to terminate and deny admission when a resident or applicant is abusing alcohol in a way that threatens the health, safety, or the right to peaceful enjoyment of the premises by other residents; we request HABC should include information that HABC will provide for reasonable accommodations for individuals seeking treatment.</p>	<p>No change to the FY 2019 Annual Plan or FY 2018 Plan Amendment. HABC’s Fair Housing and Reasonable Accommodation policies are available and shared with residents and applicants through several mediums. The Policies are detailed in Chapter 1 of the Administrative Plan (and the ACOP); can be found on the HABC website, and notices are posted in all HABC administrative and management offices. In addition the RA Policy is reviewed at the time of leasing, and resident reasonable accommodation needs are monitored through an annual questionnaire. While applying for housing assistance the HABC application includes opportunities for applicants to ask for a reasonable accommodation and gives the contact information for fair housing agencies in the event an applicant feels they have experienced discriminatory behavior from HABC.</p>
<p>24. Section 15.3.1—HABC states "HABC will check criminal history for all members of the applicant's or participant's household who are age fourteen (14) years and older to determine whether any such member has engaged in drug-related, violent, or other serious criminal activity." As written, HABC's policy does not clearly comply with the limited and reasonable lookback provisions of 24 CFR 982.553. HABC's "purpose" section appears to allow an unrestricted lookback period. Instead it should clearly state the limited review of adult applicant's criminal history to 18 months for misdemeanors and 3 years for felonies.</p>	<p>No change to the FY 2019 Annual Plan or FY 2018 Plan Amendment. HABC disagrees with the commenter’s assessment. The “lookback” period is clearly stated in Section 15.3.3.</p>

COMMENT RECEIVED	HABC RESPONSE
<p>25. Section 18.4--HABC should not limit repayment agreement to \$2,500. So long as a participant is able to make payments in addition to her tenant portion, not exceeding 40% of their income, HABC should not arbitrarily limit the debt amount to \$2,500. If a reasonable repayment plan is possible, HABC should continue to allow participants to make payments with continued assistance.</p>	<p>Revision made. HABC has extended the maximum time a resident is required to enter into a repayment agreement from 18 to 24 months.</p>
<p>26. HABC-funded Permanent Supportive Housing should adhere to key principles including Housing First HABC should require that all privately owned Permanent Supportive Housing (PSH) funded by HABC, including project-based vouchers and moderate rehab SROs, certify they will comply with the key principles of Housing First. Such certification should be subject to monitoring and enforcement by HABC.</p>	<p>No change to the FY 2019 Annual Plan or FY 2018 Plan Amendment. HABC is working with the City of Baltimore and its Office of Homeless Services on supportive services for the homeless. Through this process a case worker will provide continuum of care services</p>
<p>27. HABC's current screening practices for PSH are inconsistent with Housing First and Baltimore City's Coordinated Access system. HABC's practices of screening PSH applicants referred from Coordinated Access for criminal records, prior evictions from assisted housing, and prior debts owed are contrary to HUD requirements to lower barriers to housing for the City's most vulnerable individuals and families.</p>	<p>No change to the FY 2019 Annual Plan or FY 2018 Plan Amendment.</p>
<p>28. HABC's proposed PSH project of 100 Public Housing units is inconsistent with Housing First and violates Fair Housing laws. As noted above, voluntary services are a key element of implementing Housing First in PSH and no PSH tenant should ever be terminated for failing to participate in services. Further, any requirement that a Public Housing tenant engage in disability-related services or treatment as a condition of tenancy would clearly run afoul of the Federal Fair Housing Act and other civil rights laws.</p>	<p>Revision made. HABC has revised section 5.4.1 of the ACOP. HABC will not terminate a family's lease due to the family's failure to comply with and complete the family service program. The narrative in the ACOP has been revised as follows:</p> <p>Pursuant to an agreement between HABC and the program funder, HABC will provide an allocation of up to 100 public housing units for families referred by the Mayor's OHS through their Coordinated Access database. Applicants for units allocated under the Homeless allocation must meet HABC eligibility and screening requirements. Eligible applicants will be assigned appropriately sized units at family developments. Each family referred under this program will have a primary service provider</p>

