

Housing Authority of Baltimore City

Moving To Work Program Annual Report for Fiscal Year 2014

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I. Introduction and Overview

The Housing Authority of Baltimore City (HABC) entered into a ten-year Moving to Work Agreement (MTW Agreement) with the US Department of Housing and Urban Development (HUD) effective as of December 24, 2008. Through a previous agreement between HUD and HABC, HABC has been a full participant in the MTW program since 2005.

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

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

The MTW activities undertaken and/or planned by HABC are all designed to promote one or more of the statutory objectives.

This document is the MTW Annual Report for Fiscal Year 2014, which is the period from July 1, 2013 to June 30, 2014. HABC is required to prepare this Annual Plan in conformance with the specifications of HUD Form 50900 “Elements for the Annual MTW Plan and Annual MTW Report”. For purposes of this document and the required submission to HUD, an “MTW activity” is defined as any activity that requires MTW flexibility to waive statutory or regulatory requirements.

A. Short-Term Goals and Objectives

HABC's goals for the current and future years of the MTW Demonstration include supporting neighborhood revitalization, reducing administrative costs and promoting resident economic self-sufficiency. During Fiscal Year 2014, HABC worked towards these overarching goals by undertaking a broad range of housing, capital improvement, resident services and development activities as described in this Plan. Major non-MTW initiatives and objectives for the year ahead include:

- **Public Housing Occupancy** – HABC achieved a 96.3% adjusted occupancy rate in its public housing developments at the end of the fiscal year. The average occupancy rate for the year was 93%. Actual occupancy (10,156) exceeds the number served in the public housing program at the beginning of the MTW Demonstration by approximately 600 households.
- **Leased Housing Program** - HABC served 15,684 households in the leased housing program at the end of FY 2014. During this period, HABC continued to increase the number of households served through a number of special programs that includes 266 veterans housed under the Veterans Affairs Supportive Housing (VASH) program; 92 families housed using Family Unification Program (FUP) vouchers; and 37 families housed using the Category II non-elderly persons with a disability (NEDs II) vouchers.
- **Capital Planning** –HABC continued its program of capital improvements and development activities. HABC expended \$40.6 million on capital improvements including the continued retrofitting of 5 family developments with a variety of energy conservation measures and HABC's initiatives involving major improvements to the exterior of some of the mixed population inventory..
- HABC received a letter from HUD dated November 19, 2013 approving the inclusion of project-based vouchers and other affordable housing development options for HABC's development methods. We are currently accumulating Replacement Housing Factor Funds for grant years 2011 through 2014 for approximately \$19.1 million for future development projects. We spent approximately \$144,593 in FY 14 for Administrative and technical costs associated with Replacement Housing Development Activities.
- **Portfolio Planning** –HABC continued its ongoing portfolio assessment including assessing capital needs, developing a capital spending plan and strategy, and identifying a framework for future development activity. In tandem, both traditional and non-traditional sources of funding are assessed (In FY 2014 an RFP was issued for a Master Developer and Planner for the Choice Neighborhood Program Grant) including identifying ways in which MTW flexibility can be used to leverage and support reinvestment in HABC developments. In FY 2014 HABC submitted eleven applications, and one portfolio application(for a total of 22 public housing sites) to HUD for redevelopment options of existing inventory related to the Rental Assistance Demonstration Program (RAD). On December 24, 2013 HABC received its Commitment for Housing Authority Payment (CHAP) letter for the first eleven of twenty-two sites:

- Bel-Park Tower
- Bernard E. Mason, Sr. Apts.
- Hollins House
- Lakeview Towers
- McCulloh Homes Extension
- Pleasant View Gardens
- Primrose House
- Chase House
- The Allendale
- The Brentwood
- Wyman House

Other FY 2014 objectives which utilized HABC's MTW flexibility and which promote one or more of the MTW statutory objectives included:

- Three-Year Recertifications (HCVP) – Under MTW, HCV households will continue to be recertified every two years; however, HABC will transition elderly and/or disabled families on fixed incomes to a three year recertification schedule. All other families will remain on a two-year cycle except for the Non-MTW voucher families noted. (VASH, some NEDS vouchers).
- Family Self Sufficiency – HABC will continue to implement FSS activities that provide supportive services and family savings for both public housing and HCV residents. Project Based Vouchers
- An estimated 79 additional housing units will be leased under HABC's PBV program.

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

In FY 2014, HABC worked closely with the Mayor's Office and other stakeholders to implement the Journey Home, Baltimore's Ten Year Plan to End Homelessness. HABC will continue to play a major role in the planning and implementation of this comprehensive, multi-disciplinary long-term initiative. Though most of the initiatives implemented do not require HABC to use its MTW Authority, virtually all of HABC's program activities help to support the goals of preventing and reducing homelessness in the City by providing quality, affordable housing to extremely low income families who would be at risk of homelessness without HABC's resources. HABC's commitment to the Mayor's initiative includes the following targeted initiatives:

- Housing First Homeless Initiative – This initiative does not require MTW Authority as HABC provides up to 500 Housing Choice Vouchers to eligible chronically homeless households referred by Baltimore Homeless Services (BHS). Participants use their vouchers to find affordable permanent housing, while receiving supportive services from BHS and other agencies. As of June 30, 2014, 403 homeless families obtained housing with this program.

- Re-Entry Program – This program links permanent housing with supportive services to assist up to 200 chronically homeless individuals and families with an ex-offender household member. Referrals are made to HABC by the Mayor’s Office of Criminal Justice and Baltimore Homeless services. As of June 30, 2014, 141 families were housed under this initiative. MTW Authority is not required for this initiative.
- The Front Door Program – An MTW activity, which partners HABC 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 that will rapidly house 36 homeless families for up to one (1) year, until they become self-sufficient. As of June 30, 2014, 0 homeless families were housed under this program.
- Eviction Prevention – In Failure to Pay (“FTP”) court cases HABC has implemented an eviction prevention program prior to the family’s right to redeem the property is foreclosed upon. This program assists existing HABC residents with meeting their lease responsibilities and avoiding eviction action. This initiative continues to have a significant impact in preventing homelessness by reducing the number of HABC families evicted for lease violations or non-payment. As State law provides for the Right to Foreclose Redemption of HABC property, no MTW Authority is needed.
- Memorandum of Understanding (“MOU”) – In Breach of Lease (“BOL”) court actions HABC may enter into an MOU with the family found to be in non-compliance with the HABC Dwelling Lease. The MOU will set forth the conditions under which the family will cure the non-compliance and remain in the unit. No MTW Authority is required for this activity.
- The Thompson Settlement Agreement - In 1995a class action entitled *Thompson v. HUD*, No.MJG95-309, was filed in U.S. District Court for the District of Maryland against the Housing Authority of Baltimore City (HABC), the City of Baltimore and the U.S. Department of Housing and Urban Development (HUD).The plaintiffs alleged that African-American residents of and applicants for public housing and Section 8 vouchers had been discriminated against based upon their race. Certain parts of the case were settled by the parties through a Partial Consent Decree approved by the District Court in June 1996.

In November 2012, the District Court approved a final Settlement Agreement. The *Thompson* Settlement Agreement makes available up to 2,600 additional Housing Choice Vouchers from 2012 through 2018 (“*Thompson* Remedial Vouchers”), in addition to the 1,788 Housing Choice Vouchers already utilized under the *Thompson* 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 administers the vouchers for the *Thompson* Remedial and Partial Consent Decree vouchers. As such, the use of MTW authority is often used to promote the three statutory objectives.

All *Thompson* Remedial, PCD-Leased, and Homeownership Vouchers must be used in

Communities of Opportunity throughout the Baltimore metropolitan housing market as identified in the *Thompson Settlement Agreement*.

The Thompson Consent Decree included a provision that prohibited HABC from using public housing capital and operating funds to create public housing units in impacted areas in Baltimore City. The settlement of the Consent Decree has removed this prohibition and HABC is no longer prohibited from creating public housing units in these areas.

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

B. Long-Term Goals and Objectives

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

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

By making funds available to the public housing program utilizing MTW authority and an aggressive strategy for vacancy renovations/modernizations, HABC has been able to increase the number of households housed in public housing by 588 households between June 2006 and June 2014. In addition, as HABC nears completion of major renovation efforts to bring long-term vacant and uninhabitable units back on line, resources shifted back to the Housing Choice Voucher program which has resulted in serving 1,610 more households during the same period (Excludes Substantial Rehab, New Construction, VASH, FUP, NEDs Category II and Thompson Tenant and Project Based Vouchers).

As part of this strategy HABC submitted a letter to HUD, dated December 7, 2011, requesting approval to accumulate up to five years of first and second increment Replacement Housing Factor (RHF) grants (FFY 10 through FFY 14), totaling approximately \$21.1 million to develop mixed finance public housing replacement units in Baltimore City HABC needs to accumulate these resources in order to have adequate funds to develop the units.

Commencing in late 2010, HABC began to conduct a portfolio wide asset review. The results of this process, which is continuing into FY 14, will provide a roadmap and framework for future investments and development activities. As part of this process, HABC is exploring ways in which MTW flexibility can help to support the agency's ability to leverage both traditional and non-traditional sources of funding.

