

Housing Authority of Baltimore City

Moving To Work Program Annual Report for Fiscal Year 2015

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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 2015, which is the period from July 1, 2014 to June 30, 2015. HABC is required to prepare this Annual Report in conformance with the specifications of HUD Form 50900 “Elements for the Annual MTW Plan and Annual MTW Report”. For purposes of this document and the required submission to HUD, an “MTW activity” is defined as any activity that requires MTW flexibility to waive statutory or regulatory requirements.

A. Short-Term Goals and Objectives

HABC's goals for current and future years of the MTW Demonstration include supporting neighborhood revitalization, reducing administrative costs and promoting resident economic self-sufficiency. During Fiscal Year 2015, HABC worked towards these overarching goals by undertaking a broad range of housing, capital improvement, resident services and development activities as described in this Report. Major initiatives and objectives completed in the past year and continuing for the year ahead include:

- **Portfolio Planning** –Commencing in late 2010 HABC began a portfolio review to assess capital needs, develop a capital spending plan and strategy, identify a framework for future development activities, and determine ways in which to use both traditional and non-traditional sources of funding and MTW flexibility to leverage and support reinvestment in HABC developments. For instance HABC has initiated a planning process for Perkins Homes using the structure of the Choice Neighborhoods Implementation Grant.
- **Public Housing Occupancy** – HABC achieved a 95% adjusted occupancy rate in its public housing developments at the end of the fiscal year (6/30/15). The average occupancy rate for the year was 94%. Actual occupancy (9764) exceeds the number served in the public housing program at the beginning of the MTW Demonstration by approximately 208 households. (9556). Overall, the number of families served was reduced due to 549 units in RAD related buildings held vacant to support the rehabilitation and relocation activities. The first 4 of 11 of these buildings are scheduled to convert before December 2015.
- **Leased Housing Program** - HABC served 16,746 households in the leased housing program at the end of FY 2015. During this period, HABC continued to increase the number of households served through a number of special programs that includes 318 veterans housed under the Veterans Affairs Supportive Housing (VASH) program; 91 families housed using Family Unification Program (FUP) vouchers; and 38 families housed using the Category II non-elderly persons with a disability (NEDs II) vouchers. The net increase also included 372 tenant-protection vouchers that were issued to tenants residing in units for which the owners opted out (Opt-Outs) of their HUD contracts. For FY2015, this includes the units at Memorial Apartments, Greenwillow Manor, Madison Park North, Monumental Gardens and Target City Apartments.
- **Capital Planning** – HABC continued its program of capital improvements and development activities. HABC expended \$ \$44.3 million of MTW and non-MTW funding on capital improvements including the replacement of steam, condensate and gas lines at Perkins and Douglass Homes. Development activities also continued with the planned construction of forty-three (43) new handicap accessible units; twenty-three units are completed, and twenty units are still under construction. Last, O'Donnell Heights, Phase 1-B is scheduled to close in the 1st quarter of calendar year 2016.
- **Resident Services** – HABC served over 3,200 households through a wide array of self-sufficiency, personal development and supportive service programs including a Targeted Unemployment Initiative which assists unemployed residents in obtaining jobs.

In FY 2014 HABC submitted eleven applications and one portfolio application 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

As of 6/30/15, none of the above listed developments have closed on financing as anticipated. There are several reasons for the delay including but not limited to negotiation of HUD Waivers to permit HABC to establish a minimum rent of \$0 and a security deposit of less than the Total Tenant Payment (TTP). The new estimated date for closing most of the deals will be November 30, 2015.

Other FY 2015 initiatives which utilized HABC's MTW flexibility and which promoted one or more of the MTW statutory objectives includes:

- Risk-Based Inspections – HABC implemented the Risk-Based Inspection process on October 1, 2014. In FY2014, a total of 2,246 units (units that passed their initial annual inspection between October 1, 2013 through June 30, 2014) qualified by consistently meeting HQS annual inspection standards, and will have the next annual inspection scheduled in FY2016 (between October 1, 2015 and June 30, 2016). HABC will continue to inspect every two years those units that consistently maintain HQS inspection standards and pass the annual inspection on the first attempt. HABC will expand this initiative by continuing to analyze data and trends in annual inspections to determine the best implementation methods for additional Risk-Based Inspection activity.
- Three-Year Recertifications (HCVP) Under MTW, HCV households will continue to be recertified every two years; however, HABC has transitioned 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 Non-MTW voucher families (i.e. VASH, Homeownership, and Mod/Rehab).
- Two-Year Recertifications (PH) – Biennial/Two (2) year Non-Fixed Income reexaminations began after FY 2015 (July 2015) and will be completed over the next twenty four months. Non-Fixed income refers to Wages, unemployment, etc. A triennial (3-year) fixed income reexamination schedule will be completed over the next twenty four to thirty six months.

- Project Based Vouchers –A total of 78 additional housing units were project based under HABC’s PBV program in FY 2015.

In FY 2015, HABC continues to work closely with the Mayor’s Office and other stakeholders to implement Baltimore’s Ten Year Plan to End Homelessness. HABC continues 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 650 Housing Choice Vouchers to eligible chronically homeless households referred by the Mayor’s Office of Human Services (MOHS) / Homeless Services Program. Participants use their vouchers to find affordable permanent housing, while receiving supportive services from MOHS and other agencies.
- 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 Human Services / Criminal Justice Department. 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. This program ended on December 31, 2014.
- 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.
- As part of the agency’s eviction prevention program, HABC selected Global Express a rent payment processing service that offers tenants several options to pay their rent without having to purchase a money order. Tenants are able to go to several participating local vendor agents that are in the Global payment network. The agent network is the cornerstone that allows in-person payments to be made efficiently and timely. Residents may pay in cash, whereupon a receipt is provided and their rent credited as of the date paid. Global also offer Mobile Payments: the ability to pay anywhere and at any time including online.
- 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 1995 a class action entitled *Thompson v. HUD*, No. MJG 95-309, was filed in U.S. District Court for the District of Maryland against the 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 Program 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 (3) 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 ongoing MTW activities under *Thompson* is incorporated into the remaining chapters of the Annual Report.

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 show a net increase in the number of households housed in public housing by 208 between June 2006 and June 2015.

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 881 more households during the same period (excludes Substantial Rehab, New Construction, and VASH 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). The amount of the accumulated funding totals approximately \$17.7 million, primarily to develop mixed financed public housing replacement units in Baltimore City. HABC needs to accumulate these resources in order to have adequate funds to develop the units.

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. During the first quarter of FY 2016 HABC revised and expanded its current public housing two year recertification initiative to: 1) include all households with employment or TANF as primary income sources in addition to all fixed income households; and, 2) Eliminate the current procedure by which income and family composition is verified between regularly scheduled two year recertification dates.
- 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;
- 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

A. Occupancy and Capital Expenditures

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. Planned significant capital expenditures are also summarized in this section.

Public Housing Inventory Current Leasing - All HABC public housing units are included in the MTW Block Grant. As of June 30, 2015, 11,215 units are under an Annual Contributions Contract (ACC) with the Department of Housing and Urban Development, 10,305^[1] of which are available for occupancy. As a total of 9,764 households currently reside in public housing – HABC's adjusted occupancy rate is 95% ^[2].

