



Consolidated Plan

(July 1, 2015 – June 30, 2020)



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Baltimore City Consolidated Plan 2015 – 2020

Table of Contents

EXECUTIVE SUMMARY

ES-05 Executive Summary	1
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Section 1: PROCESS

PR-05 Lead & Responsible Agencies	6
PR-10 Consultation	7
PR-15 Citizen Participation	15

Section 2: NEEDS ASSESSMENT

NA-05 Overview	19
NA-10 Housing Needs Assessment	20
NA-15 Disproportionately Greater Need: Housing Problems	29
NA-20 Disproportionately Greater Need: Severe Housing Problems	32
NA-25 Disproportionately Greater Need: Housing Cost Burdens	36
NA-30 Disproportionately Greater Need: Discussion	41
NA-35 Public Housing	43
NA-40 Homeless Needs Assessment	52
NA-45 Non-Homeless Special Needs Assessment	56
NA-50 Non-Housing Community Development Needs	61

Section: MARKET ANALYSIS

MA-05 Overview	63
MA-10 Number of Housing Units	64
MA-15 Cost of Housing	66
MA-20 Conditions of Housing	68
MA-25 Public and Assisted Housing	72
MA-30 Homeless Facilities and Services	75
MA-35 Special Needs Facilities and Services	77
MA-40 Barriers to Affordable Housing	81
MA-45 Non-Housing Community Development Assets	82
MA-50 Needs and Market Analysis Discussion	87

Section 4: STRATEGIC PLAN

SP-05 Overview	91
SP-10 Geographical Priorities	95
SP-20 General Allocation Priorities	102
SP-25 Priority Needs	111
SP-30 Influence of Market Conditions	118
SP-35 Anticipated Resources	119
SP-40 Institutional Delivery Structure	129

SP-45 Goals Summary	132
SP-50 Public Housing Accessibility and Involvement	140
SP-55 Barriers to Affordable Housing	141
SP-60 Homelessness Strategy	142
SP-65 Lead-Based Paint Hazards	144
SP-70 Anti-Poverty Strategy	145
SP-80 Monitoring	148

Citizen Participation Process, Public Comments and Responses (Separate Document)

Consolidated Plan and Annual Action Plan Appendices (Separate Document)

PR-10 Consultation	
PR-15 Citizen Participation	
NA-35 Public Housing	
NA-45 Non-Homeless Special Needs Assessment	
MA-30 Homeless Facilities and Services	
MA-35 Special Needs Facilities and Services	
SP-05 Overview	
AP-90 ESG	
AP-90 HOME	

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Consolidated Plan is a federally required planning document that helps guide and describe certain community development efforts in Baltimore City and serves as the application for funding for four Federal formula grant programs. These programs are: Community Development Block Grants (CDBG); Home Investment Partnership (HOME); Housing Opportunities for People With AIDS (HOPWA); and Emergency Solutions Grants (ESG). In addition, a certification of consistency with an approved Plan is required to apply for some seventeen housing and social service grant programs overseen by the U.S. Department of Housing and Urban Development (HUD).

This five-year Consolidated Plan covers the period July 1, 2015 through June 30, 2020. It is the fifth five-year Plan the City has produced. In appearance, structure and content this Plan is significantly different than its predecessors. The Plan is created using a required computerized module based template designed by HUD. The order in which subjects appear in the Plan is dictated by this template. The format of tables found in the Needs Assessment and Market Analysis sections are predetermined as is their content. The placement of narrative material is also predetermined, and maximum length is limited, in most cases, to 4,000 characters.