Other proposed long-term MTW initiatives include:

- Reducing the frequency of recertifications as a way to lower administrative costs, promote household savings, and minimize the burden imposed by this process on resident households. As noted in the Plan, HABC has implemented this initiative for Housing Choice Voucher participants. , Over the term of the MTW Agreement, HABC will also implement other MTW initiatives designed to simplify program administration and reduce costs;
- Implementing modified Project Based leasing programs to support City-sponsored targeted neighborhood revitalization. HABC has begun to implement an ambitious Project Based Voucher program that incorporates MTW flexibility and expands housing choice for program participants, as described herein. Utilization of Project Based resources is a key component of HABC's neighborhood reinvestment, new housing production, and Bailey Consent Decree production initiatives;
- Pursuant to MTW authority, HABC modified its Long-Term Affordable (LTA) Program to promote the long term affordability of units. Under this initiative, HABC entered into LTA Project Based contracts with developers/owners for some or all units to be developed on distressed former public housing sites, in rehabilitated or existing units in tax credit developments and through other development methods. LTA contracts are for a minimum forty (40) year term. The LTA Units shall be managed and operated primarily in accordance with the HUD regulations governing public housing units (*e.g.*, 24 CFR Parts 5, 960, 966, and the like) (the “**Public Housing Regulations**”), even though the LTA-PB Units will be subsidized with project based voucher funds. As of June 30, 2014 there are 213 LTA units in HABC's inventory.

HABC will also implement other MTW initiatives designed to simplify program administration and reduce costs;

- Streamlining income, deduction and rent calculation policies and procedures. Retrofitting vacant public housing units to allow accessibility by persons with disabilities;
- Replacing or renovating several public housing sites that have substantial unmet capital needs. Utilization of MTW funding, RAD and development flexibility is an essential component of these efforts;
- Establishing flexible homeownership initiatives that combine vouchers, soft second mortgages and family economic self-sufficiency components.
- Using MTW flexibility to fund housing subsidy for homeless families entering into an employment program.

HABC will continue to pursue this long term vision – and identify new ways to utilize MTW flexibility in support of the MTW statutory objectives - over the ten-year term of the new MTW Agreement.

II. General Housing Authority Operating Information

This section of the Annual Plan provides required information on HABC's current inventory, projected leasing activities and waiting lists for both the Public Housing and HCV programs. It includes details on planned changes to the housing stock as a result of new development, and demolition and disposition efforts. Additional data regarding the general operation of HABC's programs can be found in Appendix H. Planned significant capital expenditures are also summarized in this section.

A. Public Housing Inventory

Current Leasing - All HABC public housing units are included in the MTW Block Grant. As of June 30, 2014, 11,004 units are under an Annual Contributions Contract (ACC) with the Department of Housing and Urban Development, 10,543^[1] of which are available for occupancy. As a total of 10,156 households currently reside in public housing – HABC's adjusted occupancy rate is 96.3%^[2].

Projected leasing - HABC's projected adjusted occupancy rate for MTW public housing inventory and leasing as of June 30, 2015 is 97%. The total number of MTW public housing units to be leased as of June 30, 2015 is 10,227. HABC adjusted occupancy rate slightly increased from last year (from 95% to 96.3%) primarily due to Operations reorganizing its make ready work flow which includes Bi-Weekly progress meetings, contract status meetings, and Maintenance Supervisor and Manager attended Maintenance Operations training. In addition, HABC anticipates the number of move-outs to increase due to the opening of the HCV waitlist and is planning for a higher number of transfers to accommodate commitments under the Bailey Consent Decree.

^[1]Available for occupancy figures exclude units that are vacant and exempt consistent with 24 CFR 901.5. These exempt units include units: a) undergoing or identified to undergo renovation and/or vacated due to consent decree mandated alterations; b) undergoing or identified to undergo modernization; c) approved for deprogramming (disposition or demolition); d) approved for non-dwelling purposes; e) lost due to reconfiguration

^[2]Adjusted occupancy rate reflects the percentage of units that are available for occupancy that are actually occupied.

New Housing Choice Vouchers That Were Project-Based During the Fiscal Year

Property Name	Anticipated Number of New Vouchers to be Project-Based	Actual Number of New Vouchers that were Project-Based	Description of Project
Columbus School	8	0	8 PBV units dedicated to non-elderly persons with disabilities
Fells Point Station	14	14	8 PBV units for families and 6 PBV units for non-elderly persons with disabilities
Barclay (Phase 2)	15	15	4 PBV units for families and 11 PBV units for non-elderly persons with disabilities
O'Donnell (Phase 1A)	43	39	27 PBV units for families and 12 PBV units dedicated to non-elderly persons with disabilities
4227 Frederick	9	0	9 PBV units designated to non-elderly persons with disabilities. Construction to be completed in FY 2016
Hilton North/Gateway North	N/A	11	11 units are dedicated to non-elderly persons with disabilities

Anticipated Total Number of New Vouchers to be Project-Based	Actual Total Number of New Vouchers that were Project-Based	Anticipated Total Number of Project-Based Vouchers Committed at the End of the Fiscal Year	Anticipated Total Number of Project-Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Year
		1,600	1,525
89	79	Actual Total Number of Project-Based Vouchers Committed at the End of the Fiscal Year	Actual Total Number of Project-Based Vouchers Leased up or Issued to a Potential Tenant at the End of the Fiscal Year
		1,532	1,501

Other Changes to the Housing Stock that Occurred During the Fiscal Year

A total of 101 non-viable, obsolete units were dispositioned and/or demolished from the public housing inventory during FY 2014. Eighty-eight (88) units are from Mt. Winans (a public housing family development) which were dispositioned to the Mayor and City Council of Baltimore City. The remaining thirteen (13) units are from the public housing scattered sites inventory; two of which were sold to Johns Hopkins Bloomberg School of Health, and eleven which were dispositioned to the Mayor and City Council of Baltimore City.

The public housing units accepted for RAD in phase 1 have not yet undergone conversion. HABC expects that the conversion of these units will occur sometime in FY 2015. In preparation, vacant units at the eleven (11) mixed-population developments scheduled for RAD conversion have been held off-line for the temporary relocation of existing residents. This strategy was implemented in June 2014.

General Description of Actual Capital Fund Expenditures During the Plan Year

Year of Funding Award	Development Name	Description of Work	Original MTW Anticipated Spending July 1, 2013 -- 30-Jun-14	Actual MTW Expenses July 1, 2013 -- 30-Jun-14
FFY 11, 12 and 13	Latrobe Homes	Handicap Accessibility Modifications, Decentralized Heating System, Roofing Replacement, Site Improvements	\$ 1,419,492	\$1,597,216
		<i>Roof Replacement and Site Work started sooner than originally planned and is scheduled to be completed in FY 15. All other work is 100% completed. Actual expenditures are reflected.</i>		
FFY 11, 12 and 13	McCulloh Homes	Roof Cap Installation	\$ -	\$ 3,771
		<i>Work originally anticipated to begin in FY 15 but was actually started in FY 14. Actual expenditures are reflected.</i>		
FFY 11, 12 and 13	Perkins Homes	Concrete /Cement Repair to Unit Porches and Sidewalks; Erosion Repairs, Handicap Accessibility Modifications, Heating System Condensate Repairs and Handicap Accessibility Modifications	\$109,281	\$2,285,329
		<i>Emergency funding made available for heating system repairs; work scheduled to be completed in FY 15. All other work is completed.</i>		
FFY 11, 12 and 13	Douglas Homes	Replace Roof (Maintenance Building)	\$14,250	\$26,878
		<i>Completed; actual expenditures are reflected.</i>		
FFY 11, 12 and 13	Gilmor Homes	Clear Clogged Storm Drains, Energy Conservation Measures	\$228,000	\$257,653
		<i>Completed; actual expenditures are reflected.</i>		
FFY 11, 12 and 13	O'Donnell Heights	Development of 76 Low Income Housing Tax Credit and Section 8 Units	\$10,478,610	\$ 3,161,913
		<i>Expenses planned for FY14 were not made until the 1st quarter of FY 15. Actual expenses for FY 14 are reflected.</i>		
FFY 11, 12 and 13	Cherry Hill Homes	Install New Heating /Cooling System at Community Bldg/Day Care Ctr. , and Gas Pipe Modernization Project, Cameras.	\$3,814,079	\$5,803,655

Year of Funding Award	Development Name	Description of Work	Original MTW Anticipated Spending July 1, 2013 -- 30-Jun-14	Actual MTW Expenses July 1, 2013 -- 30-Jun-14
		<i>Planned expenses for the piping and modernization project were understated. All work is completed. Actual expenses are reflected.</i>		
FFY 11, 12 and 13	Brooklyn Homes	Handicap Accessibility Modifications, Energy Conservation Measures, Gas Pipe Replacement	\$216,128	\$469,274
		<i>Energy Performance Contract contingency funds were reallocated for additional energy improvements. All work is completed. Actual expenses are reflected.</i>		
FFY 11, 12 and 13	McCulloh Homes, Ext.	Clear Clogged Storm Drains and Repair/Replace Water Risers as Needed, Install Load Monitoring Devices.	\$175,000	\$4,408
		<i>Minor electrical Work required to determine electrical load capacity involving RAD conversion. Capital activities for this site have been deferred to the RAD Program. Funds will be allocated on an emergency basis as needed.</i>		
FFY 11, 12 and 13	Mt. Winans	Demolition of 88 Non-Viable Units	\$792,000	\$792,000
		<i>Property disposed of to City of Baltimore. Demolition completed. Actual expenditures reflected.</i>		
FFY 11, 12, 13	Dukeland	Gas Pipe Replacement/Electrical System Revitalization	\$40,000	\$44,086
		<i>Completed; actual expenses are reflected.</i>		
FFY 11, 12 and 13	Rosemont	Gas Pipe Replacement, Clear Clogged Storm Drain and Erosion Control	\$240,000	\$161,714
		<i>Gas Pipe Replacement work scheduled to be completed in FY 15. Storm Drain related work currently under construction and scheduled to be completed in FY 15. Erosion control work completed. Actual expenses are reflected.</i>		