COMMENT RECEIVED	HABC RESPONSE
	<p>who will coordinate and monitor all program activities. Families will be required to comply with and complete their service programs, which may include services such as addiction, anti-aggression, family and mental health counseling. HABC has the right to terminate a family's lease due to the family's failure to comply with and complete the family's service program. The family must also comply with the terms of the family's HABC lease.</p>
<p>29. HABC should not exclude homeless persons from the emergency preference for families displaced by public/governmental action in Baltimore City</p>	<p>No change to the FY 2019 Annual Plan or FY 2018 Plan Amendment. HABC's definition of displaced families is consistent with applicable laws.</p>
<p>30. HABC should maintain its policy of re-determining rent reasonableness before any increase in rent to the owner. HABC proposes to make optional — rather than mandatory — its practice of re-determining rent reasonableness prior to approving any increase in rent to the owner. ⁸ It is unclear, however, how HABC would evaluate an owner's request for a rent increase without determining the reasonableness of the new rent amount requested.</p>	<p>No change to the FY 2019 Annual Plan or FY 2018 Plan Amendment. HABC will continue to conduct a rent reasonableness test prior to approving any increase in rent to the owner. Section 11.2 clearly states: "The rent to owner is limited by the rent reasonableness determination. HABC must demonstrate that the rent to owner is reasonable in comparison to rent for other comparable unassisted units."</p>
<p>31. HABC should reduce a participant's rent if welfare assistance is reduced under specified circumstances HABC proposes to make optional — rather than mandatory — its practice of reducing a participant's rent if the participant's welfare assistance benefits have been reduced in three circumstances: the expiration of a lifetime time limit on receiving benefits, a situation where the household complied with welfare program requirements but cannot or has not obtained employment, or a situation where a household member has not complied with other welfare agency requirements.' This language conflicts with another section of the Administrative Plan; Section 6.16 (not 6.18) in the Draft Plan states that HABC "will" reduce the rent in the specified circumstances. Further, the proposed change would allow HABC to impute welfare benefits as income to participant families who are no longer receiving the income, through no fault of their own.</p>	<p>No change to the FY 2019 Annual Plan or FY 2018 Plan Amendment. HABC has revised section 12.4 to comply with section 6.16 and corrected the typo in section 12.4.</p> <p>"HABC <i>may</i> reduce the rental contribution if the welfare assistance reduction is a result of the expiration of a lifetime time limit on receiving benefits, a situation where the household complied with welfare program requirements but cannot or has not obtained employment, or a situation where a household member has not complied with other welfare agency requirements."</p>

COMMENT RECEIVED	HABC RESPONSE
<p>32. HABC may not re-determine eligibility for a family porting into Baltimore City. HABC has included in its Draft Plan a new requirement that HCVP participants porting into Baltimore City must be in "good standing with the voucher issued by the initial jurisdiction."¹¹ HUD regulations, however, clearly state that it is the initial PHA that determines the family's eligibility to move. The receiving PHA may not re-determine eligibility for a participant family porting into their jurisdiction. Therefore, HABC lacks authority to make a determination as to whether a family porting into Baltimore City is in "good standing" with the initial PHA and lacks authority to deny, terminate, or otherwise refuse to issue a voucher based upon such a determination. HABC should remove this provision from the Draft Plan.</p>	<p>No change to the FY 2019 Annual Plan or FY 2018 Plan Amendment. HABC does not make a determination as to whether a family porting into Baltimore City is in "good standing"; however HABC will confirm and verify the determination made by the initial PHA. Pursuant to this comment HABC modified the language in Section 13.5.2 to clarify its policy. See below.</p> <p>Port-in households will be required to meet all HABC program criteria prior to being accepted (see Chapter 2, ELIGIBILITY FOR ADMISSION and Chapter 3, APPLYING FOR ADMISSION). As the receiving jurisdiction, HABC will require the documents listed on the HUD Portability Billing Form from the initial jurisdiction. <u>While the initial PHA will determine the pParticipants eligibility to move, must also be in good standing with the voucher issued by the initial jurisdiction. HABC will confirm the eligibility determination made by the initial PHA. If HABC denies assistance to the family, HABC will notify the initial PHA and the family will be offered an informal review or hearing.</u> After receiving and <u>confirming</u> approving the portability paperwork from the initial PHA, HABC will contact the participant within ten (10) business days to schedule a mandatory voucher briefing</p>
<p>33. HABC should adopt a waiting list preference for applicants experiencing homelessness on the Public Housing and HCVP waiting lists, as well as for Transitional Housing residents on the Project-Based Voucher and Public Housing waiting lists. HABC should create local preferences to target its scarce resources to the most vulnerable applicants on the waiting list. HABC has already established local preferences for families with children, non-elderly persons with disabilities, and seniors. HPRP encourages HABC to adopt a local preference for applicants on the Public Housing and Housing Choice Voucher Program (HCVP) waiting lists who are</p>	<p>No change to the FY 2019 Annual Plan or FY 2018 Plan Amendment. HABC will set aside up to 100 units for homeless families referred by the Mayor's Office of Homeless Services to be admitted into public housing (see the FY 2019 Annual Plan). In addition, the Housing Choice Voucher Program has set aside up to 850 tenant-based vouchers and been awarded 192 project-based vouchers for the homeless.</p>

COMMENT RECEIVED	HABC RESPONSE
experiencing homelessness.	
<p>34. Project-based transitional housing does not increase housing choice.</p> <p>We urge HABC to conduct more oversight of the project-based transitional housing programs as we continue to see numerous problems including onerous program rules, lack of meaningful supportive services, and arbitrary standards for tenant-based voucher referrals.</p>	<p>No change to the FY 2019 Annual Plan or FY 2018 Plan Amendment.</p> <p>HABC invites the commenter to introduce this topic at one of the advocacy organization committee meetings held with HABC. Notwithstanding the foregoing, HABC maintains that Project-based transitional housing for special populations is an important housing resource and HABC will continue to assist Baltimore City residents to obtain this type of housing particularly when the alternative is homelessness.</p> <p>Participants are encouraged to contact HABC if there is a problem and when participants are terminated for program non-compliance HABC will schedule an informal meeting with the site, the participant and HABC. Upon conclusion of the meeting HABC will decide to either uphold the site's decision or provide the participant assistance with permanent housing.</p>