Projected leasing –HABC's projected adjusted occupancy rate for MTW public housing inventory and leasing as of June 30, 2016 is 98%. The total number of MTW public housing units to be leased as of June 30, 2016 is 6,510. HABC projects the loss of 3,850 units due to the RAD conversion. In addition, the entire Scattered Sites portfolio is being evaluated both for cost and neighborhood viability.

Public Housing Occupancy – HABC achieved a 95% adjusted occupancy rate in its public housing developments at the end of the fiscal year (6/30/15) rather than the 97% adjusted occupancy rate projected in the FY 2015 Annual Plan.. The average occupancy rate for the year was 94%. Actual occupancy (9764) exceeds the number served in the public housing program at the beginning of the MTW Demonstration by approximately 208 households. (9556). The difference between HABC's projected and actual occupancy rates for 6/30/15 is due to:

- The number of families served was reduced due to 549 vacant RAD units that will be used to support rehabilitation and relocation activities. Eleven sites are in the first phase and 4 to 10 of these buildings are scheduled to convert before December 2015.
- 242 units estimated at \$15k to \$25k to renovate upon turnover were deemed too costly for site maintenance to address. Normally the agency would place these units into the allowable "Exempt for Modernization" category and submit them to PIC. Instead the agency is funding the moderate rehabilitation of these vacancies with fungible MTW funds. These units are currently under contract and are scheduled to be substantially completed by December 2015.

^[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.

- 148 vacancies within the Scattered Sites portfolio will be submitted to HUD for Disposition approval. These units range from \$185k to \$285k to renovate. These units are located in hard to market and even harder to sustain areas. The units are being processed and prepared for approval by the Board of Commissioners in October 2015.

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
4227 Frederick Avenue	9	0	This nine-unit building located in the Irvington neighborhood will be designated for non-elderly persons with disabilities (NEDS). All nine will be one-bedroom units. As of 6/30/15 this project was still in the process of being financed at the State level.
Biddle Street Residences	5	5	This six- unit building located in the Mid-Town Belvedere neighborhood has 5 units designated for NEDS. All five (5) are one-bedroom units. As of 6/30/15 all 5 units were part of the PBV inventory.
Orchard Ridge Phase 4	20	20	Phase 4 of Orchard Ridge features 64 affordable townhomes in the Claremont Freedom neighborhood. Twenty of those townhomes are project-based with 14 units designated for NEDS (all 14 are one-bedroom units); and 6 units designated as Long-Term Affordable (LTA) UFAS (3 two-bedrooms and 3 three-bedrooms). As of 6/30/15 construction of all 20 units is complete.
Penn Square 2	15	0	This 61-unit building in Penn North will have 15 project-based units. Twelve will be one-bedrooms units designated as LTA for NEDS; while the remaining 3 units will all be three-bedrooms designated as LTA-UFAS. As of 6/30/15 the units are still under construction with an anticipated completion date at the end of CY 2015. Leasing will begin during the first quarter of CY 2016.
Manor South	14	14	This is a 90-unit building in the Glen neighborhood with 14 project-based units designated for NEDS. All 14 are one-bedroom units. As of 6/30/15 all 14 units are part of the PBV inventory.
Brexton-Chase Residences	7	0	This 10-unit building in the Mt. Vernon neighborhood will have 7 units designated for NEDS. All seven will be one-bedroom units. As of 6/30/15 developer delays have pushed completion to the 1 st quarter 2016.
Dorchester Residences	10	0	This is a 14-unit building in the Gwynn Oak neighborhood. Ten (10) units will be designated for NEDS. All 10 will be one-bedroom units. As of 6/30/15 developer delays have pushed completion to the 1 st quarter 2016.
Poppleton 3	10	0	This is a 32-unit building located in the Poppleton neighborhood. Ten of the 32 units will be project-based with 7 designated as LTA for NEDS (all one-bedrooms); and 3 units designated as LTA-UFAS (one two-bedroom and two three-bedrooms). Poppleton is expected to begin leasing in the fall of 2015.
O'Donnell Heights	39	39	Phase 1-A at O'Donnell Heights consists of 76 units in the O'Donnell Heights neighborhood 39 of which are now project-based. Of the 39 units 12 were designated as LTA NEDS (all 12 will be one-bedroom units) and 4 units were designated as LTA-UFAS (1 two-bedroom, 2 three-bedrooms, and 1 four-bedroom). As of 6/30/15 construction of all 39 units is complete.

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
		755 (105 LTA-NEDS; 526 PBV-NEDS)	708 (86 LTA-NEDS; 405 PBV-NEDS)

129	78	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
		1,727	1,621

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

Public Housing Occupancy – HABC achieved a 95% adjusted occupancy rate in its public housing developments at the end of the fiscal year (6/30/15) rather than the 97% adjusted occupancy rate projected in the FY 2015 Annual Plan. The difference between HABC's projected and actual occupancy rates for 6/30/15 is due to:

- The number of vacancies increased by 549 due to vacant RAD units that will be used to support rehabilitation and relocation activities. Eleven sites are in the first phase and 4 to 10 of these buildings are scheduled to convert before December 2015.
- 242 vacant units estimated at \$15k to \$25k to renovate upon turnover were deemed too costly for site maintenance to address. Normally the agency would put these units into the allowable "Exempt for Modernization" category and submit them to PIC. Instead the agency is funding the moderate rehabilitation of these vacancies with fungible MTW funds. These units are currently under contract and are scheduled to be substantially completed by December 2015.
- 148 vacancies within the Scattered Sites portfolio will be submitted to HUD for Disposition approval. These units range from \$185k to \$285k to renovate. These units are located in hard to market and even harder to sustain areas. The units are being processed and prepared for approval by the Board of Commissioners in October 2015.

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	210 118 Bailey LTA NED Units 92 Bailey LTA UFAS Units	<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, HABC 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 (e.g., 24 CFR Parts 5, 960, 966, and the like) (the "Public Housing Regulations"), even though the LTA-PB Units will be subsidized with project based voucher funds. The LTA-PB Units shall remain affordable for a minimum of forty (40) years.</p>
Total Other Housing Owned or Managed	233	

If Other, please describe

See Overview of the Program

General Description of Actual Capital Fund Expenditures During the Plan Year

Year of Funding Award	AMP No.	Devel Name	Description of Work	Anticipated MTW Spending July 1, 2014 - June 30, 2015	Actual MTW Spending July 1, 2014 - June 30, 2015
FFY 12, 13 and 14	1	Latrobe Homes	Roofing Replacement, Site Improvements, Replace Concrete Floor, Preventive Maintenance on Domestic Hot Water Equipment	\$ 2,650,000	\$ 1,953,430
			<i>Roof Replacement and Site Work planned to be spent in FY 15 was actually spent in FY 14. All work is 100% complete. Actual expenditures are reflected.</i>		
FFY 12, 13 and 14	2	McCulloh Homes	Roof Cap Installation	\$ 2,000,000	\$ 628,289
			<i>Budget for this project was overestimated. Work is 100% complete. Actual expenditures are reflected.</i>		
FFY 12, 13 and 14	3	Perkins Homes	Concrete /Cement Repair to Unit Porches and Sidewalks; Erosion Repairs, Heating System Condensate Repairs, Gas and Gas Line Repairs and Replacement, Vacancy Renovation	\$ 4,057,065	\$ 3,944,148
			<i>Work is substantially complete but will not be fully expended until FY 16. Actual expenditures are reflected.</i>		
FFY 12, 13 and 14	4	Poe Homes	Replacement of Hot Water Heaters and Pneumatic Testing	\$ -	\$ 312,162
			<i>Emergency work required to replace hot water heaters. Work is complete. Actual expenditures are reflected.</i>		
FFY 12, 13 and 14	5	Douglass Homes	Steam, Condensate and Gas Line Repairs and Electrical Distribution Upgrades.	\$ 5,176,268	\$ 3,095,581