Year of Funding Award	Development Name	Description of Work	Original MTW Anticipated Spending July 1, 2013 -- 30-Jun-14	Actual MTW Expenses July 1, 2013 -- 30-Jun-14
FFY 11, 12 and 13	Lakeview Towers Ext	Replace Water Risers	\$186,593	\$-
		<i>Capital activities for this site have been deferred to the RAD Program. Funds will be allocated on an emergency basis as needed.</i>		
FFY 11, 12 and 13	Van Story Branch (formerly the West Twenty)	Exterior Waterproofing & Tuck-pointing and Window and Balcony Door Replacement	\$2,300,594	\$2,261,822
		<i>All work planned for FY 14 completed. Contract scheduled to be completed in FY 15. Actual expenses are reflected.</i>		
FFY 11, 12 and 13	Somerset Extension	Roof Repairs/Replacement	\$210,000	\$201,122
		<i>Completed; actual expenses are reflected.</i>		
FFY 11, 12 and 13	Monument East	Roof Replacement and Replace Water Risers	\$90,000	\$241,238
		<i>Roof installation is complete. Other capital activities for this site have been deferred to the RAD Program. Funds will be allocated on an emergency basis as needed. Actual expenses are reflected.</i>		
FFY 11, 12 and 13	Wyman House	Summer Boilers	\$250,000	\$-
		<i>Capital activities for this site have been deferred to the RAD Program. Funds will be allocated on an emergency basis as needed.</i>		
FFY 11, 12 and 13	Chase House	Exterior Waterproofing & Tuck-pointing and Window and Balcony Door Replacement	\$4,870,000	\$948,565

Year of Funding Award	Development Name	Description of Work	Original MTW Anticipated Spending July 1, 2013 -- 30-Jun-14	Actual MTW Expenses July 1, 2013 -- 30-Jun-14
		<i>Exterior waterproofing and tuck-pointing is scheduled to be completed in FY 15. Actual expenses are reflected. Window and balcony door repairs have been deferred to the RAD Program.</i>		
FFY 11, 12 and 13	Bel-Park Tower	Install Summer Boilers, Replace Water Risers as Needed, Clear Clogged Storm Drains	\$900,000	\$-
		<i>Capital activities for this site have been deferred to the RAD Program. Funds will be allocated on an emergency basis as needed.</i>		
FFY 11, 12 and 13	Brentwood	Replace Water Risers	\$190,000	\$148,115
		<i>Completed; actual expenses are reflected.</i>		
FFY 11, 12 and 13	Primrose Place	Replace Balcony Doors	\$409,500	
		<i>Capital activities for this site have been deferred to the RAD Program. Funds will be allocated on an emergency basis as needed.</i>		
FFY 11, 12 and 13	Scattered Sites	Roof Replacement	\$41,841	\$52,768
		<i>Completed; actual expenses are reflected.</i>		
FFY 11, 12 and 13	Scattered Sites	Roof Replacement / Vacancy Renovation / Handicap Accessibility	\$300,000	\$1,351,220
		<i>Additional funding made available for vacancy renovations. All work is completed; actual expenses are reflected.</i>		
FFY 2000	Hollander Ridge	Hollander Replacement Housing	\$ 3,437,500	\$-
		<i>Work was anticipated to begin in FY 14 but was delayed because of complex issues involving the utilization of LIHTC as a source of funding for this redevelopment effort.</i>		
FFY 11, 12 and 13	Authority-Wide	Cathodic Protection of Gas Mains	\$100,000	\$-

Year of Funding Award	Development Name	Description of Work	Original MTW Anticipated Spending July 1, 2013 -- 30-Jun-14	Actual MTW Expenses July 1, 2013 -- 30-Jun-14
		<i>Funds Reallocated to specific projects.</i>		
FFY 11, 12 and 13	Authority-Wide	Landscaping - Plants and Shrubs for HABC Properties, Cathodic Protection for Gas Mains	\$26,270	\$8,785
		<i>Funds Reallocated to specific projects. Actual expenses are reflected.</i>		
FFY 11, 12 and 13	City Wide	Development of Non-Elderly Disabled Units	\$678,685	\$100,778
		<i>Planned expenses overstated; actual expenses reflected. Work continues in this area.</i>		
FFY 11, 12 and 13	City Wide	Enhanced Leasing Assistance Program	\$360,000	\$-
		<i>Planned expenses understated, actual expenses are reflected.</i>		
FFY 11, 12 and 13	Scattered Sites	New Construction UFAS Units - (Bailey Consent Decree)	\$2,829,595	\$2,502,186
		<i>Planned expenses overstated, actual expenses reflected. Work scheduled to be completed in FY 15.</i>		
FFY 11, 12 and 13	AMP's	Technical Salaries and Benefits	\$2,516,891	\$2,579,054
		<i>Planned expenses understated, actual expenses are reflected.</i>		
FFY 11, 12 and 13	AMP's	A & E and Environmental	\$2,155,006	\$2,054,039
		<i>Planned expenses overstated, actual expenses are reflected.</i>		
		Subtotal - Construction Costs and Associated Expenses	\$39,379,315	\$27,057,589

Year of Funding Award	Development Name	Description of Work	Original MTW Anticipated Spending July 1, 2013 -- 30-Jun-14	Actual MTW Expenses July 1, 2013 -- 30-Jun-14
FFY 11, 12 and 13	AMP's	Administration and Management Improvements	\$997,767	\$1,393,537
		<i>Planned expenses understated, actual expenses are reflected.</i>		
FFY 11, 12 and 13	AMP's	Legal Fees	\$119,806	\$4,763
		<i>Planned expenses overstated, actual expenses are reflected.</i>		
FFY 11, 12 and 13	AMP's	Resident Services	\$25,725	\$9,121
		<i>Planned expenses overstated, actual expenses are reflected.</i>		
FFY 11, 12 and 13	AMP's	Non-Technical Salaries and Benefits	\$2,219,379	\$1,857,645
		<i>Planned expenses overstated, actual expenses are reflected.</i>		
FFY 11, 12 and 13	AMP's	General Expenses	\$114,695	\$551,833
		<i>Payments related to software programs that were anticipated in FY 13 did not occur until FY 14. Actual Expenses are reflected.</i>		
		Subtotal - Management, Administrative and Associated Capital Expenses	\$ 3,477,372	\$3,826,899
FFY 11, 12 and 13	N/A	Debt service	\$9,670,088	\$9,727,929
		<i>Completed; actual expenses are reflected.</i>		
		Subtotal - Debt Service for Capital Fund Bond Issuance and Energy Performance Contract Loan	\$9,670,088	\$9,727,929

Year of Funding Award	Development Name	Description of Work	Original MTW Anticipated Spending July 1, 2013 -- 30-Jun-14	Actual MTW Expenses July 1, 2013 -- 30-Jun-14
		GRAND TOTAL	\$52,526,775	\$40,612,417

504 Accessibility Improvements

In FY 2014, HABC continued to: (i) modify existing units and sites to meet UFAS regulations; (ii) modify units to meet reasonable accommodation and immediate need requests; and (iii) modify common areas to meet UFAS regulations for providing public housing choices for low-income persons with disabilities.

To date 665 of 756 UFAS units have been created and certified under the Bailey Consent Decree. To meet HABC's obligations of 756 UFAS units under the Bailey Consent Decree, an additional 91 UFAS units must be created:

- 24 UFAS units are under construction in mixed-income developments and are expected to be certified in CY 2014;
- 35 UFAS units will be created by building on vacant lots that are owned by the City or HABC.
- 6 UFAS units to be created by LIHTC and HOME projects
- 26 Remaining UFAS units to be constructed

Security Camera Systems

Over the past few years, HABC installed Close Circuit Television ("CCTV") camera systems, which are a series of permanently mounted cameras, throughout HABC developments to monitor the exterior of several family developments. In FY years 2011 and 2012, HABC, through a Capital Safety and Security Grant, installed an additional 12 exterior CCTV cameras at Gilmor, increasing Gilmor's cameras from 20 to 32. In FY 2012 HABC was awarded a second Capital Safety and Security Grant. The funds were used at Cherry Hill to replace 3 outdated CCTV cameras; install 1 new camera; and upgrade approximately 15 cameras to Gunshot Technology ("GST") – all cameras became operational in FY 14. HABC's overall CCTV cameras have increased from 167 to 180. These fixed exterior security cameras are currently installed at six family housing sites (Latrobe, Gilmor, Perkins, McCulloh, Pleasantview Gardens and Cherry Hill.). In FY 2014, the Baltimore City Police Department (BCPD) continued to monitor the 180 exterior cameras and HABC has issued maintenance contracts with the City to insure their viability. HABC in FY 2014, for Poe Homes, submitted a third competitive grant applications for HUD's 2014 Capital Safety and Security Grant. The award of this grant is unknown at this time.

The mixed-pop buildings contain 259 CCTV cameras that are monitored by the building monitors. In FY 2014, the Building Monitors continued to monitor the 259 cameras and HABC has issued maintenance contracts to insure their viability.

The CCTV system has been effective, resulting in the reduction of crime in the family developments—especially drug-related crimes—as well as increasing success in prosecutions and lease enforcement. Because the CCTV system has an expandable infrastructure, HABC is pursuing the addition of CCTV equipment at other family developments as new funding sources are identified.