Appendix F: Certifications

Operating Fund Calculation of Operating Subsidy PHA-Owned Rental Housing				U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB Approval No. 2577-0029 (exp.08/31/2020)			
Public Reporting Burden for this collection of information is estimated to average .75 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 9(a) of the U.S. Housing Act of 1937, as amended, and by 24 CFR Part 960 HUD regulations. HUD makes payments for the operation and maintenance of low-income housing projects to PHAs/projects. The Operating Fund determines the amount of operating subsidy to be paid to PHAs/projects. PHAs/projects provide information on the Project Expense Level (PEL), Utilities Expense Level (UEL), Other Formula Expenses (Add-ons) and Formula Income – the major Operating Fund components. HUD reviews the information to determine each PHA's/project's Formula Amount and the funds to be obligated for the Funding Period to each PHA/project based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality. Formula Amount and the funds to be obligated for the Funding Period to each PHA/project based on the appropriation by Congress. HUD also uses the information as the basis for requesting annual appropriations from Congress. Responses to the collection of information are required to obtain a benefit. The information requested does not lend itself to confidentiality.							
Enter Total Number of ACC Units for this PHA >							669
1. Name and Address of Public Housing Agency: Housing Authority Of Baltimore City 417 E FAYETTE Street BALTIMORE MD 21202				2. Funding Period: 01/01/2018 to 12/31/2018 3. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No.			
4. ACC Number: P-110		5. Fiscal Year End: <input type="checkbox"/> 12/31 <input type="checkbox"/> 03/31 <input checked="" type="checkbox"/> 06/30 <input type="checkbox"/> 09/30		6. Operating Fund Project Number: MD002000001			
7. DUNS Number: 035653435		HUD Use Only					
8. ROFO Code: 0306							
Section 2							
Calculation of ACC Units for 12-month period from July 1 to June 30 that is prior to the first day of the Funding Period:							
	ACC Units on 7/1/2016	Units Added to ACC (+)	Units Deleted from ACC (-)	ACC Units on 6/30/2017 (=)			
Requested by PHA	0	0	0	0			
HUD Modifications							
Line No.	Category	Column A Unit Months		Column B Eligible Unit Months (EUMs)		Column C Resident Participation Unit Months	
		Req'd by PHA	HUD Mod.	Req'd by PHA	HUD Mod.	Req'd by PHA	HUD Mod.
Categorization of Unit Months:				<input checked="" type="checkbox"/> First of Month			
				<input type="checkbox"/> Last of Month			
Occupied Unit Months							
01	Occupied dwelling units -- by public housing eligible family under lease			0		0	
02	Occupied dwelling units -- by PHA employee, police officer, or other security personnel who is not otherwise eligible for public housing					0	
03	New units -- eligible to receive subsidy during the Funding Period but not included on Lines 01, 02, or 05-13 of this section	0		0		0	
04	New units -- eligible to receive subsidy from 10/1 to 12/31 of previous funding period but not included on previous Calculation of Operating Subsidy	0		0		0	
Vacant Unit Months							
05	Units undergoing modernization			0			
06	Special use units			0			
06a	Units on Line 02 that are occupied by police officers and that also qualify as special use units						
07	Units vacant due to litigation			0			
08	Units vacant due to disasters			0			
09	Units vacant due to casualty losses			0			
10	Units vacant due to changing market conditions			0			
11	Units vacant and not categorized above						
Other ACC Unit Months							
12	Units eligible for asset repositioning fee and still on ACC (occupied or vacant)						
13	All other ACC units not categorized above						

Operating Fund Project No.: MD002000001			
Calculations Based on Unit Months:			
14	Limited vacancies	0	
15	Total Unit Months	0	
16	Units eligible for funding for resident participation activities (Line 15C divided by 12)		0
Special Provision for Calculation of Utilities Expense Level:			
17	Unit months for which actual consumption is included on Line 01 of form HUD-52722 and that were removed from Lines 01 through 11, above, because of removal from inventory, including eligibility for the asset repositioning fee		
Section 3			
Line No.	Description	Requested by PHA	HUD Modifications
Part A. Formula Expenses			
Project Expense Level (PEL)			
01	PUM project expense level (PEL)	\$477.04	
02	Inflation factor	1.03000	
03	PUM inflated PEL (Part A, Line 01 times Line 02)	\$491.35	
04	PEL (Part A, Line 03 times Section 2, Line 15, Column B)	\$0	
Utilities Expense Level (UEL)			
05	PUM utilities expense level (UEL) (from Line 26 of form HUD-52722)		
06	UEL (Part A, Line 05 times Section 2, Line 15, Column B)	\$0	
Add-Ons			
07	Self-sufficiency		
08	Energy loan amortization		
09	Payment in lieu of taxes (PILOT)	\$60,359	
10	Cost of independent audit	\$129,523	
11	Funding for resident participation activities	\$0	
12	Asset management fee <input type="checkbox"/> Eligible for an Asset Management Fee	\$0	
13	Information technology fee	\$0	
14	Asset repositioning fee	\$0	
15	Costs attributable to changes in federal law, regulation, or economy		
16	Total Add-Ons (Sum of Part A, Lines 07 through 15)	\$189,882	
17	Total Formula Expenses (Part A, Line 04 plus Line 06 plus Line 16)	\$189,882	
Part B. Formula Income			
01	PUM formula income		
02	Resident Paid Utility (RPU) Energy Performance Contract (EPC) Benefit		
03	PUM adjusted formula income (Sum of Part B, Lines 01 and 02)	\$0.00	
04	Total Formula Income (Part B, Line 03 times Section 2, Line 15, Column B)	\$0	
Part C. Other Formula Provisions			
01	Moving-to-Work (MTW)	\$74,854,047	
02	Transition funding	\$0	
03	Other	0.00	
04	Total Other Formula Provisions (Sum of Part C, Lines 01 through 03)	\$74,854,047	
Part D. Calculation of Formula Amount			
01	Formula calculation (Part A, Line 17 minus Part B, Line 04 plus Part C, Line 04)	\$75,043,929	
02	Cost of independent audit (Same as Part A, Line 10)	\$129,523	
03	Formula amount (Greater of Part D, Lines 01 or 02)	\$75,043,929	
Part E. Calculation of Operating Subsidy (HUD Use Only)			
01	Formula amount (Same as Part D, Line 03)		
02	Adjustment due to availability of funds		
03	HUD discretionary adjustments		
04	Funds Obligated for Period (Part E, Line 01 minus Line 02 minus Line 03) Appropriation symbol(s):		