Year of Funding Award	AMP No.	Devel Name	Description of Work	Anticipated MTW Spending July 1, 2014 - June 30, 2015	Actual MTW Spending July 1, 2014 - June 30, 2015
			<i>Emergency funding made available for steam, condensate and gas line repairs. Work is substantially complete and will not be fully expended until FY 16. The electrical distribution project is still under design and will be started in FY 16.</i>		
FFY 12, 13 and 14	6	Gilmor Homes	Repair/Replace Sidewalks and Landscaping, Repair Heating Convector System, Vacancy Renovation	\$ 100,000	\$ 147,505
			<i>The site work repairs are under design and will be completed in FY 16. Work related to vacancy renovation and convector system repairs will continue into FY 16. Actual expenditures for FY 15 are reflected.</i>		
FFY 12, 13 and 14	9	O'Donnell Heights	Phase 1 A - Development of 76 Low Income Housing Tax Credit and Section 8 Units	\$ 2,023,359	\$ 9,442,341
			<i>The final payment for this project was anticipated to take place in FY 14 but did not occur until FY 15. The project is complete. Actual expenditures are reflected.</i>		
FFY 12, 13 and 14	9	O'Donnell Heights	Phase 1 B - Construction of 71 Rental Units - O'Donnell Heights Replacement Housing	\$ 900,000	\$ 224,817
			<i>Predevelopment activities are currently underway. The closing for Phase I-B will not occur until 1st quarter of calendar year 2016.</i>		
FFY 12, 13 and 14	11	Cherry Hill Homes	Heating, Cooling and Roof Improvements to Community Building and Site Improvements, Vacancy	\$ 338,393	\$ 1,205,699

Year of Funding Award	AMP No.	Devel Name	Description of Work	Anticipated MTW Spending July 1, 2014 - June 30, 2015	Actual MTW Spending July 1, 2014 - June 30, 2015
			Renovation		
			<i>Larger portion of work was expected to be completed in FY 14 but was actually completed in FY 15. Actual Expenditures are reflected.</i>		
FFY 12, 13 and 14	21	Brooklyn Homes	Replace Windows and Roofs	\$ -	\$ 1,547,910
			<i>As a result of the pre-payment of the CFFP bond, HABC's debt service payment was reduced. With the available funds, HABC was able to move the window replacement project at Brooklyn Homes to FY 15. Actual Expenditures are reflected.</i>		
FFY 12, 13 and 14	23	McCulloh Homes, Ext.	Separation of Utilities for RAD Conversion	\$ -	\$ 1,679,027
			<i>As a result of the RAD conversion for this property , it was necessary to separate the utilities involving the high rise and low rise buildings. Actual expenditures are reflected.</i>		
FFY 12, 13 and 14	31	Rosemont	Gas Pipe Replacement, Clear Clogged Storm Drain, Piping Survey and Mapping and Anode Bed Upgrades	\$ 40,000	\$ 141,395
			<i>Some work originally scheduled to be completed in FY 14 was actually completed in FY 15. The gas pipe replacement project is still in design and will be completed in FY 16. Actual expenses are reflected.</i>		

Year of Funding Award	AMP No.	Devel Name	Description of Work	Anticipated MTW Spending July 1, 2014 - June 30, 2015	Actual MTW Spending July 1, 2014 - June 30, 2015
FFY 12, 13 and 14	41	Van Story Branch (formerly the West Twenty)	Exterior Waterproofing & Tuck-pointing and Window and Balcony Door Replacement	\$ -	\$ 584,720
			<i>Work was anticipated to be completed in FY 14 but was not completed until FY 15. Actual expenses are reflected.</i>		
FFY 12, 13 and 14	46	Chase House	Exterior Waterproofing & Tuck-pointing and Window and Balcony Door Replacement	\$ -	\$ 1,792,838
			<i>Exterior waterproofing and tuckpointing was scheduled to be completed in FY 14 but was actually completed in FY 15. Actual expenses are reflected.</i>		
FFY 12, 13 and 14	47	Govans Manor	Landscaping	\$ -	\$ 1,099
			<i>Funds were budgeted for Authority Wide landscaping activities and were realigned to the project based on needs. Actual expenses are reflected.</i>		
FFY 12, 13 and 14	53	Ellerslie	Landscaping	\$ -	\$ 322
			<i>Funds were budgeted for Authority Wide landscaping activities and were realigned to the project based on needs. Actual expenses are reflected.</i>		
FFY 12, 13 and 14	110	Pleasantview Gardens	Gas and Water Submetering	\$ 30,000	\$ 30,538

Year of Funding Award	AMP No.	Devel Name	Description of Work	Anticipated MTW Spending July 1, 2014 - June 30, 2015	Actual MTW Spending July 1, 2014 - June 30, 2015
			<i>All work is complete. Actual expenses are reflected.</i>		
FFY 12, 13 and 14	200, 201, 202, 203	Scattered Sites	Roof Replacement and Vacancy Renovation	\$ 300,000	\$ 164,880
			<i>Work planned for FY 15 was actually completed in FY 14. All work is completed; actual expenses are reflected.</i>		
FFY 12, 13 and 14	124	Scattered Sites	New Construction UFAS Units - (Bailey Consent Decree)	\$ 3,486,072	\$ 3,346,308
			<i>Planned expenses overstated, actual expenses reflected. Work scheduled to be completed in FY 16.</i>		
FFY 2000	45	Hollander Ridge	Hollander Replacement Housing	\$ 14,723,407	\$ -
			<i>Work was anticipated to begin in FY 15 but was delayed because of complex issues involving the utilization of LIHTC as a source of funding for this redevelopment effort.</i>		
FFY 12, 13 and 14	N/A	Authority-Wide	Affordable Housing Opportunities	\$ 8,746,438	\$ 835,126
			<i>Baltimore Regional Housing Partnership</i>		
FFY 12, 13 and 14	797	City Wide	Development of Non-Elderly Disabled Units & Enhanced Leasing Program	\$ 360,000	\$ 639,487
			<i>Planned expenses understated; actual expenses reflected. Work continues in this area.</i>		