HABC had also installed fourteen (14) PODSS at various developments. PODSS are “flashing blue light”, mobile-mounted exterior cameras that are easily relocated as needed. Strategic deployment of these camera units has been successful at interrupting and reducing criminal activity in targeted areas. The PODSS are outdated and it has been recommended by BCPD that the existing PODSS, except for the unit located at J. Van Story Branch should be eliminated. In FY 2014, 13 PODSS were eliminated and the PODSS at J. Van Story Branch was upgraded to a pan, tilt, zoom camera, which is not monitored by the BCPD.

Infrastructure and Extraordinary Maintenance

Major work scheduled, which was started in FY 2014 includes: the installation of a new HVAC system at the Community Room at Cherry Hill; the repair and replacement of steam lines in Perkins and Douglas; the repair and replacement of gas lines in Perkins and Douglas; the replacement of roofs systems at Latrobe, Somerset Court Extension and various scattered sites; the replacement of sidewalks and erosion control at Latrobe, Cherry Hill and Gilmor; and the renovation of long term vacant scattered sites. This work will be completed in FY 2015.

In FY 2014, HABC continued to work on the façade restoration at J. Van Story Branch and Chase House. These projects will be completed in FY 2015. In addition, in FY 2014 HABC continued to: (i) study the conditions of its scattered sites portfolio to determine long range planning goals; (ii) repair drainage and erosion problems at various sites; (iii) perform a study of Poe Homes domestic hot water system and steam system for possible replacement; and (iv) implement its environmental program that includes the continued testing for lead based paint and abatement of asbestos as required and removal of underground fuel oil tanks when required.

In FY 2014, HABC also worked with the Arts Committee at Station North and its residents to select a mural to be placed on HABC’s J. Van Story Branch mixed pop building. Station North was successful in obtaining a grant for the mural and its installation. The Mural will be installed in the first half of FY 2015.

McCulloh Mixed Pop building was selected and approved by HUD for HABC’s Rental Assistance Demonstration (“RAD”) program. In FY 2014, HABC started to develop a scope and cost to separate all the utilities at the McCulloh mixed pop building from the McCulloh low rise building. In addition, HABC started to develop a scope and cost to separate all the utilities at Pleasant View Gardens (“PVG”) from three out-buildings: Recreation Center, Day Care Center and Community center. PVG was also selected for HABC’s RAD Program, but the out-buildings, were not selected.

Energy Performance Contracting

In FY 2014, HABC continued its Monitoring, Measurement and Verification efforts for the Phase 1 Energy Performance Contract (“EPC”) properties at Latrobe, Cherry Hill, Gilmor, Westport and Brooklyn. In addition, Excessive Consumption Charges were implemented at the Phase 1 EPC sites. The next EPC program, called 2014 EPC, is currently under review for the installation of energy conservation measures (lighting, water conservation fixtures, utility metering and system upgrades) at selected properties. If the feasibility study warrants a new EPC program, its implementation should commence in FY 15.

Overview of Other Housing Units Owner and/or Managed By PHA at Fiscal Year End

Housing Program	Total Units	Overview of the Program
The Bailey LTA Program	190	<p>The Housing Authority of Baltimore City (“HABC”) established an initiative in 2010, referred to as the Long Term Affordable Project Based (“LTA”) Program, to create long term affordable units for persons with disabilities in compliance with the Bailey Consent Decree.</p> <p>The LTA program combines features of the Project Based Voucher program – such as the ability of owners to obtain long-term financing from banks and other private equity sources – with the resident protections and long-term affordability features of the Public Housing program.</p> <p>LTA units are subsidized through LTA Project Based contracts with minimum forty (40) year terms entered into between HABC and eligible property owners. LTA Project Based units are occupied by families on the public housing waiting list.</p>
The HABC LTA Program	23	<p>In FY 2014, <i>HABC</i> established the Long Term Affordable Project Based Program (“LTA-PB Program”). The LTA-PB Units shall be managed and operated primarily in accordance with the HUD regulations governing public housing units (<i>e.g.</i>, 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 forty (40) years.</p>
Total Other Housing Owned or Managed	213	

If Other, please describe	See Overview of the Program
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B. Leasing Information

Actual Number of Households Served at the End of the Fiscal Year

	Number of Households Served	
	Planned	Actual
Housing Program:		
Number of Units that were Occupied/Leased through Local Non-Traditional MTW Funded Property-Based Assistance Programs	36	11
Number of Units that were Occupied/Leased through Local Non-Traditional MTW Funded Tenant-Based Assistance Programs	0	0
Port-In Vouchers (not absorbed)	N/A	206
Total Projected and Actual Households Served	36	217

	Unit Months Occupied/Leased	
	Planned	Actual
Housing Program:		
Number of Units that were Occupied/Leased through Local Non-Traditional MTW Funded Property Based Assistance Programs	50	75
Number of Units that were Occupied/Leased through Local Non-Traditional MTW Funded Tenant-Based Assistance Programs	0	0
Port-In Vouchers (not absorbed)	N/A	2472
Total Projected and Annual Units Months Occupied/Leased	50	2547

	Average Number of Households Served Per Month	Total Number of Households Served During the Year
Households Served through Local Non-Traditional Services Only	4	14

Reporting Compliance with Statutory MTW Requirements: 75% of Families Assisted are Very Low-Income*

Fiscal Year:	2014
Total Number of Local, Non-Traditional MTW Households Assisted	14
Number of Local, Non-Traditional MTW Households with Incomes Below 50% of Area Median Income	14
Percentage of Local, Non-Traditional MTW Households with Incomes Below 50% of Area Median Income	100%

Reporting Compliance with Statutory MTW Requirements: Maintain Comparable Mix

Baseline for the Mix of Family Sizes Served

Family Size:	Occupied Number of Public Housing units by Household Size when HHA entered MTW*	Utilized Number of Section 8 Vouchers by Household Size when HHA Entered MTW*	Non-MTW Adjustments to the Distribution of Household Sizes	Baseline Number of Household Sizes to be Maintained	Baseline Percentages of Family Sizes to be Maintained
1 Person	5371	5,764		11,135	50%
2 People	1908	2,295		4,203	19%
3 People	1350	1,849		3,199	14%
4 People	826	1,275		2,101	9%
5 People	413	629		1,042	5%
6+ People	288	490		778	3%
Totals	10,156	12,302		22,458	100%

*Historically, HUD has not required HABC to track this data and therefore HABC is unable to obtain a breakdown of household sizes when HABC entered MTW. FY 2014 data has been supplied above.

Explanation for Baseline Adjustments to the Distribution of Household sizes Utilized	
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Mix of Family Sizes Served*

	1 Person	2 People	3 People	4 People	5 People	6+ People	Totals
Baseline Percentages of Household Sizes to be Maintained	50%	19%	14%	9%	5%	3%	100%
Number of Households Served by Family Size this Fiscal Year	11,135	4,203	3,199	2,101	1,042	778	22,458
Percentages of Households Served by Household Size this Fiscal Year	50%	19%	14%	9%	5%	3%	100%
Percentage Change	0%	0%	0%	0%	0%	0%	0%

*Historically, HUD has not required HABC to track this data and therefore HABC is unable to obtain a breakdown of household sizes when HABC entered MTW. FY 2014 data has been supplied above.

Justification and Explanation for Family Size Variations over 5% from the Baseline Percentages	
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Description of any Issues Related to Leasing of Public Housing, Housing Choice Vouchers or Local, Non-Traditional Units and Solutions at Fiscal Year End

Housing Program

Housing Choice Voucher Program

Description of Leasing Issue and Solutions

Uncertainty concerning the level of available funds to be provided to HABC HCV Program for FY 2013 and FY 2014 is an additional contributing factor in determining projected utilization.

Number of Households Transitioned to Self-Sufficiency by Fiscal Year End*

*This chart is required by HUD for all activities that use HUD metric SS#8. HABC does not have any activities that require HUD metric SS#8.

Activity Name/#	Number of Households Transitioned	Agency Definition of Self Sufficiency
N/A	N/A	N/A

Households Duplicated Across Activities/Definitions		
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Annual Total Number of Households Transitioned to Self Sufficiency	
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C. Waiting List Information

HABC maintains its waiting list in conformance with the policies described in the Public Housing Admissions and Continued Occupancy Policy (ACOP) and the Housing Choice Voucher Program Administrative Plan. As of June 30, 2014, there are a total of 35,632 applicants for HABC's programs including: 28,651 public housing-only applicants; 6,981 HCV-only applicants; and, 2,049 applicants on both the public housing and HCV waiting lists. Demographics on current waiting list households are included in Appendix G.

The Housing Choice Voucher Waiting List: The HCV tenant-based waiting list is currently closed; and the Project Based wait list for non-elderly disabled persons (NEDs) is closed. However, the Project-Based Senior Citizen wait list was open during FY 2014 but closed on June 30, 2014. HABC will reopen the HCV waiting list as necessary to ensure that there are adequate numbers of applicants for available vouchers over a twelve-month period.

The Public Housing waiting list remains open. By the end of FY 2014, HABC planned to complete a partial update of the Public Housing waiting list. Since that time HABC has decided to automate this feature through the installation of kiosks and the internet. It is expected that a significant number of households may not respond to HABC's correspondence, thus potentially reducing the overall number of waiting list applicants.