Section 4

Remarks (provide section, part and line numbers):

Please see the support excel file to obtain the value for Part C line 01

Section 5

- ☒ In accordance with 24 CFR 990.215, I hereby certify that Housing Authority Of Baltimore City Housing Agency is in compliance with the annual income reexamination requirements and that rents and utility allowance calculations have been or will be adjusted in accordance with current HUD requirements and regulations.
- ☐ In accordance with 24 CFR 990.255 through 990.285 of Subpart H – Asset Management, I hereby certify that Housing Authority Of Baltimore City has less than 250 units and is in compliance with asset management. I understand in accordance with 24 CFR 990.190(f), PHAs that are not in compliance with asset management will forfeit the asset management fee.
- ☐ In accordance with 24 CFR 990.255 through 990.285 of Subpart H – Asset Management, I hereby certify that Housing Authority Of Baltimore City has 250 units or more and is in compliance with asset management. I understand in accordance with 24 CFR 990.190(f), PHAs that are not in compliance with asset management will forfeit the asset management fee.
- ☒ I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Signature of Authorized PHA Representative & Date:


 x Janet Abrahams, Executive Director

Signature of Authorized HUD Representative & Date:

x

CY18

MTW Add-On - Section 3, Part C, Line 1**Part A - Project Expense Level Funding**

Line 1	Calendar Year 2017 Project Expense Level	46,254,192	
Line 2	Inflation Factor (est.)	1.0300	
Line 4	Calendar Year 2018 Project Expense Level Funding		47,641,818

Part A - Utility Expense Level Funding

	Calendar Year 2017 Utilities Expense Level	46,962,622	
	Inflation Factor (est.)	1.0537	
Line 6	Calendar Year 2018 Utilities Expense Level Funding		49,484,515

Total MTW Add-On Prior to RAD Reductions**97,126,333****RAD Reductions**

AMP #	AMP	Closing Date	Units
MD002000075	ALLEDALE	11/6/2015	164
MD002000051	BE MASON	11/13/2015	223
MD002000054	BEL PARK	11/20/2015	253
MD002000074	HOLLINS HOUSE	11/30/2015	130
MD002000033	LAKEVIEW TOWERS	11/20/2015	302
MD002000044	WYMAN HOUSE	12/11/2015	168
MD002000056	BRENTWOOD	12/18/2015	150
MD002000071	PRIMROSE	2/5/2016	125
MD002000110	PVG-TOWNHOMES	7/28/2016	201
MD002000110	PVG-SENIOR	9/9/2016	110
MD002000023	MCCULLOH	11/18/2016	347
MD002000047	GOVANS	11/30/2016	191
MD002000046	CHASE	12/29/2016	189
MD002000053	ELLERSLIE	2/3/2017	117
MD002000107	SR. TOWNES (w. Lex)	11/30/2016	47
MD002000112	BROADWAY	8/11/2017	84

Total CHAP Units	2,801
Total CHAP Unit Months	33,612
Calendar Year 2018 Contract Rent Per Unit	663
Calendar Year 2018 RAD Reductions	(22,272,286)

Total MTW Add-On - Section 3, Part C, Line 1**74,854,047****OCAF Calculation**

Beginning Contract Rent per unit	609
2014 Operating Cost Adjustment Factor (OCAF) Rate	1.017
Calendar Year 2015 Contract Rent per Unit	619
2015 Operating Cost Adjustment Factor (OCAF) Rate	1.021
Calendar Year 2016 Contract Rent Per Unit	632
2016 Operating Cost Adjustment Factor (OCAF) Rate	1.027
Calendar Year 2017 Contract Rent Per Unit	649
2017 Operating Cost Adjustment Factor (OCAF) Rate	1.021
Calendar Year 2018 Contract Rent Per Unit	663
2018 Operating Cost Adjustment Factor (OCAF) Rate	-
Calendar Year 2019 Contract Rent Per Unit	-
2019 Operating Cost Adjustment Factor (OCAF) Rate	-
Calendar Year 2020 Contract Rent Per Unit	-
2020 Operating Cost Adjustment Factor (OCAF) Rate	-
Calendar Year 2021 Contract Rent Per Unit	-