Year of Funding Award	AMP No.	Devel Name	Description of Work	Anticipated MTW Spending July 1, 2014 - June 30, 2015	Actual MTW Spending July 1, 2014 - June 30, 2015
FFY 12, 13 and 14	TBD	Authority Wide	Emergency Repairs to Mixed Population Buildings and other Properties as Needed	\$ 752,347	\$ -
			<i>Funds reallocated based on actual expenses per development.</i>		
FFY 12, 13 and 14	Auth Wide	AMP's	Environmental Related Testing, Improvements and Training	\$ 300,000	\$ 387,832
			<i>Planned expenses understated, actual expenses are reflected.</i>		
FFY 12, 13 and 14	Auth Wide	AMP's	Management Improvements, IT Software and Hardware	\$ 372,500	\$ 262,918
			<i>Planned expenses overstated, actual expenses are reflected.</i>		
FFY 12, 13 and 14	Auth Wide	AMP's	Resident Activities involving the Anti-Drug and Energy Program	\$ 14,000	\$ 20,611
			<i>Planned expenses understated, actual expenses are reflected.</i>		
FFY 12, 13 and 14	Auth Wide	AMP's	Consultant Fees (Planning, Utility, Maintenance of Software, etc.)	\$ 140,000	\$ 606,957.66
			<i>Planning fees were budgeted with the work activity and were reallocated to the consultant fees line item as determined necessary. Actual expenditures are reflected.</i>		
FFY 12, 13 and 14	Auth Wide	AMP's	CFP Audit	\$ 35,000	\$ 12,429.80
			<i>Planned expenses overstated, actual expenses are reflected.</i>		
FFY 12, 13 and 14	Auth Wide	AMP's	Legal Fees	\$ -	\$ 322,262

Year of Funding Award	AMP No.	Devel Name	Description of Work	Anticipated MTW Spending July 1, 2014 - June 30, 2015	Actual MTW Spending July 1, 2014 - June 30, 2015
14					
			<i>Legal services required to ensure Declaration of Trust requirements are in compliance with HUD regulations. Work continues and is expected to be completed by September 30, 2015</i>		
FFY 12, 13 and 14	Auth Wide	AMP's	Relocation Services	\$ 46,563	\$ 275
			<i>Planned expenses overstated, actual expenses are reflected.</i>		
FFY 12, 13 and 14	N/A	N/A	Debt service	\$ 9,795,585	\$ 7,130,926
			<i>Debt payment was reduced as a result of pre-payment on the Capital Fund Financing Program (CFFP) loan.</i>		
FFY 12, 13 and 14	Auth Wide	AMP's	Technical Salaries	\$ 1,597,694	\$ 1,392,941
			<i>Planned expenses overstated, actual expenses reflected.</i>		
FFY 12, 13 and 14	Auth Wide	AMP's	Technical Salaries Benefits	\$ 679,145	\$ 604,293
			<i>Planned expenses overstated, actual expenses reflected.</i>		
FFY 12, 13 and 14	Auth Wide	AMP's	Non-Technical Salaries	\$ 1,204,917	\$ 1,172,832
			<i>Planned expenses overstated, actual expenses reflected.</i>		

Year of Funding Award	AMP No.	Devel Name	Description of Work	Anticipated MTW Spending July 1, 2014 - June 30, 2015	Actual MTW Spending July 1, 2014 - June 30, 2015
FFY 12, 13 and 14	Auth Wide	AMP's	Non-Technical Salaries Benefits	\$ 415,803	\$ 324,884
			<i>Planned expenses overstated, actual expenses reflected.</i>		
FFY 12, 13 and 14	Auth Wide	AMP's	Sundry and Overhead Expenses	\$ 313,364	\$ 328,830
			<i>Planned expenses understated, actual expenses are reflected.</i>		
			GRAND TOTAL	\$ 60,597,920	\$ 44,285,612

504 Accessibility Improvements

In FY 2015, 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 and provide public housing choices for low-income persons with disabilities.

To date 708 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 48 UFAS units must be created:

- 12 UFAS units are under construction in mixed-income developments and are expected to be certified in CY 2015;
- 13 UFAS units will be created by building on vacant lots that are owned by the City or HABC.
- 23 UFAS units will be created by LIHTC and HOME projects
- 6 Surplus UFAS units will also be constructed

Security Camera Systems

Over the past few years, HABC installed Closed Circuit Television ("CCTV") camera systems, which are a series of permanently mounted cameras 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 11 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 2014. 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 2015, 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. Also in FY 15, HABC was awarded a third Capital Safety and Security Grant. The funds will be used at Poe Homes to install approximately 10 CCTV cameras and install approximately 63 additional security exterior building lights. The planning process for the third Security Grant was started in FY 2015. The installation of the CCTV cameras and security lighting will be accomplished in the first quarter of FY 2017.

The mixed-population buildings contain 259 CCTV cameras that are monitored by the building monitors. In FY 2015, these CCTV cameras were maintained and upgraded where necessary.

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 has 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 20th Street should be eliminated. The removal of 13 PODSS was accomplished in FY 2015 as well as the upgrade of the PODSS located at 20th Street in front of HABC’s J. Van Story Branch building.

Infrastructure and Extraordinary Maintenance

Major work completed in FY 2015 includes: The façade of J. Van Story Branch and Chase House; 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 window replacement at Brooklyn; the repair and replacement of gas lines in Perkins and Douglas; the renovation of units at Perkins that were damaged due to a steam leak; the replacement of roofs systems at McCulloh Homes and various scattered sites. Major projects started in FY 2015 were: the separation of the utilities between the Mixed-Pop Buildings and the Family sites at McCulloh; and the installation of sub-meters (gas, water and electric) at Pleasant View Gardens for the Community Building, Youth Center and Daycare Center. Major planning started in FY 2015 includes: Kitchen Cabinets at McCulloh; the upgrade of the electrical distribution system at Douglas Homes; the renovation of approximately 158 units located at 11 family developments, as follows: Douglass, Latrobe, Perkins, Gilmor, Cherry hill, Brooklyn, Rosemont/Dukeland, Westport/Mt Winans and McCulloh; the replacement of sidewalks and erosion control at Latrobe, Cherry Hill and Gilmor; the new sub-meters for Poe Homes; and the renovation of long term vacant scattered sites, including the Legacy Grant received for the renovation of 1435 Broadway.

In addition, in FY 2015 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 2015, HABC entered into two long term leases/agreements to better serve HABC Residents, as follows:

1. In FY 2015 HABC entered into a lease with Save A Lot (“SAL”), a local supermarket, located adjacent to McCulloh Homes. HABC is leasing to SAL approximately 2,000 square feet of exterior space (the “Space”) at fair market value. Without this Space, which was not being used by HABC, SAL would not be able to open its new supermarket, which serves the residents of McCulloh Homes. The Space leased is directly opposite SAL’s delivery pad and the Space is necessary for SAL’s vehicles to make deliveries. In FY 2016, HABC will seek HUD’s approval to sell the Space to SAL.
2. In FY 2015 HABC entered into a Letter of Intent with the Living Classroom Foundation (“LCF”) to amend their Lease. LCF now occupies the Youth Development Center at Pleasant View Gardens. The Lease amendment will give LCF a long term lease, which will allow them to obtain grants to better serve our residents and to also take full financial and operating responsibility of the Youth Development Center. The Lease amendment will also give LCF the right to purchase both the Youth Development Center and Day Care Center (collectively the “Centers”), however, LCF must continue to provide youth development activities and early childhood services to HABC’s residents (“Resident Services”). The Centers will be sold below fair market value because the Resident Services provided are done at a financial loss and can only be achieved by obtaining various grants. Since HABC wants these Resident Services to continue being provided to its residents, the sale will be below fair market value. In FY 2016, HABC will seek HUD’s approval to sell both Centers to LCF.

Energy Performance Contracting

In FY 2015, 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 is 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 17.