The Thompson Waiting List: Pursuant to the *Thompson* Settlement Agreement, the waiting list for *Thompson* Vouchers is maintained separately from any other waiting list for housing assistance, including HABC's waiting list. Application for, receipt of, or termination of a *Thompson* Voucher

will not affect a family's standing on any other waiting list. A copy of the waiting list procedures for the *Thompson*-related programs is described in the Special Administrative Plan as Appendix II in the HABC HCV Administrative Plan. As of June 30, 2014, there were 4,530 families on the waiting list for *Thompson* Vouchers, awaiting enrollment in the pre-placement counseling program. As of the same date 1,031 families were enrolled in that program.

Units Created for Non-elderly Persons with Disabilities: HABC may require that units created for non-elderly persons with disabilities and subsidized by funding other than the use of Housing Choice Vouchers, (such as Section 811 funds, Shelter Plus Care vouchers and Supportive Housing Program grants), be tenanted only by non-elderly persons with disabilities with active applications on HABC's HCVP waiting list. In these cases, property management of included units will request and receive referrals from HABC and will be required to offer tenancy to persons meeting site eligibility requirements in the order in which names appear on the referred list. To date HABC has been unable to house families under this initiative.

For the purposes of meeting its obligations under the Bailey Consent Decree these units will be counted toward the total number of required project-based units. An HABC-referred person who accepts an offer of tenancy at one of the included units will have his/her HCVP application placed in an inactive status for a minimum of one year from the date of occupancy of the unit. At the end of that period, the applicant may request reactivation of his/her application. HABC will then reactivate the application with its original application date. While this change to our waiting list policy and procedures does not require any additional MTW flexibilities, it was included in Volume 2 of the FY 2011 Annual Plan (the HCV Administrative Plan), Chapter 20.

Information At Fiscal Year End

Housing Program(s)	Wait List Type	Number of Households on Wait List	Wait List Open, Partially Open or Closed	Was the Wait List Open During the Fiscal Year
Public Housing	Community Wide	28,651	Open	Yes
HCVP – Tenant Based	Community Wide	9	Closed	No
Public Housing & HCVP (Includes Tenant and Project-Based applicants). The applicants on this waiting list have applied for both public housing and HCVP prior to the closing of the HCVP waiting list.	Community Wide	2,049	The PH wait list is open; The HCVP wait list is closed	The PH waiting list remained open during FY 2014; the HCVP Tenant-Based waiting list was closed during FY 2014 but will re-open in the first quarter of FY 2015.
HCVP – Project Based	Site-Based	6,972 (Project-Based, Moderate Rehab & PB Senior)	Closed	Yes. This wait list was closed in December of 2013.

If local non-traditional, please describe:

The Housing Choice Voucher local non-traditional programs (The Front Door and The Journey Homes) where HABC only provides subsidy, do not have waiting lists. Families are chosen from those living at shelters that successfully complete an employment readiness program.

If other waiting list type, please describe:

If there are any changes to the organizational structure of the wait list or policy changes regarding the wait list, provide a narrative detailing these changes.

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D. Neighborhood Development Activities and Expenditures

HABC in conjunction with the City of Baltimore proposes to develop approximately 3,000 housing units, including 1300 low-income rental units over a ten year period through 2019 to replace severely distressed units in its current inventory. These figures do not include all of the units to be redeveloped at O'Donnell Heights (only the 1st phase) or units at Somerset Homes, which are still in the planning and/or predevelopment stage. These projects are discussed below in the "Other Development Activities" section.

Many of the units will be developed using the mixed finance development method, and all units will be developed to assist in the creation of economically diverse, stable neighborhoods. The 1300 low-income rental units will use MTW Block Grant funds, Low Income Housing Tax Credits, or other available sources to finance their development. Approximately 528 affordable for-sale units will be developed using MTW and non-MTW sources including HOPE VI and private funding. The balance of the units will be developed with private funding. Combined, the mix will provide public housing and HCVP eligible households with expanded housing choices in stable, diverse neighborhoods, and will increase choices for non-elderly persons with disabilities and households that need UFAS compliant accessible features.

HABC's housing development accommodates four distinct strategies, which include MTW funds and proposed public and private leveraged funds. Each of the four strategies (Neighborhood Reinvestment, New Housing Production, Thompson Partial Consent Decree Production, and Bailey Consent Decree Housing Production) is summarized below. As these projects are all in the development or pre-development stages, the final unit numbers and development approach may vary from those presented below.

Neighborhood Reinvestment

Under the Neighborhood Reinvestment Program, HABC works with private development partners and Baltimore neighborhoods to re-capitalize the distressed scattered site public housing stock in strengthening neighborhood markets, linking their redevelopment to a larger program of market-rate rental and for-sale production. The public housing component of these projects will result in a permanently affordable rental housing resource in improving neighborhoods, ensuring economic diversity. This program achieves the mixed-finance redevelopment of existing ACC (public housing) units. The narrative below describes FY 2014 activities in this strategy area:

Barclay - HABC procured Telesis as its development partner in the redevelopment of the Barclay neighborhood. Telesis completed a redevelopment plan calling for the new construction and rehabilitation of approximately 322 mixed-income housing units. The rental phase I of 72 affordable units was completed in 2011. The homeownership phase I consisting of 35 rehabilitated units was completed in FY 2014.

The construction of Phase 2 Rental which includes the construction of 69 affordable units was completed in FY2014. The demolition and site preparation work for homeownership phase II commenced in FY2014 and will be completed in FY 2015.

New Housing Production Program

HABC's New Housing Production Program for mixed-income, mixed finance development involves the complete transformation of distressed sites. In FY 2014, HABC continued to sponsor significant mixed-income residential development at several locations across the City, resulting in a variety of housing choices for low-income households in the city. These projects generally involve the use of Project Based Housing Choice Vouchers in order to make units affordable to all income ranges rather than ACC payments (public housing).

Uplands –In FY2014, an additional 23 homeownership units were constructed and twenty-two homes were sold.

Orchard Ridge (formerly Claremont/Freedom) –Pennrose properties commenced construction of sixty-four affordable rental units in FY2014.

Thompson Partial Consent Decree Production

Homeownership Demonstration Program – Metropolitan Baltimore Quadel (MBQ) is implementing the Thompson Homeownership Demonstration Program, which was created pursuant to the Partial Consent Decree. Funding for this program was carved out of the Lafayette HOPE VI Grant to create 168 homeownership opportunities, if feasible, in non-impacted areas. To date, 39 families have purchased a home through this program. MBQ is implementing a project based development program to create project based units in Non-impacted Areas. Subject to funding availability, MBQ is making pre-development funding and, if needed, subordinate secondary financing available to pre-qualified developers and property owners who develop housing units and agree to enter into long term project-based voucher contracts.

Bailey Consent Decree Housing Production

In order to meet its obligations under the Bailey Consent Decree, HABC may devote Housing Choice Voucher (HCV) funds available as part of the MTW Block Grant to the production of units that will benefit from Project Based HCV vouchers, ACC payments, or that otherwise meet the requirements of the Bailey Consent Decree. HABC is considering various options, including payments, loans or grants to cover costs of converting units to meet UFAS requirements and providing financial incentives to developers to reserve units for non-elderly disabled residents. Sources of funding for such payments, loans, grants and incentives could include City funds, HCV funds, and other discretionary funds available to HABC.

Incentives for NED and UFAS Units– Developers seeking support from HABC and Baltimore City for LIHTC must agree to set aside at least 15% of the LIHTC units for non-elderly persons with disabilities (NED) in order to obtain that support. Developers proposing new construction or rehabilitation and who receive certain federal capital funds must make at least 5% of the units UFAS compliant. In FY 2009 as an incentive to developers to create more than the units already required for non-elderly persons with disabilities and more than the required UFAS compliant units, HABC began offering, via a request for proposals (RFP), capital funds to developers who agree to create in excess of 15% of the LIHTC units for non-elderly persons for disabilities and/or in excess

of the 5% of the units as UFAS compliant. The offer is also open to developers and apartment unit owners that will take Project Based HCVs and participate in either the NEDs or UFAS programs.

Section 811 Supportive Housing for Persons with Disabilities– HABC is currently offering to combine capital funds made available from HCV or public housing funds with Section 811 funds to create units for non-elderly persons with disabilities pursuant to the Bailey Consent Decree. The funds are being made available under HABC’s RFP described above. HABC may amend this offer as circumstances change or may cancel it entirely.

New Construction Scattered Site Units – HABC identified lots scattered throughout the City of Baltimore to construct thirty-five (35) UFAS units. The lots were acquired from the Mayor and City Council for a nominal fee and transferred to HABC.

In FY2014 the construction of 9 of the 35 units were completed. The remaining 26 units were under construction or in the planning stages of development.

Other Development Activities

HABC will also conduct a series of master planning efforts to develop long-term solutions for distressed properties including:

O’Donnell Heights -The developer completed the first phase of the redevelopment on schedule, with the first units coming on-line during the 2nd quarter FY2014. The first phase, identified as Phase 1A, consists of 76 residential units, including one manager’s unit. Of the 75 rental units, 39 are deeply affordable through the issuance of project based vouchers with the remaining 36 rental units affordable to households earning less than 50% of area median income.

Somerset – HABC has been working with the City of Baltimore’s Planning Department, other agencies and organizations, as well as resident stakeholders to develop plans for redevelopment of a broad area of the Orleans to Fayette Street corridor (the “Old Town Mall” area), including the distressed Somerset Homes site and possibly using the development opportunity that exists in the vacant land holdings of HABC across Fayette Street.