Appendix G: Private Management Portfolio

Public Housing	Total Site Units	Total ACC Units	Bedroom Distribution						
Developments			0 BR's	1 BR's	2 BR's	3 BR's	4 BR's	5 BR's	6 BR's
Albemarle Square	327	130		11	31	80	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			
Westhills Square	108	11		2	8	1			
Barclay Townhomes	72	53		39	5	5	2	2	
CHM	14	14			4	6	3		1
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		
TOTAL	1107	710	0	223	249	188	46	2	2

Rental Assistance Demonstration (RAD)	Total Units	Bedroom Distribution						
Development		0 BR's	1 BR's	2 BR's	3 BR's	4 BR's	5 BR's	6 BR's
Allendale	164		164					
Bel-Park Tower	253	134	119					
Bernard E. Mason	223		223					
Brentwood	150	86	64					
Chase House	189	109	80					
Broadway	23		19	2	2			
Ellerslie	117	70	47					
Govans	191	102	89					
Hillside	4		1	3				
Hollins House	130		130					
Lakeview Towers	302	199	103					
McCulloh Homes	349	134	199	16				
Primrose Place	125		125					
PVG Towns	201		11	130	50	10		
PVG Senior	110		110					
Wyman House	168	112	56					
Terrace Garden Co-op	4		4					
	2,703	946	1,544	151	52	10	0	0
Anticipated FY18 Conversions:								
Monument East	170	51	119					
Total FY18	170	51	119	0	0	0	0	0
Anticipated FY19 Conversions:								
Heritage Crossing	75		6	22	39	8		
Rosemont Tower	203		203					
Somerset Extension	60				32	20	4	4
J Van Story Branch	357	221	136					

Rental Assistance Demonstration (RAD)	Total Units	Bedroom Distribution						
Development		0 BR's	1 BR's	2 BR's	3 BR's	4 BR's	5 BR's	6 BR's
Homes for Arundel	58		1	7	44	6		
Hollander Ridge	100		20	30	40	10		
Total FY19	853	221	366	59	155	44	4	4
TBD								
Townes at the Terraces	203			78	110	15		
Arbor Oaks	62		26	36				
TOTAL	265	0	26	114	110	15	0	0

Bailey Long Term Affordable (LTA)	Total Units	Bedroom Distribution						
Development		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			
Chai-Fallstaff	1				1			
Chapel Green	10		8		2			
City Arts II.	3			3				
Fells Point Station	8		5	3				
Franklin Flats & Lofts	7		7					
Key's Pointe	16		12	1	2	1		
Key's Pointe (Non-Bailey Units)	57		21	18	15	3		
Lillian Jones	8			2	6			
Moravia Park	9		9					
Mulberry at Park	8			2	6			
North Avenue Gateway	5			5				

Bailey Long Term Affordable (LTA)	Total Units	Bedroom Distribution						
Development		0 BR's	1 BR's	2BR's	3 BR's	4 BR's	5 BR's	6 BR's
Orchard Ridge	97		69	14	10	3	1	
Penn Square	16		12		4			
Poppleton	16		7	1	8			
Reservoir Hill	15		11	3	1			
Sharp Leadenhall	5		5					
Uplands	6			4	2			
TOTAL	328		188	65	67	7	1	0

Other HABC Owned Units (Non-ACC)	Total Units	Bedroom Distribution						
Development		0 BR's	1 BR's	2 BR's	3 BR's	4 BR's	5 BR's	6 BR's
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			
Total	242	23	100	33	83	2	1	0

Appendix H: Non-MTW Fiscal Operations Information

Non-MTW Sources and Uses of Funding

This section of the Annual Plan provides information on HABC's planned sources and uses of non-MTW HUD funds. This financial plan is compiled based on current as of February 2018. It is subject to revision as conditions and/or assumptions change. This section includes a summary of HABC's planned non-MTW activities, i.e. activities that do not specifically require use of MTW Agreement authority in order to be implemented.

Planned Sources and Uses of Other HUD Funds

This category of Non-MTW Sources and Uses include the following programs:

- Other Section 8 Programs include the Section 8 Veterans Affairs Supportive Housing (VASH), NED 2P, FUPs, Moderate Rehabilitation, Substantial Rehabilitation and New Construction programs
- State and Local Programs
- Resident Opportunity Self Sufficiency (ROSS)
- Jobs Plus Program
- HOPE VI
- Partnership Rental Housing Programs (PRHP) market rate units,
- HABC's force account labor (HABCo)
- Resident Service Grant (Our House-Friends of the Family).