B. Leasing Information

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

Housing Programs: The Front Door and The Long-Term Affordable Programs (Bailey and HABC LTA) Number of Units that were Occupied/Leased through Local Non-Traditional MTW Funded Property-Based Assistance Programs Number of Units that were Occupied/Leased through Local Non-Traditional MTW Funded Tenant-Based Assistance Programs Port-In Vouchers (not absorbed) Total Projected and Actual Households Served	Number of Households Served	
	Planned	Actual
	66	269
	0	0
	230	231
	296	500

Housing Program: The Front Door and The Long-Term affordable Programs (Bailey and HABC LTA) Number of Units that were Occupied/Leased through Local Non-Traditional MTW Funded Property Based Assistance Programs Number of Units that were Occupied/Leased through Local Non-Traditional MTW Funded Tenant-Based Assistance Programs Port-In Vouchers (not absorbed) Total Projected and Annual Units Months Occupied/Leased = 12 months	Unit Months Occupied/Leased	
	Planned	Actual
	66	269
	230	231
	3,552	6,000

	Average Number of Households Served Per Month	Total Number of Households Served During the Year
Households Served through Local Non-Traditional Services Only	42	500

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

Fiscal Year:	2015
Total Number of Local, Non-Traditional MTW Households Assisted	500
Number of Local, Non-Traditional MTW Households with Incomes Below 50% of Area Median Income	500
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*	Total Number of Household Sizes Served in FY2015	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	5,072	5,648	10,720	549 Vacant RAD units	10,743	50%
2 People	1,844	2,427	4,271		3,893	18%
3 People	1,300	2,020	3,320		3,010	14%
4 People	761	1,373	2,134		1,996	9%
5 People	374	709	1,083		1,039	5%
6+ People	264	541	805		746	3%
Totals	9,615	12,719	22,333		21,427	100%

Explanation for Baseline Adjustments to the Distribution of Household sizes Utilized	The software query used to obtain the baseline numbers submitted to HUD as of FY 2014 was incorrect. HABC reviewed the information submitted and discovered a small percentage of the families were duplicated in the numbers reported.
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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%	18%	14%	9%	5%	3%	100%
Number of Households Served by Family Size FY2015	10,720	4,271	3,320	2,134	1,083	805	22,333
Percentages of Households Served by Household Size this Fiscal Year	48%	19%	15%	10%	5%	4%	100%
Percentage Change	-2%	0%	+1%	+1%	0%	+1%	0%

Justification and Explanation for Family Size Variations over 5% from the Baseline Percentages	N/A
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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	Description of Leasing Issue and Solutions
Housing Choice Voucher Program	Journey Home and Front Door Programs have been put on hold. HCVP is unable to identify any issues related to leasing for these programs due to the indefinite hold..
Public Housing	<p>Public Housing Occupancy – HABC achieved a 95% adjusted occupancy rate in its public housing developments at the end of the fiscal year (6/30/15) rather than the 97% adjusted occupancy rate projected in the FY 2015 Annual Plan. The difference between HABC’s projected and actual occupancy rates for 6/30/15 is due to:</p> <ul style="list-style-type: none"> • The number of families served was reduced due to 549 units in RAD related buildings held vacant to support the rehabilitation and relocation activities. Eleven sites are in the first phase and 4 to 10 of these buildings are scheduled to convert before December 2015. • 242 units were estimated at \$15k to \$25k to renovate upon turnover were deemed too costly for site maintenance to address. Normally the agency would but these units into the allowable “Exempt for Modernization” category and submit them to PIC. Instead the agency is funding the moderate rehabilitation of these vacancies with fungible MTW funds. These units are currently under contract and are scheduled to be substantially completed by December 2015. • 148 vacancies within the Scattered Sites portfolio will be submitted to HUD for Disposition approval. These units range from \$185k to \$285k to renovate. These units also reside in hard to market and even harder to sustain areas. The units are being processed and prepared for approval by the Board of Commissioners in October 2015.

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
The Front Door Program	36	A person’s progress to independence through education, work readiness, or other supportive services such as health, mental health, and work supports.
Households Duplicated Across Activities/Definitions	0	
Annual Total Number of Households Transitioned to Self Sufficiency	36	

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. Demographics on current waiting list households are included in Appendix G.

The Housing Choice Voucher Waiting List: All HCV waiting lists are currently closed. However, the HCVP re-opened the tenant-based waiting list for applications to be submitted online only. This new waiting list opened online on October 22, 2014 and closed at 11:59:59pm on October 30, 2014. From October 28-30, 2014, applicants who did not have access to computers, or who needed assistance applying online, were assisted at offsite locations throughout the City of Baltimore. The waiting list closed at 11:59:59 on October 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. To date, HABC has installed nine (9) Kiosks at our Leasing and Admissions Office to assist new applicants in completing their online pre-application and existing applicants in maintaining and updating their records. In addition, over 10,700 applicants (HCVP/Low Income Public Housing) have used our web portal to add/remove family members and update their address information.

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, 2015, there were 7,136 families on the waiting list for *Thompson* Vouchers, awaiting enrollment in the pre-placement counseling program. As of the same date 970 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.

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	General Family	29,390	Open	Open
Public Housing	Senior Housing	1,173	Open	Open
Public Housing	UFAS	263	Open	Open
Public Housing	Mixed Population (Disabled & Elderly)	10,339	Open	Open
Public Housing	Reasonable Accommodations	200	Open	Open
HCVP – Tenant Based (OLD)	Community Wide	25,167*	Closed	Yes. Opened on Oct 22, 2014 and Closed on Oct 30, 2014
HCVP – Project Based	Site-Based	(Project-Based, & Moderate Rehab & PB Senior) 4,042	Closed	No.

*An additional 25,000 families were added to the waiting list in October 2014; however a pre-application was completed by the families and all pre-applicant categorical data has not yet been assembled.

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. The Front Door and Journey Home Programs have been put on hold, pending further assessment, evaluation, and re-organization.

If other waiting list type, please describe:

Public Housing & HCVP (includes tenant and project-based applicants) Waiting List. There are 1,620 applicants on this waiting list, who have applied for both public housing and HCVP.

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.

N/A

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 site preparation work for homeownership phase II commenced in FY2014 and was 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 FY2015, construction continues and an additional 15 homeownership units were sold and 6 homeownership units put under contract.

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 – The Baltimore Regional Housing Program (BRHP) is responsible for 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. BRHP is implementing a project based development program to create project based units in Non-impacted Areas. Subject to funding availability, BRHP 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. At present this activity is on hold.

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 was 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 were made available under an RFP as described above. Currently, this initiative is on hold and 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 (36) UFAS units. The lots were acquired from the Mayor and City Council for a nominal fee and transferred to HABC.

In FY2015 the construction of 7 units were constructed for a total of 23 of the 36 completed. The remaining 13 units are under construction or in the planning stages of development.

Other Development Activities

HABC has conducted a series of master planning efforts to develop long-term solutions for distressed properties including:

O'Donnell Heights - The next phase of development for the O'Donnell Heights site is Phase 1-B. The developer has spent the better part of FY2015 in the planning stages for the creation of the next 68 rental and 6 for-sale units. Phase I-B rental portion will be part of a LIHTC application submitted to the Maryland Department of Housing and Community Development. HABC also plans to submit a Mixed Finance Proposal to HUD that leverages Replacement Housing Factor Funds. HABC is providing 34 project based vouchers for returning residents, NEDS and UFAS units. The remaining 34 rental units are affordable to households earning less than 60% of the AMI.

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. HABC is working diligently with the developer to develop a acquisition and financing plan for this project that is acceptable to HUD. A financing plan was submitted to HUD in August 2015 for review.