A joint RFP was issued for the redevelopment of Oldtown and Somerset by the Baltimore Development Corporation and the Housing Authority of Baltimore City in FY2014.

Hollander Ridge HOPE VI Funding –Approximately \$18.5 million of HOPE VI funds that were originally designated for the redevelopment of the Hollander Ridge site are available for use in other locations. HABC intends to use these funds to acquire and rehabilitate properties that will be used for replacement housing for both former Hollander Ridge residents and former or current O’Donnell Heights residents. The properties will be scattered throughout Baltimore. Plans for this acquisition project include augmenting the Hollander Ridge HOPE VI funds with a bank loan, and other sources to expand the scope of the project. HABC has had discussions with the O’Donnell Heights Tenant Council, the Department of Housing and Community Development Administration and the ACLU regarding this plan.

Other Developments– HABC may use its public housing or Housing Choice Voucher resources for other developments throughout the City as opportunities arise.

Homeownership Programs

In addition to the Thompson Homeownership Demonstration Program and various homeownership activities planned or underway as part of HABC development efforts as discussed above, HABC will continue to implement two programs to encourage first-time homeownership by eligible low-income households:

MTW Homeownership Program – Using its MTW flexibility, HABC submitted a revised MTW Homeownership Plan, which was approved by HUD in 2009. While stricter guidelines imposed by lenders have reduced the number of public housing participants who are eligible to purchase a home, HABC will continue to expand its efforts to assist new homeowners. Under the revised Plan, HABC will identify and rehabilitate various vacant scattered sites properties for homeownership sale to eligible residents.

Housing Choice Voucher Homeownership Program - To date, 52 homes have been purchased by participants in the Housing Choice Voucher Homeownership Program (HCVHP). HABC's goal in FY 2012 is to assist an additional eight (8) families so that the projected total number of homes purchased under the HCVHP will be 60 by June 30, 2012. Continuing uncertainty regarding the housing market and availability of mortgages could significantly impact this goal.

III. Proposed MTW Activities

All proposed activities that are granted approval by HUD are reported on in Section IV as 'Approved Activities.'

IV. Ongoing MTW Activities

A. Implemented Activities

Public Housing

1 *Homeownership Plan*

Description/Update of MTW Activity: HABC modified its existing Section 32 Homeownership Plan. It incorporates features that differ from the standard Section 32 homeownership requirements as follows:

- The elimination of a firm cap on the percentage of adjusted income that is considered “affordable” for homeownership purposes;
- Extension of the recapture period for net sales appreciation to a total of 10 years using a declining scale; and
- Open timetable and the number of scattered site units to be covered under the Plan, i.e. potentially over time, all scattered site units could be eligible for homeownership for qualified households.

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

<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 as a result of the activity	0 households		0 households	

HC #6: Increase in Homeownership Opportunities				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households that purchased a home as a result of the activity.	0 households		0 households	

2 Asset Self-Certification

Description/Update of MTW Activity: To streamline operations, HABC will allow residents to self-certify income from assets with total asset values per household of less than \$5,000.

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

CE #1: Agency Cost Savings				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	Households with assets in FY 2011: 1,105 Time to verify assets: .25 hours Average staff hourly wage: \$25.55 Total time for activity prior to implementation: \$7,058		Households with assets in FY 2014: 75 Time to verify asset: .25 hours Average staff hourly wage: \$25.55 Total time for activity after implementation: \$479	

<i>CE #2: Staff Time Savings</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	Households with assets in FY 2011: 1,105 Time to verify assets: .25 hours Total time for activity prior to implementation: 276 hours		Households with assets in FY 2014: 75 Time to verify assets: .25 Total time for activity after implementation: 18.75 hours	
<i>CE #3: Decrease in Error Rate</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average error rate in completing a task as a percentage (decrease).	5% (includes minor to fatal errors)		2.5%	

Leased Housing

3 Multi-Year Recertifications

Description/Update of MTW Activity: HABC is responsible for the annual recertification and verification of household income, household composition and other eligibility data. Using MTW authority, HABC will continue to conduct a recertification of household income and composition for all households one time every twenty-four (24) months instead of the required once a year. The 24-month recertification policy does not apply to:

- 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 on with HUD awarded Special vouchers (Veterans Affairs Supportive Housing (VASH));

HABC has transitioned to a three-year recertification cycle for households that include elderly and/or disabled heads of households that are on fixed incomes. Due to a simultaneous software conversion, HABC was unable to implement this activity. HABC successfully notified elderly and/or disabled participants on fixed incomes in October 2013 that their recertification schedules would move to once every three years effective January 1, 2014.

After three months of several misrepresented households classified as three-year recertifications that should have remained on a two-year cycle, HCVP will have effectively implemented the three-year recertification cycle for all eligible senior/disabled households on fixed incomes by the end of the fiscal year.

All other families not listed above will remain on a two-year cycle.

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

<i>CE #1: Agency Cost Savings</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	\$1,134,696	See <i>Changes to metrics, baselines and benchmarks</i> above.	\$896,345*	See <i>Changes to metrics, baselines and benchmarks</i> above.
<i>CE #2: Staff Time Savings</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	49,920 hours	See <i>Changes to metrics, baselines and benchmarks</i> above.	39,434 hours*	See <i>Changes to metrics, baselines and benchmarks</i> above.
<i>CE #3: Decrease in Error Rate</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average error rate in completing a task as a percentage (decrease).	25% (includes minor to fatal errors)	See <i>Changes to metrics, baselines and benchmarks</i> above.	1244%	See <i>Changes to metrics, baselines and benchmarks</i> above.

*This activity was implemented in Jan. 2014 and the above figures represent only six months of implementation.

4 *Limits on Project Based Vouchers and Increased Project Based Units in a Project or Building*

Description/Update of MTW Activity: HABC reserves the right to allocate up to 30% of its Tenant Based HCV funding for Project Based Vouchers. The HCV Administrative Plan was also modified to allow HABC to enter into Project-Based 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.

Currently, due to limitations in funding, HABC allocates 14% of its Tenant Based HCV funds to Project Based Vouchers, but anticipates increasing this allocation by waiving the per-building and per-project cap on future projects.

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

<i>HC #4: Displacement Prevention</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households at or below 80% AMI that would lose assistance or need to move (decrease). If units reach a specific type of household, give that type in this box.	23 Households	See <i>Changes to metrics, baselines and benchmarks</i> above.	0 households	See <i>Changes to metrics, baselines and benchmarks</i> above.

5 *Project-Based or Transitional Housing*

Description/Update of MTW Activity: HABC will enter into HAP contracts to provide Project-Based voucher assistance for units in transitional housing facilities with wrap-around services. MTW authority was necessary to waive the regulation prohibiting PHA's from using project-based vouchers to subsidize housing in these types of facilities.

As provided under the MTW Agreement, HABC is authorized to waive certain provisions of 24 CFR 983.53 in order to pay Project-Based Voucher assistance for units in a transitional housing facility. Such authorization increases housing choices for low-income families.

As a result of this activity, HABC was able to exceed the benchmark by serving 22 families with 18 units. Some of the families graduated from the Program and moved on to become self-sufficient.

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

<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).	0 households	See <i>Changes to metrics, baselines and benchmarks</i> above.	18 household	See <i>Changes to metrics, baselines and benchmarks</i> above.
<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).	0 households	See <i>Changes to metrics, baselines and benchmarks</i> above.	22 households	See <i>Changes to metrics, baselines and benchmarks</i> above.

6 Unit Sizes

Description/Update of MTW Activity: The HCV Administrative Plan was modified to require participating 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 the appropriate unit size.

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

<i>CE #1: Agency Cost Savings</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	\$120,000,000	See <i>Changes to metrics, baselines and benchmarks</i> above.	\$115,420,072	See <i>Changes to metrics, baselines and benchmarks</i> above.
<i>CE #2: Staff Time Savings</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	0 hours	See <i>Changes to metrics, baselines and benchmarks</i> above.	0 hours	Whether the outcome meets or exceeds the benchmark.

<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).	0	0	0	
<i>HC #1: Additional Units of Housing Made Available</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	11,817 units	<i>See Changes to metrics, baselines and benchmarks above.</i>	11,853 units	<i>See Changes to metrics, baselines and benchmarks above.</i>

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

7 The Bailey Long –Term Affordable Project-Based Voucher Contract

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

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

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

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

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

<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 as a result of the activity	0 units	See <i>Changes to metrics, baselines and benchmarks</i> above.	190 units	See <i>Changes to metrics, baselines and benchmarks</i> above.

8 The 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 (“**Long Term Affordable Project Based Units**” or “**LTA-PB Units**”) in addition to the long term affordable units created for persons with disabilities pursuant to the Bailey Consent Decree which HUD previously approved under HABC's MTW Agreement.

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 are subsidized with project based voucher funds. The LTA-PB Units shall remain affordable for a minimum of forty (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 will be required to adopt the criteria for leasing and continued occupancy of the LTA-PB Units (“**LTA Criteria**”). HABC will require developers/owners of certain redeveloped public housing sites and/or certain project-based voucher sites to comply with the LTA Criteria.

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

<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 as a result of the activity	0 households	See <i>Changes to metrics, baselines and benchmarks</i> above.	23 households	See <i>Changes to metrics, baselines and benchmarks</i> above.

9 Utility Allowances for Families Living in Larger Units than Voucher Size

Description/Update of MTW Activity: Using MTW authority, to waive how utility allowances are calculated for purposes of setting rent, HABC implemented a change in utility allowances used to calculate gross rents. The utility table used will be the lesser of the actual unit size or the voucher unit size. This change will apply to the tenant-based voucher program and HCVP Homeownership program.