Estimated Sources of Non-MTW Funding for FY 2019

Sources	
FDS Line Item Name	Dollar Amount
Total Tenant Revenue	\$ 1,791,394
HUD PHA Operating Grants	\$ 13,722,161
Capital Grants	\$ 10,669,002
Total Fee Revenue	\$ -
Interest Income	\$ -
Gain or Loss on Sale of Capital Assets	\$ -
Other Income	\$ 17,006,824
Total Revenue	\$ 43,189,381

Notes to Sources:

- Total Tenant Revenue is for PRHP market rate units managed by HABC's privatized firms.
- HUD Operating Grants include the following:
 - Housing Assistance Payments (HAP) subsidies planned for Other Section 8 programs in the amount of \$13,047,958
 - Ongoing Administrative Fees Earned estimated in the amount of \$508,649

- Interest Income is based on a short-term interest rate on estimated average daily cash balance
- Other Income includes the following:
 - HABCo's construction and maintenance activities \$1,878,579
 - ROSS grant activities from previously awarded grants \$658,48
 - Jobs Plus \$750,877
 - State and Local activities \$4,600,310 for the City of Baltimore instantaneous reimbursement of pass-through activities and State and Local Resident Services activities
 - Business Activities of \$10,304,030, which primarily includes \$8,416,716 for HABCo's next EPC and \$1,878,579 for HABCo's construction unit

Estimated Uses of Non-MTW Funding for FY 2019

Uses	
FDS Line Item Name	Dollar Amount
Total Operating - Administrative	\$ 2,892,988
Management Fee Expense	\$ -
Allocated Overhead	\$ 416,870
Total Tenant Services	\$ 2,110,605
Total Utilities	\$ 234,661
Labor	\$ -
Total Ordinary Maintenance	\$ 4,143,414
Total Protective Services	\$ 45,348
Total Insurance Premiums	\$ 144,146
Total Other General Expenses	\$ 1,720,570
Total Interest Expense and Amortization Cost	\$ -
Total Extraordinary Maintenance	\$ -
Housing Assistance Payments	\$ 13,047,958
Depreciation Expense	\$ 757,008
All Other Expenses	\$ -
Total Expenses	\$ 25,513,569

Total Expenses	\$25,513,569
Less: Depreciation Expense	\$(757,008)
Capital Hard Cost	\$19,090,209
MTW Uses of Funds	\$43,846,770

Notes to Uses:

- Administrative expenses include salaries and benefits to administer the Non-MTW programs. Also included in this expense category are office supplies, telephone, postage, and other computer materials and contracts.
- Allocated Overhead is calculated based on HUD's approved Local Asset Management Program since FY 2010. The proposed updated cost allocation calculations for FY 2019 are included in Appendix C.
- Tenant Services include salaries and benefits of employees for the ROSS grants, Youth Build grant, and Our House program. It also includes other materials and services as required by the grant agreements.

- Ordinary Maintenance expenses are related to the City of Baltimore pass-through (non-capitalized) activities being performed by HABC's force-account labor department (HABCo). HABC receives instantaneous reimbursement from the City for these activities.
- Other General Expenses include applicable insurance premiums for workers compensation and applicable portions of compensating absence for the non-MTW programs.
- Housing Assistance Payments (HAPs) include rent subsidies paid to landlords and utility assistance paid to tenants of Other Section 8 programs.

Appendix I: Office of Resident Services

The mission of HABC's Office of Resident Services is to enhance the quality of life for public housing and Housing Choice Voucher Program residents of Baltimore City through the provision of individualized services that promote economic and personal self-sufficiency. To accomplish its goals, the Office of Resident Services coordinates and implements a vast array of programs and services to include: job search assistance and placement, social, health and other supportive services, literacy education, job training, youth activities and assistance to resident organizations.

Office of Resident Services Strategic Goals

Economic Independence – Enable residents to achieve economic self-sufficiency by providing opportunities for employment, training and increased income

Self-Sufficiency – Provide supportive services through service coordination and crisis intervention to stabilize households and help improve the overall quality of life

Youth Development – Youth to live productive lives by obtaining skills and resources to prepare for the future

Resource Development, Research and Technology – Seek, obtain and maintain resources at a level sufficient to accomplish and further the mission, goals and objectives of the Office of Resident Services

Staff Development and Empowerment – Staff will continue to acquire the skills and knowledge for personal and professional development encompassing all types of facilitated learning opportunities

Marketing and Promotion – Conduct a comprehensive marketing campaign that promotes the services and successes of the Office of Resident Services

Past Performance FY 2016 and 2017

The Office of Resident Services has been successful in meeting its overall performance goals as follows:

People Accessing Continued Employment – employment program that assists residents with finding employment and retaining their employment.

➤ Employment Services – 383; Job Placements – 260; Average hourly wage: \$10.84

Family Self-Sufficiency Program – assists families to achieve their goals of employment and long-term economic self-sufficiency. Families may remain in the program for up to five years. A major incentive is the payment of an escrow account upon graduation.

➤ Average enrollment per year – 586; Graduates – 62; Average escrow payout – \$6,892

Services to youth – a “cradle to career” approach is used to assure that youth become adults with a career path well planned.

➤ Our House Early Head Start – 102; Youth development activities – 1,785

➤ Youth Summit attendance – 690; Youth Employment – 219

Service Coordination – Service Coordinators assure that public housing families are living in stable conditions. Residents are referred for service to partnering service agencies to assist barriers. The overall goal is to improve the quality of life for residents.