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 operate a homeownership program 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. Under the revised Plan, HABC will identify and rehabilitate various vacant scattered sites properties for homeownership sale to eligible residents. Currently, the MTW Homeownership Program is on hold.

Housing Choice Voucher Homeownership Program - As of July 1, 2014, the Housing Choice Voucher Homeownership Program (HCVHP) was able to assist a total of 77 families purchase their first home in Baltimore City. This includes 64 active participants and 13 terminated cases. HABC's goal in FY 2015 was to assist an additional eight (8) families so that the projected total number of active participants under the HCVHP would be 72 by June 30, 2015. As of June 30, 2015 the HCVHP assisted a total of 83 families in purchasing homes in Baltimore City, with 14 cases terminated; thus HABC has increased its number of active participants to from 64 to 69 with an additional 6 active cases pending settlement by December 2015.

III. Proposed MTW Activities

Approval of proposed MTW activities is accomplished through the Annual Plan process. For the Annual Report, HUD requires that this section identify any MTW activities for FY 2015 that have already been proposed by HABC and approved by HUD.

19. Energy Conservation Utility Allowance -Leased Housing (Placed on Hold)

20. Limit on Interim Recertifications Leased Housing (Placed on Hold)

21. Project Based Voucher Amendments to the HAP Contract - Leased Housing (Not Yet Implemented)

22. The Front Door Program - Leased Housing (Placed on Hold)

23. Encouraging Leasing in Higher Opportunity Neighborhoods – Thompson Vouchers (Not Yet Implemented)

IV. Ongoing MTW Activities

A. Implemented Activities

Public Housing

3. *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: Since the baseline number for this activity did not accurately reflect the number of public housing families with assets less than \$5,000, HABC has substituted the baseline data of FY2011 (06/30/11) for that of FY 2014 (6/30/14).

Metrics: Asset Self-Certification

CE #1: Agency Cost Savings				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	Households with assets less than \$5000 in FY 2014: 8,304 Time to verify asset: .75 hours Average staff hourly wage: \$32.16 Total cost before implementation: \$200,293	Estimated cost after implementation \$66,674	Households with assets less than \$5000 in FY 2015: 6,419 Time to verify asset: .25 hours Average staff hourly wage: \$32.16 Total cost after implementation: \$51,609	Yes.

CE #2: Staff Time Savings				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	Households with assets less than \$5000 in FY 2011: 8,304 Time to verify assets: .75 hours Total time for	2,768 hours	Households with assets less than \$5000 in FY 2015: 6,419 Time to verify assets: .25 Total time for activity after implementation:	Yes.

	activity prior to implementation: 6,228 hours		1,605 hours	
CE #3: Decrease in Error Rate				
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)	1%	2.5%	No. See CliftonLarsenAllen FY 2014 Audit.

Leased Housing

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

Proposed Changes: HABC will allow owners to self-certify units in good standing for minor non-health and safety related violations remedied and documented within a restricted timeframe.

Approval and Implementation: 2006 - Implementation activities began in FY 2014

Changes to metrics, baselines, and benchmarks: Under HUD's revised MTW reporting requirements, HABC is required to revise its MTW benchmarks, baseline, and metrics for consistency with the recently established HUD Standard Metrics. The table below provides the revised information for this MTW activity.

Metrics: Risk Based Inspections

<i>CE #1: Agency Cost Savings</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	\$803,743	\$742,280	\$746,554	No. However, the agency did save \$57,189.
<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).	35,360 hours	32,656 hours	32,844 hours	No. However, the agency did save 2,516 hrs.
<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).	10%	N/A	N/A	N/A

5. ***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 also transitioned to a three-year recertification cycle for households that include elderly and/or disabled heads of households that are on fixed incomes. This activity was approved by HUD through PIH 2013-03. MTW Authority was not required during the time that this PIH Notice was active. The PIH Notice expired on March 31, 2015 and is pending approval for a proposed permanent rule to go into effect.

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

Changes to metrics, baselines, and benchmarks: None.

Metrics: Multi-Year Recertifications

<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	\$638,267	\$567,348	Exceeded.
<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	28,080	24,960	Exceeded.
<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)	16.75% (includes minor to fatal errors)	Staff reduction per capita; volume remains the same.	Does not apply.

6. 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 19% of its Tenant Based HCV funds to Project Based Vouchers, but could increase this allocation by waiving the per-building and per-project cap on future projects.

Changes to metrics, baselines, and benchmarks: None.

Metrics: Limits on Project Based Vouchers and Increased Project Based Units in a Project or Building

<i>HABC Metric: Increasing Housing Choice</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of new housing units made available for families at or below 80% AMI as a result of the activity (increase).	0	31 units	1,621	Yes.

<i>HC #4: Displacement Prevention</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of new housing units made available for families at or below 80% AMI as a result of this activity.	0	31 Units	1,621	Yes.

8. 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: None.

Metrics: Unit Sizes

<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	\$100,960,000	\$117,263,197	No. However, agency saved \$2,736,803.
<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	0	0	At recertification staff expends more time assisting families into the proper size unit than they would otherwise spend completing a recertification.. This activity does not save staff time.

<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	*Does not apply.

<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	11,982	11,847	No. HABC's goal was to lease an additional 165 units into the correct size unit. Due to families moving into correct unit sizes, HABC was able to lease only 30 additional families.

* HABC intended for this activity to save the agency money. It has no effect on staff time or error rate.

9. *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: None.

Metrics: The Bailey Long –Term Affordable Project-Based Voucher Contract

HC #5: Increase in Resident Mobility				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households able to move to a better unit as a result of the activity	0 units	190	210 units	Yes.

10. *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: None.

Metrics: The HABC Long –Term Affordable Project-Based Voucher Contract

<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	23	23 households	Yes

11. 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 the FY 2017 Annual Plan HABC will change the baseline of this MTW Activity to reflect the cost of the utility allowance (UA) in units where the Allowance is more than that allotted for the actual unit size or more than that allotted for the voucher unit size. The baseline data will reflect FY2014 data as of 6/30/14.

Metrics: Utility Allowances for Families Living in Larger Units than Voucher Size

<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	\$1,601,047	<p>\$2,412,340 total spent on utility allowance payments</p> <p>HABC has saved \$53,165/year by ensuring the correct UA's are applied.</p>	Increased utilization, increased utility allowances, and more families moving into appropriate unit sizes, have increased the total amount of utility allowance payments. However, HABC has saved \$53,165/yr by ensuring the correct UA's are applied.
<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).	<p>Number of households in FY 2012: 11,469</p> <p>Time spent per household: 12 minutes</p> <p>Total time spent before implementation: 2,294 hours</p>	0	<p>Number of households in FY 2015: 1,522</p> <p>Time spent per household: 25 minutes</p> <p>Total time spent after implementation: 381 hours</p>	No. Those who added family members, or moved to the appropriate unit size or left the program, did not require correction. Additional staff time was necessary to correct the families who stayed in the unit with no change in family composition. There is no savings in staff time.
<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).	N/A	N/A	N/A	*Does not apply.
CE #5: Increase in Agency Rental Revenue				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Increase in tenant rent share	\$548,142	\$236,880	\$420,793	Exceeded

*Tracking this activity was not required prior to FY2014. The previous baseline provided which reflected FY2012 numbers is incorrect. The corrected baseline has been provided as of FY2014. HABC implemented this activity to save the agency money and staff time; it has no influence on error rate.