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

<i>CE #1: Agency Cost Savings</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	\$1,096,284	See <i>Changes to metrics, baselines, and benchmarks</i> above.	\$1,677,697	See <i>Changes to metrics, baselines, and benchmarks</i> above.
<i>CE #2: Staff Time Savings</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	Number of households in FY 2012: 11,469 Time spent per household: 12 minutes Total time spent before implementation: 2,294 hours	See <i>Changes to metrics, baselines, and benchmarks</i> above.	Number of households in FY 2014: 11,853 Time spent per household: 10 minutes Total time spent after implementation: 1,976 hours	See <i>Changes to metrics, baselines, and benchmarks</i> above.
<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).	0	0	0	
<i>CE #5: Increase in Agency Rental Revenue</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Increase in tenant rent share	\$548,142	See <i>Changes to metrics, baselines, and benchmarks</i> above.	\$581,413	See <i>Changes to metrics, baselines, and benchmarks</i> above.

Thompson Leased Housing Program

10 Exception Payment Standards

Description/Update of MTW Activity: Payment Standards for the Thompson mobility program will be set between 90 and 130 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.

444 new families have been leased in non-impacted, higher opportunity neighborhoods during FY 2014. The total number of households living in non-impacted census tracts as of June 30, 2014 is 1,882. The cumulative number of households that moved to non-impacted census tracts as of June 30, 2014 was 2,605.

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

<i>CE #1: Agency Cost Savings</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	\$5,131.50 in FY 14* *This activity was implemented in 2006 but the data was not tracked until 2014 when savings had already been realized.	See <i>Changes to metrics, baselines, and benchmarks</i> above.	\$5,131.50 in FY 14	See <i>Changes to metrics, baselines, and benchmarks</i> above.

<i>CE #2: Staff Time Savings</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	155.5 hours in FY 14* *This activity was implemented in 2006 but the data was not tracked until 2014 when savings had already been realized.	See <i>Changes to metrics, baselines, and benchmarks</i> above.	155.5 hours in FY14	See <i>Changes to metrics, baselines, and benchmarks</i> above.
<i>CE #5: Increase in Agency Rental Revenue</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Increase in tenant rent share	\$365.65	See <i>Changes to metrics, baselines, and benchmarks</i> above.	\$237.54	The payment standards decreased as a result of FMR reductions. This increases the tenant rent share. Because of the two year implementation period, we expect to see an increase in tenant share over time.
<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).	0 households	See <i>Changes to metrics, baselines, and benchmarks</i> above.	527 households	See <i>Changes to metrics, baselines, and benchmarks</i> above.

11 Biennial Recertifications

Description/Update of MTW Activity: Pursuant to HABC's MTW authority, families participating in the Baltimore Regional Housing Mobility Program must have their household composition and income re-determined at least once every 25 months.

During FY 2014, MBQ completed 1,042 biennial recertifications for participants of the Baltimore regional mobility program. This is a cost savings initiative, reducing the number

of recertification transactions that need to be completed annually. This activity is successful and no changes are planned for FY 2015.

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

<i>CE #1: Agency Cost Savings</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	Recertifications completed in FY 2009: 623 Staff time per recertification: 1.5 hours Average staff hourly salary: \$25.00 Total cost in FY 2009: \$23,363	See <i>Changes to metrics, baselines, and benchmarks</i> above.	Recertifications completed in FY 2014: 1,042* Staff time per recertification: 1.5 hours Average staff hourly salary: \$33.00 Total cost in FY 2014: \$51,579 *Increase in recertifications is due to the program more than doubling in size since implementation.	See <i>Changes to metrics, baselines, and benchmarks</i> above.

<i>CE #2: Staff Time Savings</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	Recertifications completed in FY 2009: 623 Staff time per recertification: 1.5 hours Total staff time in FY 2009: 935 hours	See <i>Changes to metrics, baselines, and benchmarks</i> above.	Recertifications completed in FY 2014: 1,042* Staff time per recertification: 1.5 Total staff time in FY 2014: 1,563 hours *Increase in recertifications is due to the program more than doubling in size since implementation.	See <i>Changes to metrics, baselines, and benchmarks</i> above.
<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).		See <i>Changes to metrics, baselines, and benchmarks</i> above.	12%	See <i>Changes to metrics, baselines, and benchmarks</i> above.

12 Risk Based Inspections

Description/Update of MTW Activity: Pursuant to HABC's MTW authority, units in the Baltimore Regional Housing Mobility Program have their units 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.

During FY 2014, MBQ completed 2,191 risk based inspections for units assisted by the Baltimore Regional Mobility Program. This is a cost savings initiative, reducing the number of inspection transactions that needed to be completed during the year. The self-certification elements of this activity are only used in limited circumstances and may be expanded in future years.

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

<i>CE #1: Agency Cost Savings</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	Inspections completed in FY 2009: 1,246 Staff time per inspection: 1.5 hours Average staff hourly salary: \$37.47 Total cost in FY 2009: \$70,031	See <i>Changes to metrics, baselines, and benchmarks</i> above.	Inspection completed in FY 2014: 2,191 Staff time per inspection: 1.5 hours Average staff hourly salary: \$33.00 Total cost in FY 2014: \$171,221	See <i>Changes to metrics, baselines, and benchmarks</i> above.

CE #2: Staff Time Savings				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	Inspections completed in FY 2009: 1,249 Staff time per inspection: 1.5 Total staff time in FY 2009: 1,869 hours	See <i>Changes to metrics, baselines, and benchmarks</i> above.	Inspections completed in FY 2014: 3,459 Staff time per inspection: 1.5 hours Total staff time in FY 2014: 5,189 hours	See <i>Changes to metrics, baselines, and benchmarks</i> above.

13 HAP Contract Modifications – Floating Units

Description/Update of MTW Activity: Using MTW authority, this activity authorizes MBQ, in the Project Based Voucher Program, to allow floating units instead of identifying specific units in the HAP contract. MTW authority was needed to waive the requirement of identifying all units by address in the HAP contract. During FY 2014, this flexibility was not needed, but may be needed in the future.

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

<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).	0 units	See <i>Changes to metrics, baselines, and benchmarks</i> above.	0 units	See <i>Changes to metrics, baselines, and benchmarks</i> above.

14 Asset Income

Description/Update of MTW Activity: Using MTW authority, this activity authorizes MBQ to exclude the asset income of participants in the Baltimore regional mobility program, when the declared value of assets is less than \$50,000. During FY 2014 all household had total asset values of less than \$50,000.

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

<i>CE #1: Agency Cost Savings</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	Participants in FY 2009: 1,246 Staff time to verify assets: .75 hours Average staff hourly salary: \$25.45 Total cost in FY 2009: \$23,783	See <i>Changes to metrics, baselines, and benchmarks</i> above	Total cost in FY 2014: \$0.00	See <i>Changes to metrics, baselines, and benchmarks</i> above
<i>CE #2: Staff Time Savings</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	Participants in FY 2009: 1,246 Staff time to verify assets: .75 hours Total staff time prior to implementation of activity: 935 hours	See <i>Changes to metrics, baselines, and benchmarks</i> above	0 hours	See <i>Changes to metrics, baselines, and benchmarks</i> above
<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)	<1%	See <i>Changes to metrics, baselines, and benchmarks</i> above	0%	See <i>Changes to metrics, baselines, and benchmarks</i> above

15 *Adjusted Income*

Description/Update of MTW Activity: Pursuant to HABC's MTW authority, the gross annual income of participants in the Baltimore Regional Housing Mobility Program shall be reduced using a standard deduction. There will be a standard deduction for working families, disabled families and non-disabled families without wages. The deductions are:

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

The deductions are analyzed annually to assure that clients do not pay more than 25% of their annual income on average. This activity has improved efficiency and reduced the number of adjusted income calculation errors.

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

<i>CE #1: Agency Cost Savings</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	Number of participants in FY 2009: 1,246 Average hourly wage of specialist: \$25.45 Time to complete recertification: .75 hours Total spent on activity prior to implementation: \$23,783	See <i>Changes to metrics, baselines, and benchmarks</i> above	Number of recertifications in FY 14: 1,042 Average hourly wage of specialist: \$25.45 Time to complete recertification: .75 hours Total spent on activity after to implementation: \$19,889	See <i>Changes to metrics, baselines, and benchmarks</i> above
<i>CE #2: Staff Time Savings</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	Number of participants in FY 2009: 1,246 Time to complete recertification: .75 hours Total time spent on activity prior to implementation: 935 hours	See <i>Changes to metrics, baselines, and benchmarks</i> above	Number of recertifications in FY 14: 1,042 Time to complete recertification: .75 hours Total spent on activity after to implementation: 782 hours	See <i>Changes to metrics, baselines, and benchmarks</i> above

<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)	8%	See <i>Changes to metrics, baselines, and benchmarks</i> above	5%	See <i>Changes to metrics, baselines, and benchmarks</i> above
<i>CE #5: Increase in Agency Rental Revenue</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Increase in tenant rent share	\$238 in FY 2014	See <i>Changes to metrics, baselines, and benchmarks</i> above	\$238 in FY 2014	See <i>Changes to metrics, baselines, and benchmarks</i> above

16 Exclude Income from Full-Time Students and Adopted Household Members

Description/Update of MTW Activity: Using MTW authority, this activity authorized MBQ to exclude the all income from full time students and adoptive income sources. This was a new activity in FY 2014 and the exclusion is being phased in at the time of each household's regular biennial reexam. As of June 30, 2014, there were 0 clients with adoptive income and 39 of 53 full time students still had wages (were not recertified during FY 2014).