➤ Individuals served: 8,378

Resource Development – this unit seeks and obtains grants for services to residents. During these years a series of grants resulted in \$5,609,304

New Initiatives – 2019

In its quest for funding and additional services for housing residents, the Office of Resident Services will collaborate to offer one new initiative to our residents:

Connect Home

ConnectHome is a public-private collaboration to narrow the digital divide for families with school-age children who live in HUD-assisted housing. The program seeks to bring affordable broadband access, technical training, digital literacy programs and electronic devices to public housing and Housing Choice Voucher families.

Since the program's inception, Comcast has joined the initiative and in partnership with HUD has collaborated to close the digital divide for up to two million HUD-assisted families. Now, public housing and Housing Choice Voucher HUD-assisted residents living in Comcast's service area will have access to low-cost internet service through a signature program called [Internet Essentials](#). Internet Essentials is Comcast's high-speed internet adoption program for low-income families which provides internet service to low-income families for \$9.95/month.

HABC is one of 28 public housing authorities nationwide that was chosen as a pilot site for ConnectHome.

New Strategies – 2019

Each year, we have an opportunity to examine the successes and challenges of the services we provide; and discover best practices and opportunities to enhance the quality of such services. Two areas we would like to focus on are:

- Youth Development – to expand our realm of services and support to our youth council; youth leadership summit; youth employment and training; and support to our Rising Star Scholarship applicants and awardees
- Financial Education – enhance our relationship with local banks and financial institutions to broaden opportunities for financial education and banking services

Residents Served in Economic Self-Sufficiency Programs

Service Program Area	Projected # Residents Served	
Employment Services	Enrollment Total # Served	450
	Employment Services	500
	Job Placements	200
	Average Hourly Wage	\$10.00
	Skills Training	60
Youth Services (Ages 18 to 24)	Training	25
	Job Placements	20
	Average Hourly Wage	\$10.00
Family Self-Sufficiency	Total families Served	525
	Graduates	30
	New Escrow Accounts	35
	Home Ownership Education Sessions Attended	30
	Financial Literacy Management Education Sessions Attended	100

Residents Served in Support Service Programs

Service/Program Area	Projected Number of Residents Served
Service Coordination (residents assisted)	900
Service Referrals	1800
Congregate Housing Services Program	25
Our House Early Head Start program	57
Pre and Post Occupancy Training	500
Youth Services	250

Economic Self-Sufficiency (Adults and Older Youth)

Residents are provided opportunities for employment, training and increased income that enable them to achieve economic self-sufficiency. Programs that accomplish this goal are PACE, youth employment services and the Family Self-Sufficiency Program.

PACE (People Accessing Continued Employment)

The PACE Program provides employment readiness, skill assessment, job placement, retention services, case management and training referral services to Public Housing residents and Housing Choice Voucher participants. PACE envisions that all residents of Public Housing Communities and HCVP will become economically independent, successful, and self-sufficient through meaningful career-oriented employment with area businesses. PACE is also an Employment Network (EN) for the Social Security Ticket to Work Program targeting beneficiaries of SSI and/or SSDI who are seeking employment and are between the ages of 18 and 64. The Section 3 Program is another specialized employment initiative. Section 3 jobs are created when private companies and businesses are awarded contracts by Baltimore Housing to complete projects related to housing rehabilitation, construction, development, operation and modernization expenditures. In FY 2019, PACE will place residents who have completed skills training with permanent employment in lucrative job industries in the Baltimore area.

Jobs Plus Program

HABC was awarded a four year grant in the amount of \$2,498,734 to target services to the residents of Gilmor Homes that will result in long term, sustainable employment. Located in the Sandtown Winchester community of West Baltimore, Gilmor Homes is considered one of the most economically challenged family developments in HABC inventory. The term of this initiative is 9/26/16 through 9/25/20.

MyGoals Family Self-Sufficiency Evaluation Project

This initiative is a three year evaluation project in coordination with the MDRC research corporation and includes the city of Houston, Texas. This is a new model to the traditional HUD Family Self-Sufficiency program that targets employment services to residents through new, state of the art job coaching techniques. Residents will receive monetary and other incentives as they progress successfully through the program. The base of operations will be 709 E. Eager St and will serve all public housing and HCVP families. The term of this program is 11/1/2016 through 10/31/2019 with the major component beginning in 2018.

Youth Employment Services

The mission of the Youth Initiatives is to provide Baltimore City Public Housing and HCVP youth ages 18-24 with opportunities that will enable them to become productive, well-rounded, economically self-sufficient individuals. These youth initiatives provide skills assessment, career assessment, mentoring, life skills coaching, job training, tutoring, and education assistance to Baltimore City Public Housing and HCVP Youth. Staff will establish partnerships with the various training agencies to access skills training in a variety of occupations leading to employment.

Family Self Sufficiency

The Family Self-Sufficiency (FSS) program provides holistic goal-oriented case management services that lead to opportunities of self-sufficiency and economic independence for FSS

families. FSS is designed to assist residents in achieving economic independence and self-sufficiency through structured five year contract goals and case management. The major incentive of the program is an escrow account linked to residents' increased rent payments due to employment. The escrow account allows the resident to save money which is disbursed when the goals of FSS Contract of Participation are successfully completed or the head of household has reached the fair market rent for their unit. HUD funds FSS coordinators for case management. All services are provided through partnerships linked through a required Program Coordinating Committee (PCC).