Thompson Leased Housing Program

12.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.

385 new families have been leased in non-impacted, higher opportunity neighborhoods during FY 2015. The total number of households living in non-impacted census tracts as of June 30, 2015 is 2,118. The cumulative number of households that moved to non-impacted census tracts as of June 30, 2015 was 2,923.

Changes to metrics, baselines, and benchmarks: None.

Metrics: Exception Payment Standards

CE #1: Agency Cost Savings				
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	\$5500.00	\$2,750	Yes

	already been realized.			
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<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.	155.5	80 hours	Yes
<i>CE #5: Increase in Agency Rental Revenue</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Increase in tenant rent share	\$365.65	\$423.22	\$440.66	Yes, tenant rent share increased from \$365.65 at baseline to \$440.66 in FY2015.
<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	375 Households	385 new admission households and 154 subsequent mover households moved to an opportunity area, for a total of 539 households.	Yes

13. 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 2015, the Baltimore Regional Housing Mobility Program completed 1,108 biennial recertifications for participants of the Baltimore Regional Housing 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: None.

Metrics: Biennial Recertifications

CE #1: Agency Cost Savings				
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	\$29,205	Recertifications completed in FY 2015: 1108 Recertifications not completed because of biennial scheduling: 1,445 Staff time per recertification: 1.5 Average staff hourly salary: \$25.25 Total cost savings in FY 2015: \$54,729	Yes. There were approximately 1,445 recertifications that were not required to be completed because of biennial scheduling. Those recertifications would have required 2,168 hours of staff time. Because the Program continues to grow in number of participants, the number of families requiring recertifications has increased.

CE #2: Staff Time Savings				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	Recertifications completed in FY 2009: 623 Staff time per recertification: 1.5 hours Total staff time in FY 2009: 935 hours	1,148	Recertifications completed in FY 2015: 1108 Recertifications not completed because of biennial scheduling: 1,445 Staff time per	Yes. There were approximately 1,445 recertifications that were not required to be completed because of biennial scheduling. Those recertifications would have required 2,168 hours of staff time. Because the

			recertification: 1.5 Total staff time saved in FY 2015: 2,168 hours	Program continues to grow in number of participants, the number of families requiring recertifications has increased.
<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).	This activity was implemented in 2007 but the data for this metric was never tracked until 2015.		0%	Yes, the A-133 compliance audit completed by CliftonLarsenAllen for CY 2014 showed no errors or compliance issues for recertifications.

14. 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, the Baltimore Regional Housing Mobility Program completed 2,590 risk based inspections for units assisted by the Baltimore Housing 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: None.

Metrics: Risk Based Inspections

<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	\$70,840	Inspections completed in FY 2015: 2,590 Inspections not completed because of biennial scheduling: 1,513 Staff time per inspection: 1.5 Average staff hourly salary: \$33.15 Total cost savings in FY 2015: \$75,234	Yes, because the Program continues to grow in number of participants, the number of units requiring inspections has increased but so has the number of units that do not have to be re-inspected.
<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).	Inspections completed in FY 2009: 1,249 Staff time per inspection: 1.5 Total staff time in FY 2009: 1,869 hours	1,771 hours	Inspections completed in FY 2015: 2,590 Inspections not completed because of biennial scheduling: 1,513 Staff time per inspection: 1.5 hours Total staff time savings in FY 2015: 2,269 hours	Yes, because the Program continues to grow in number of participants, the number of units requiring inspections has increased.

15.HAP Contract Modifications – Floating Units

Description/Update of MTW Activity: Using MTW authority, this activity authorizes the Baltimore Regional Housing Mobility Program, 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: None.

Metrics: HAP Contract Modifications – Floating Units

HC #5: Increase in Resident Mobility				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	0 units	4 units	1 Unit	No, Project Based units continue to experience low tenant turnover.

16.Asset Income

Description/Update of MTW Activity: Using MTW authority, this activity authorizes the Baltimore Regional Housing Mobility Program 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 2015 all households but one had total asset values of less than \$50,000.

Changes to metrics, baselines, and benchmarks: None.

Metrics: Asset Income

CE #1: Agency Cost Savings				
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	\$23,795	Participants in FY 2015: 2,874 Participants with assets above \$50,000: 1 Staff time to verify assets: .75 hours Average staff	Yes

	2009: \$23,795		hourly salary: \$25.25 Total cost in FY 2015: \$18.94 Total cost savings in FY 2015: \$28,255	
CE #2: Staff Time Savings				
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	935 Hours	Participants in FY 2015: 2,874 Participants with assets above \$50,000: 1 Staff time to verify assets: .75 hours Total staff time in FY 2015: .75 hours Total staff time savings: 1,119	Yes
CE #3: Decrease in Error Rate of Task Execution				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Average error rate in completing a task as a percentage (decrease)	<1%	0%	0%	Yes, the A-133 compliance audit completed by CliftonLarsenAllen for CY 2014 showed no errors or compliance issues in tenant asset income exclusion.

17. 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 ensure 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: None.

Metrics: Adjusted Income

CE #1: Agency Cost Savings				
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: \$23,795	\$22,549	Number of recertifications and new admissions in FY 15: 1,493 Average hourly wage of specialist: \$25.25 Time to complete recertification: .75 hours Total cost savings in FY 2015: \$28,274	Yes, because the Program continues to grow in number of families served, the baseline and benchmark were based upon a smaller number of families.
CE #2: Staff Time Savings				
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	886 Hours	Number of recertifications and new admissions in FY 15: 1,493 Time to complete recertification: .75 hours	Yes, because the Program continues to grow in number of families served, the baseline and benchmark were based upon a smaller number of families.

	implementation: 935 hours		Total staff time savings in FY 2015: 1,120	
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<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%	0%	0%	Yes, the A-133 compliance audit completed by CliftonLarsenAllen for CY 2014 showed no errors or compliance issues in tenant income deduction calculations.
<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	\$0	FY 2015 tenant rent share was \$440.66, FY 2014 tenant rent share was \$365.65, so there was an increase of \$75.01.	Yes

18. Exclude Income from Full-Time Students and Adopted Household Members

Description/Update of MTW Activity: Using MTW authority, this activity authorized the Baltimore Regional Housing Mobility Program 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 recertification. As of June 30, 2015, 10 of 30 full time students with wages were not recertified during FY 2015. Income from adopted household members is not entered into our tracking system because it is all excluded, and can therefore not be tracked or reported by the Program.

Metrics: Exclude Income from Full-Time Students and Adopted Household Members

<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	\$0	Households qualified for this activity: 27 (19 recertified in FY 2015) Average hourly wage of staff: \$25.25 Time to calculate: 1 hour Total cost savings in FY 15: \$_____479.75	No, once all households with eligible full time students have been recertified the cost to the Program will go to \$0. BRHP anticipates that in FY 2016 all eligible households will have completed a recertification and the activity will be fully implemented.
<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	0 Hours	Total staff time savings in FY 15: 19 hours	No, once all households with eligible full time students have been recertified, the time required to complete this task will go to 0 hours. BRHP anticipates that in FY 2016 all eligible households will have completed a recertification and the activity will be fully implemented.
<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	<1%	0%	0%	Yes, the A-133 compliance audit

task as a percentage (decrease)				completed by CliftonLarsenAllen for CY 2014 showed no errors or compliance issues in tenant income exclusion calculations.
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<i>CE #5: Increase in Agency Rental Revenue</i>				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Increase in tenant rent share	\$0	\$0	This activity does not increase tenant rent share.	N/A

B. Not Yet Implemented

1N. *Rent Policy(Public Housing)*

Description of MTW Activity: HABC received HUD approval in FY 2012 to implement agency-wide the rent policy adopted for Gilmor Homes; however, due to lack of funding and the on-going revisions of the Gilmor Homes rent policies, this activity has been placed on hold in FY 2014.