Another important change compared with prior Consolidated Plan is that this Plan reflects the deep and sustained loss of Plan program resources over the past five years. In the initial year of the 2010 - 2015 Plan the total allocation for the four programs stood at just under \$43.5M. For the initial year of the 2015 – 2020 Plan the total allocation stands at \$31.6M, a decline of over 27%. The HOME and CDBG programs have been particularly hard hit. This decline in Plan resources is reflected in lower projected goal outcomes for some activities as compared with the prior five-year period. The projected outcomes assume funding over the five-year period at amounts generally similar to the \$31.6M identified above. Declines similar to those seen over the past few years will result in lower rates of goal attainment. While created using some fifty-one modular pieces, the Plan has six core components: 1) Executive Summary; 2) The Process; 3) Needs Assessment; 4) Market Analysis; 5) Strategic Plan; and 6) the first-year Action Plan of the new Consolidated Plan period. The needs assessments and strategies, though they can be amended, remain constant for the Plan's five-year period, while the implementing activities are updated annually and are known as the Annual Action Plan. It is this annual listing that most visibly serves as the application for the four federal formula grant programs.

Topics that HUD requires to be addressed in the Plan include: affordable housing, homelessness, lead based paint hazards, non-homeless special needs housing and supportive services, public and assisted housing, non-housing community development issues, barriers to affordable housing, anti-poverty efforts, consultation and citizen participation processes in the development of the Plan, and the institutional structure through which housing and community development efforts are carried out.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Using Consolidated Plan resources the following objectives will be achieved in the coming five years. Five-year goals are quantified in the Strategic Plan section. A detailed listing of one-year goals is found in the Annual Action Plan.

- Affordable Housing - Funds will be utilized to provide affordable rental housing, rehab of existing rental units, creation of homeownership units, rehab of vacant properties for sale to but not limited to first time homebuyers, assist homeowners with maintaining their homes, provide closing cost and settlement expense loans to first time homebuyers interested in purchasing a home, provide housing counseling to persons interested in purchasing a home as well provide prevention counseling to persons/families at risk of losing their homes. (Please see the table on the following page for summary totals of the number and type of housing opportunities that are projected to be created over the five years the Plan will be in force.)
- Code Enforcement - funds will be used to clean and board vacant properties which are deteriorating/deteriorated and are a threat to public health and safety.
- Stabilization - prior year funds will be used to stabilize vacant city owned properties to preserve and/or stabilize blocks and parts of neighborhoods
- Lead Abatement - funds will be used to abate lead in a minimum of 775 properties over the five year period.
- Provide a Wide Range of Social Services - funds will be used to provide employment training, literacy, services to youth & seniors, child care, crime prevention, health & legal services to low and moderate income individuals and families.
- Micro Enterprise Assistance - funds will be used for operating costs for staff to oversee a micro enterprise assistance program. The program provides micro loans to low and moderate income persons interested in starting a business.
- Special Needs Population - funds will be used to create affordable housing for persons with disabilities, provide housing vouchers to persons with HIV/AIDS, provide comprehensive services to people with HIV/AIDS and their families.
- Services to homeless persons & families - provide a wide range of services to homeless individuals and families, chronic homeless. Services will include health care, substance abuse treatment and referrals, housing, convalescent care, services to veterans as well as support the operating costs of shelters and transitional housing facilities. Funds will also be used to prevent homelessness.
- Blight Elimination - funds will be used to demolish vacant and dilapidated properties to help remove blighting conditions and improve neighborhood viability.
- Public Facilities & Improvement - funds will be used for creating open green spaces, parks, murals and vacant lot improvements to improve the neighborhood and attract businesses and families/individuals into the community.

Projected # of Affordable Housing Units Created or Rehabilitated with Consolidated Plan Resources July 2015 through June 2020					
0 - 30% of AMI	31 - 50% of AMI	51 - 80% of AMI	Total Projected # of Units in 5 Year Period	# of Units for Special Needs Populations	Projected # of Units in CFY 2016
1. New Affordable Rental Units Added to the Inventory					
576	212	104	892	170	245
2. New Affordable Homeowner Units Created					
0	20	67	87	0	13
3. Existing Occupied Affordable Rental Units Rehabilitated					
4,258	42	0	4,300	258	200
4. Existing Occupied Homeowner Units Rehabilitated					
560	500	127	1,187	0	240
5. Homeowner Households Receiving Downpayment Assistance Grants					
34	402	1,066	1,502	0	300

Affordable Housing Unit Count

3. Evaluation of past performance

In general, most of the five-year outcomes identified in the 2010 – 2015 Consolidated Plan will have been attained by the end of the five-year period. The Consolidated Annual Performance and Evaluation Report (CAPER) released in September of 2014 examined in detail housing and community development activities and actions undertaken in Baltimore between July 1, 2013 and June 30, 2014 that were funded through the four formula grants. It also assessed goal attainment during the first four years of Plan implementation. The CFY 2014 CAPER can be found at www.baltimorehousing.org by clicking on the Plans & Reports button in upper center of the home page.