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

<i>CE #1: Agency Cost Savings</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	Households qualified for this activity: 42 (21 recertified in FY 2014) Average hourly wage of staff: \$25.45 Time to calculate: 1 hour Total cost of activity prior to implementation: \$534	See <i>Changes to metrics, baselines, and benchmarks</i> above	Households qualified for this activity: 39 (18 recerts) Average hourly wage of staff: \$25.45 Time to calculate: 1 hour Total cost of activity prior to implementation: \$458	See <i>Changes to metrics, baselines, and benchmarks</i> above
<i>CE #2: Staff Time Savings</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	21 hours	See <i>Changes to metrics, baselines, and benchmarks</i> above	18 hours	See <i>Changes to metrics, baselines, and benchmarks</i> above
<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)	<1%	See <i>Changes to metrics, baselines, and benchmarks</i> above	<1%	See <i>Changes to metrics, baselines, and benchmarks</i> above

<i>CE #5: Increase in Agency Rental Revenue</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Increase in tenant rent share	\$0	<i>See Changes to metrics, baselines, and benchmarks above</i>	\$0	<i>See Changes to metrics, baselines, and benchmarks above</i>

B. Not Yet Implemented

Public Housing

1 *Rent Policy*

Description of MTW Activity: HABC received HUD approval in FY 2012 to implement 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 has been placed on hold in FY 2014.

Update on Implementation: Once the Gilmore Homes Self Sufficiency policies have been finalized HABC will determine when this initiative will be implemented agency-wide.

C. Activities on Hold

Public Housing

1 *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 focused 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.

Approval and Implementation: 2006

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 and does not need MTW

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

2 *Gilmor Self Sufficiency Initiative*

Description MTW Activity: This activity simplified the rent policy for staff and residents; and encouraged employment, job retention, and wage progression. It also increased choices for HABC's clients by providing residents with an additional rent policy option; and applicants with a demonstration site with enhanced self-sufficiency services and a rent policy versus other available public housing sites.

Approval and Implementation: 2010

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.

3 *Two Year Recertifications*

Description/Update of MTW Activity: HABC is responsible for reexamination and verification of household income, household composition and other eligibility data. The HABC will generally conduct a full reexamination every 24 months for household for all households with fixed incomes, employment income, TANF as a primary source of income.

Approval and Implementation: FY 2011

Status Update: The Bailey Consent Decree requires that all households participate in annual reasonable accommodation interviews and therefore HABC has continued to perform annual recertifications of public housing households.

Leased Housing

4 *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.

Status Update: This activity was placed on hold in FY 2014. HABC may choose to reactivate this activity in the future, but at this time has no definitive plans for reactivation.

5 *Project-Based Voucher Award Process*

Description/Update of MTW Activity: HABC will establish a rolling selection process based on threshold criteria established by HABC

Approval and Implementation: 2014

Status Update: This MTW activity was intended to facilitate the increase of units in HABC's project-based voucher inventory in order to comply with the Authority's obligations under the Bailey Consent Decree ("the Decree"). Since HABC was able to acquire most of the units it needs under the Decree, this activity has been placed on hold but HABC may choose to reactivate it in the future.

6 *Rent Increase Determinations*

Description/Update of MTW Activity: This activity will increase cost effectiveness in Federal expenditures by keeping program spending within budgetary limits. Suspending rent increase adjustments will keep HCV program spending within budgetary limits. Exceeding available funding will force HABC to withdraw assistance from a number of families causing a hardship for those families and property owners.

Approval and Implementation: FY2011

Status Update: This MTW activity is intended to keep spending within budgetary limits. As such it has been placed on hold until such time as funding shortages dictate its use.

7 *Journey Home*

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

Associated Catholic Charities (ACC) provides job readiness and placement services to families from the Weinberg Housing Resource Center (a housing shelter). The families participate in the ACC's Work4Success (W4S) program, a five-day job readiness training program.

Upon completion of the W4S, participants meet with a Placement Manager who assess the participant's employability for temporary or permanent employment and assist the participant in finding such employment. Participants, that are currently unemployed, must attend all five (5) classes, meet all class standards, and attend all group and individual placement sessions.

ACC leases units with landlords in Baltimore City, places eligible families into these sites and provides rental subsidy on a sliding scale for nine (9) months. Approximately eight (8) weeks after becoming employed, the family will be able to move into a subsidized unit. The goal is for all families to transition in place and take over the lease from ACC.

In addition to a Placement Manager each family will also be assisted by a Case Manager from the Housing Resource Center, a Job Retention/Follow-up Case Manager and a Housing Specialist. Retention case managers will closely monitor participants. In the event the participant loses his or her employment, he or she will be referred to one of the Emergency 52 Solutions Grant Program's eviction prevention providers to receive counseling, case management, and eviction prevention assistance or other support services.

Approval and Implementation: FY 2013

Status Update: The Journey Home Program has been put on hold effective June 2014 due to recruitment and retention issues. The program was shut down in May, and HABC has suspended activity for new participants but will continue to subsidize those already housed prior to May, 2014. After a reevaluation of this program, HABC will modify terms and conditions and possibly the funding or will terminate the program. If the latter is the selected option, HABC will more than likely develop a new program for the targeted population with appropriate guidelines for participant selection, type of services and duration, with better Quality Control.

8 *Risk-Based Inspections*

Description/Update of MTW Activity: HABC is moving to 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, will be inspected annually. HABC reserves the right to set and modify the inspection schedule for each unit. Special inspections may be scheduled at any time at HABC's discretion.

HABC conducted a pilot program in CY 2013 on Project-Based sites and anticipates implementing this initiative for the entire inventory in CY 2014. HABC reserves the right to set and modify the inspection schedule for each unit.

HABC will begin a campaign in FY 2015 informing landlords program-wide about the benefits of biennial inspections for units that consistently meet annual inspection standards.

Status Update: HUD has authorized all housing authorities to begin implementation of a biennial inspection schedule.

Thompson Leased Housing Program

9 *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.

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.

D. Closed Out Activities

Fiscal Operations

1 Adoption of New Investment Policies for HABC

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. HABC decided not to implement this activity due to the terms of a General Depository Agreement with the State.

Leased Housing

2 Payment Standards at the 50th Percentile

This activity was approved in FY 2009. HUD has adjusted the area Fair Market Rent (FMR) to the 50th percentile for HABC; therefore MTW authority is no longer required and this activity was closed out in FY 2011.

Public Housing

3 TDC Limits

In FY 2009 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. In January 2012 the last the scattered site unit was acquired and this activity has been closed out.

Thompson Leased Housing Program

4 Utility Allowances for Families Living in Larger Units than Voucher Size

This MTW activity was approved in the FY 2014 Annual Plan, but has been incorporated into the FY 2015 unit size proposal.

V. MTW Sources and Uses of Funding

This section of the Annual Report describes HABC's planned versus actual sources and uses of MTW, State and Local funds.

A. Single Fund Flexibility

The restated MTW Agreement allows HABC to combine public housing operating and capital funds (including development and replacement housing factor) provided under Section 9 and tenant-based voucher program funds provided under Section 8 of the 1937 Act into a single, authority-wide funding source. HABC uses this funding source to carry out the MTW program activities to provide flexibility in the design and administration of housing assistance to eligible families, to reduce cost and achieve greater cost effectiveness in federal expenditures.

Due to inadequate HUD funding for capital improvement needs, HABC planned for \$7,409,263 of Section 8 tenant-based HCV HAP funds in FY 2014 to supplement various capital improvement and development activities. The actual amount used in FY 2014 was \$5,632,323. The remaining amount has been deferred for uses in FY 2015. Without the Single Fund flexibility, HABC could not have provided the needed capital improvements to its housing sites. These capital improvement activities improve HABC's residents' qualities of lives as windows were replaced, more accessible units were made available, heating and mechanical systems were upgraded, etc. Also, HABC recognizes that MTW Funds may be used to provide gap financing for the construction of Section 811 units.

Also in FY 2014, HABC used \$19,340,000 of HAP funds to make a prepayment for the CFFP Bond refinancing and refunding transaction, which would reduce the annual debt service payment from \$6.5 million to less than \$3 million annually. In addition, HABC also used \$15,673,858 of HAP funds to fully fund the Other Post Employment Benefits (OPEB) liability, which eliminates the annual OPEB expense of approximately \$1.7 million.

B. Local Asset Management Plan

V.2.Plan.Local Asset Management Plan

B. MTW Plan: Local Asset Management Plan

Is the PHA allocating costs within statute?

☐

or

☒ **No**

Is the PHA implementing a local asset management plan (LAMP)?

☒ **Yes**

or

☐

If the PHA is implementing a LAMP, it shall be described in an appendix every year beginning with the year it is proposed and approved. The narrative shall explain the deviations from existing HUD requirements and should be updated if any changes are made to the LAMP.

Has the PHA provided a LAMP in the appendix?

☒ **Yes**

or

☐

PHAs should provide a brief summary of any changes in the Local Asset Management Plan in the body of the Plan.

VII. Administrative

Appendix A: Waiting List Demographics

Appendix B: Local Asset Management Cost Allocation and Indirect Costs

Appendix C: EPC Reporting Requirements

Appendix D: FY 2013 Audit Report

Appendix E: Certification of Compliance

Appendix F: Other HABC Housing

Appendix G: Emergency & Safety Grant