Personal Self-Sufficiency and Independence

Supportive services are provided through service coordination and crisis intervention to stabilize households and help improve the overall quality of life in public housing communities. Service Coordination, the Our House Family Early Head Start program, the Congregate Housing Services Program, and Pre and Post Occupancy training are key components under supportive services. Services to the elderly and persons with disabilities assist these residents to remain independent as they age-in-place.

Service Coordination

Supportive services to families are provided by Service Coordinators who work in the communities to coordinate services and collaborate with community service providers to arrange for service delivery to individuals and families. The Service Coordinators address a wide range of supportive services needs for adults, children, and persons with disabilities and seniors with the goal of assuring personal self-sufficiency for all families. A major component being added is financial counseling and eviction prevention services which will be performed by Guidewell Financial Solutions, a credit counseling service that will be on-site at the Eager Street location.

Pre and Post Occupancy Training

Pre and Post Occupancy Training gives residents an introduction to housing and the information needed for them to maintain their units and be good neighbors. The workshop format assists new and existing public housing residents in understanding the responsibilities of their lease, complying with the community service requirement, becoming self-reliant in the upkeep and maintenance of their units and being informed on the resources and programs that exist within their communities and Baltimore City. In FY 2019, ORS proposes to serve 500 residents through this training initiative.

Youth Services

Youth services are provided from birth to adult to ensure that young living in public housing live productive lives by obtaining skills and resources to prepare for future self-sufficiency. To assist in educational preparation and achievement, the Our House Early Head Start program serves families in the South Baltimore area. Partnerships with other early head and regular start programs around the City help assure that public housing students enter school ready to learn.

Twelve youth leadership clubs are in operation at various developments. The youth leaders receive training and enhanced support that encourages growth and sustainability. A sixth youth summit will be planned and implemented in collaboration with the Parents Against Drugs of HABC, Inc. The partnerships with the Boys and Girls Clubs of Metropolitan

Baltimore and Living Classrooms for on-site youth programs will continue at O'Donnell Heights, Westport/Mt. Winans, Perkins Homes, Gilmor Homes and Pleasant View Gardens.

Resource Development

The Office of Resident Services' Resource Development Unit will continue its efforts to identify and secure the resources needed to support the combined goals of both ORS and its affiliated non-profit, Resident Services, Inc. (RSI). Employing the combined capacities and synergies of the two organizations, Resource Development has set a goal of \$2 million in grant funding. In addition to the fiscal resources, Resource Development will continue to develop and establish partnerships and collaboration that will positively impact and add to the service delivery capabilities of the Office of Resident Services. This unit will also implement a compliance and monitoring component to assure quality of operation and adherence to grant guidelines.

Appendix J: Information Technology

In support of the MTW Annual Plan, HABC's Information Technology Department will undertake and/or complete the following initiatives in FY 2019:

HABC selected Emphasys Computer Solutions housing software, Elite for their Housing Enterprise Management System. The following modules went live on July 1, 2013, Low Income Public Housing (LIPH), the Public Housing Work Order module, and the Public Housing Waiting List. The Housing Choice Voucher Program went live on schedule, September 25, 2013.

In FY18 we will focus our efforts on staff training and expanding the use of the Housing Enterprise Management System by offering a Work Order Portal to the residents and Mobile Work Order devices to the maintenance staff.

Mobile Work Order Touch - The Elite Mobile Work Order Touch system is a complete paperless system designed to manage every step of the work order process. Each mobile unit is assigned to a maintenance worker and the assigned work orders are downloaded to the maintenance worker's mobile device as assigned by the supervisor. After the maintenance worker logs in, his/her assigned work orders are displayed on the screen. To complete tasks on the mobile device, the user simply touches the desired work order and the task screen is displayed. During the completion process, the maintenance worker will enter all the required information into the mobile device which is uploaded to the main system to update work order information.

Status:

This project was put on hold until Emphasys (Elite) can re-write the application to work on Android and iPhones. Microsoft no longer support their Mobile devices. Housing Operations is taking the lead on this project.

Mobile UPCS Inspections - The Elite Mobile UPCS Inspections system is a complete inspection system designed to manage every step of the inspection process and fulfill REAC's inspection requirements. Each tablet unit is assigned to an inspector and the selected inspections are downloaded to the unit. After the inspector logs in, his/her scheduled inspections are displayed on the screen. To open an inspection, the user simply touches the desired unit and the inspection screen is displayed. During the inspection, the inspector enters all the required information into the tablet which is uploaded to the main system to update property or unit information, create work orders and generate letters.

Status:

This project is in the final testing phase. There were major enhancements needed to make it fit our needs before we could use it effectively. Housing Operations is taking the lead on this project.

We will install ten (10) Free Standing (Kiosks) in the lobby of the family developments for Residents in FY 2018. This will allow them to self-serve creating work orders through the eRes work order portal.

Status:

This project is on hold. The Executive Director has requested that we work with Emphasys (Elite) to modify their Web Based software to be more user friendly and functional for our residents to use. Housing Operations is taking the lead on this project.