4. Summary of citizen participation process and consultation process

The draft Consolidated Plan and the draft Annual Action Plan were developed over a six -month period with the participation of community groups, non-profit organizations, City agencies, other jurisdictions and individual citizens. DHCD and MOHS staff began meeting about the Consolidated Plan process in late summer of 2014. The initial Consolidated Plan public hearing was held on November 12, 2014 proceeded by a notification mailing that contained a needs assessment survey designed to help inform the process. These materials were also available on the DHCD website.

Throughout the autumn and early winter intra and inter agency meetings concerning the Plan were held as were meetings with non-profit housing and social service providers. Dozens of requests for proposals for the use of Consolidated Plan funds began arriving in late November. A five-person Consolidated Plan volunteer advisory group made up of non-profit representatives was formed. This group met in January and February with City staff to discuss Plan priorities and strategies.

The second public hearing for comments on the draft Consolidated Plan and the Annual Action Plan had to be postponed from the scheduled April 29th date to May 26th due to the unrest in Baltimore City. Details of the Citizen Participation and comments received and responded to are to found in the Appendix section at the end of the Plan.

5. Summary of public comments

Comments received at the end of the public comment period are found in the Appendix at the end of the Plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

Comments received at the end of the public comment period are found in the Appendix at the end of the Plan.

7. Summary

The activities through which Consolidated Plan strategies are implemented are carried out and supported by multiple City agencies and non-profit and for profit businesses. The actions required to execute most strategies involve numerous actors and diversified sources of funding. The institutional structures by which community development goods and services are delivered are complex. Some of the participants associated with goals found at section SP-45 are identified below. SP-45 also identifies projected Plan funding and the other resources it leverages.

Code Enforcement: Baltimore City, Department of Public Works and DHCD; Living Classrooms; HUD. 150,000 properties boarded and/or cleaned/ five-year period.

Affordable Rental Housing: HUD; State of Maryland; multiple non-profit developers including Jubilee Baltimore and Enterprise Homes; for profit developers including WODA and Telesis; Baltimore DHCD; numerous private contractors; local banks and national banks. 892 rental units produced/ five-year period.

Lead and Asthma Free Housing: Baltimore DHCD; Green and Healthy Homes; State of Maryland; private contractors procured through the City procurement system; HUD. 775 units treated/ five-year period.

Social and Economic Services: Baltimore City, Mayor's Office of Human Services, DHCD, Health; State of Maryland DSS; HUD; numerous non-profits including Caroline Center, Chesapeake Center for Youth Development, Casa of Maryland, Action in Maturity, Moveable Feast, Health Care for the Homeless, Joseph Richey Hospice, Chase Brexton; U.S. Dept. of Health and Human Services. 205,000 persons assisted/ five-year period.

Shelter Services to Homeless Persons, Youth and Veterans: Mayor's Office of Homeless Services; numerous non-profits including Manna House, Catholic Charities, Salvation Army, MD Center for

Veterans; HUD; State of Maryland. 50,000 service units including meals, health visits, shelter beds etc./ five-year period.

Assist Low-income Persons in Becoming Home Owners: live near your work partners including Johns Hopkins University, Under Armour, Exelon, Sinai Hospital, Legg Mason; HUD; Baltimore DHCD. 1,500 new homeowners/five-year period.

Blight Elimination and Stabilization: Baltimore City, Department of Planning and DHCD; private contractors; HUD. 2,500 structures demolished/ five-year period.