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

2N. *Project Based Voucher Amendments to the HAP Contract (Leased Housing)*

Description/Update of MTW Activity: HUD regulations at 24 CFR 983.206 (b) provide that “a HAP contract may be amended during the three-year period immediately following the execution date of the HAP contract to add additional PBV contract units in the same building. An amendment to the HAP contract is subject to all PBV requirements (e.g., rents are reasonable), except that a new PBV request for proposals is not required. Using its MTW authority, HABC plans to waive this three-year restriction, which will allow HABC to amend the HAP contract at any time during the initial fifteen year term of the HAP contract and during any renewal term of the HAP contract. Under this proposal, HABC may exercise this option for all PBV units, including, but not limited to the Bailey LTA and PBV units and the non-Bailey LTA PB units.

Update on Implementation: HABC anticipates that implementation of this activity will occur in FY 2016.

3N. *Encouraging Leasing in Higher Opportunity Neighborhoods (Thompson Vouchers)*

Description/Update of MTW Activity: HUD regulations provide that HCV participants may lease units that are larger than their authorized voucher size. In these instances, the Thompson Regional Mobility program follows regulatory requirements and applies the payment standard for the smaller of the actual unit size or voucher size. In this way participants, as applicable, pay an additional share of rent for leasing units larger than their authorized voucher sizes. It is the goal of the Thompson regional mobility program to encourage families to locate and lease units in higher opportunity neighborhoods with lower poverty concentrations.

Using its MTW authority, the Baltimore regional mobility program requires families to select units that are consistent with and not larger than the dwelling unit size listed on their voucher. This policy will apply to new admissions as well as to participating households who request program moves. HABC, on a case by case basis, will make exceptions to this policy as a reasonable accommodation.

Update on Implementation: **BRHP** anticipates that implementation of this activity will occur in FY 2016.

C. Activities on Hold

1H. *Family Self Sufficiency (Public Housing)*

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.

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.

2H. *Gilmor Self Sufficiency Initiative (Public Housing)*

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.

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.

3H. *MTW Homeownership Program – (Public Housing)*

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

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

4H. *Section 811 Supportive Housing (Leased 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.

5H. *Project-Based Voucher Award Process (Leased Housing)*

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

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.

6H. *Rent Increase Determinations (Leased Housing)*

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.

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.

7H. *Journey Home (Leased Housing)*

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.

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.

8H. *Limit on Interim Recertifications (Leased Housing)*

Description/Update of MTW Activity: Currently HABC conducts regular recertifications on a biennial basis for all households with some exceptions, i.e. households with homeownership vouchers. HABC conducts regular recertifications every three (3) years for elderly and/or disabled households on fixed incomes. HABC existing policy on interim reexamination is such that households may report decreases in income/increases in unreimbursed expenses at any time (voluntary interim recertification) and HABC will, upon verification of the change, process an interim rent reduction. Conversely, households are required to report certain changes in household composition and increases in income (required interim recertifications). In such cases, HABC will process an interim rent increase three months from the date of the change or on the effective date of the recertification, whichever comes earlier.

Status Update: This activity was placed on hold in FY 2014 due to comments received from the public.

9H. *Direct Homeownership Program (Thompson Vouchers)*

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 due to lack of participants.

10H. *Energy Conservation Utility Allowance (Leased Housing)*

Description/Update of MTW Activity: Using its MTW authority, those HCV households that have participated in a water audit and had flow restrictive devices installed will be eligible to have low-flow toilets purchased and installed, free of charge, by HABC. HABC will establish a conservation water/sewer utility allowance (UA) for households who take part in and complete the water audit. HABC will apply the conservation water/sewer UA to the household at their first regular recertification after the conservation activities have been completed. Participation in the audit is not mandatory, however owners and tenants are incentivized to complete the audit to receive new toilets and reduce their water/sewer bills. Cost savings for this MTW initiative will be fully realized upon full reimbursement of the capital expenditure and upon adjustment of applicable UAs.

Status Update: This activity's implementation has been delayed due to the lack of resources from the City. As the activity is intended to keep spending within budgetary limits it has been placed on hold until such time as funding shortages dictate its use.

11H. *Two Year Recertifications (Public Housing)*

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 of household income and composition for all fixed income households one time every twenty-four (24) months.

Status Update: This activity was placed on hold in FY 2014 with plans to re-instate the activity as proffered in the FY 2015 Annual Plan; however implementation of this activity was delayed until after June 30, 2015 due to the RAD conversions and subsequent staffing issues.

12H. *The Front Door Program (Leased Housing)*

Description/Update of MTW Activity: HABC partnered with the Mayor's Office of Human Services/Homeless Services Program, Sarah's Hope (a shelter for the homeless); and St. Vincent De Paul to provide MTW Block Grant funds to the Front Door Program that will rapidly house 36 homeless families for up to one year using two distinct strategies. HABC will monitor each family's continuous occupancy for two-years after lease up.

Status Update: The contract ended December 31, 2014, six months into HABC's FY2015. The contract has not been renewed, and the activity has been put on hold for further evaluation.

D. Closed Out Activities

1C. *Adoption of New Investment Policies for HABC (Fiscal Operations)*

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.

2C. *Payment Standards at the 50th Percentile (Leased Housing)*

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.

3C. *TDC Limits (Public Housing)*

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.

4C. *Utility Allowances for Families Living in Larger Units than Voucher Size (Thompson Vouchers)*

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

5C. *Project-Based or Transitional Housing (Leased Housing)*

This MTW activity was approved in the FY 2007-2008 Annual Plan. In 2014 The Collington House facility lost its eligibility to retain project-based vouchers and this program was closed out.

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, in FY 2015 HABC used \$9,268,781 of the planned \$9,442,715 HAP Funds to pay for capital improvement activities. The remaining amount has been deferred for uses in FY 2016. 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. HABC recognizes that MTW Funds may be used to provide gap financing for the construction of

Section	811	units.
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Also in FY 2015, HABC used \$25,553,044 of the combined MTW funds (public housing and HAP fund) to pay off the CFFP Bond refinancing and refunding transaction. An anticipated reduction of approximately \$3.7 million in debt service would in turn increase funding in the Capital Fund Program, which would be used for needed infrastructure and major renovation activities in the future. In addition, HABC also used \$4,427,490 of HAP funds for the Voluntary Retirement Program (VRP), which was for staff realignment due to the Rental Assistance Demonstration (RAD) program.

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

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

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?

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: Certification of Compliance

Appendix B: Local Asset Management Cost Allocation and Indirect Costs

Appendix C: EPC Reporting Requirements

Appendix D: FY 2014 Audit Report

Appendix E: Other HABC Housing

Appendix F: Emergency & Safety Grant

Appendix G: Sections II and V

Appendix H: Non-MTW Related Information

Appendix I: Performance & Evaluation Reports