Housing for Non-Homeless Special Needs: HUD; County governments; non-profit providers including AIDS Interfaith/Empire Homes, Project Place, Community Housing Associates; Baltimore DHCD; Housing Authority of Baltimore City; Mayor's Office of Human Services. 785 households receive permanent rental housing/ five-year period.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	BALTIMORE	Department of Housing and Community Development
HOPWA Administrator	BALTIMORE	Mayor's Office of Human Services
HOME Administrator	BALTIMORE	Department of Housing and Community Development
ESG Administrator	BALTIMORE	Mayor's Office of Human Services

Table 1 – Responsible Agencies

Narrative

DHCD, for administrative purposes, is the lead agency for overseeing the development of this Consolidated Plan. Two of the four Federal formula programs (CDBG and HOME) are administered under its auspices. The remaining two programs (HOPWA and ESG) are managed by the Mayor's Office of Human Services – Homeless Service Programs (MOHS-HSP).

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The draft Consolidated and Annual Action Plans were developed over a seven month period beginning in September of 2014. The process has involved hearing from and working with a wide range of individuals, non-profit providers, government agencies, housing developers and advocates.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Initial meetings of staff in DHCD and MOHS to discuss the preparation of the July 2015 – June 2020 Consolidated Plan began in late summer of 2014. A five person working group was formed with staff from the HOME, CDBG, Homeless Services and the DHCD Research Office to evaluate the new HUD electronic submittal format, make recommendations to their respective agencies and coordinate the preparation of the Plan. During the autumn, outreach efforts to city agencies, non-profit providers and citizens were undertaken and a request for volunteers to work on the Plan was made in October, 2014. A needs assessment questionnaire was prepared and posted on the web and mailed to some 530 individuals, community organizations, elected officials and businesses along with a letter requesting input on the Plan in October, 2014.

A public hearing on the Plan was held on November 12, 2014. A Consolidated Plan advisory group was formed and began meeting in January 2015. Four city staff, five person representing non-profit providers and a Baltimore resident served as members. Various configurations of DHCD and MOHS staff met with representatives of the Housing Authority of Baltimore City (HABC), the Planning Department, Baltimore Development Corporation, Police Department staff from surrounding jurisdictions and the regional metropolitan council, non-profit housing and social service providers, fair housing advocates, private developers and the Continuum of Care representatives.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Mayor's Office of Human Services serves as the local Continuum of Care lead (MD-501) and is under the City of Baltimore to facilitate the work of the community related to homelessness, including:

- Shelter diversion
- Street outreach
- Emergency shelter programs for singles and families
- Transitional housing programs
- Permanent Housing, including Rapid Rehousing programs
- Service enriched permanent supportive housing programs, including legacy Shelter Plus Care programs
- Specialized services only programs

The local Continuum of Care (CoC) process involves all agencies and programs who receive funding from the U.S. Department of Housing and Urban Development (HUD), and does the following:

- Assesses capacity and identifies gaps.
- Evaluates outcomes achieved by funded programs, in comparison to both local and national benchmarks.

- Proactively develops improvements and solutions to systemic issues.
- Works to implement HUD priorities, so as to increase the likelihood of the community continuing to receive funds.
- Facilitates the allocation of funding to these agencies.
- Serves as an inclusive vehicle to promote best practices.
- Facilitates access to mainstream resources and services for the homeless.
- Works to develop policies and procedures to assist homeless persons directly.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The Mayor's Office of Human Services (MOHS) allocates all funding for the Emergency Solutions Grant through the annual Consolidated Funding Application (CFA), a competitive RFP process that draws funding from four State grants, and Federal grants for ESG and HOPWA. The CFA funds projects providing services to individuals and families experiencing homelessness, those at risk of homelessness, and supportive services for people living with HIV or AIDS.

If the project application passes the threshold review, the proposed activities are then evaluated and scored by an Objective Review Committee comprised of forty local community leaders in the business, government, and nonprofit sectors. The amount and type of funds allocated to each program takes into consideration the score of each proposal, the funding priorities identified by MOHS, the project's prior-year performance and compliance with funding regulations, and the project's proposed activities. The final allocations are reviewed and approved by the Resource Allocation Workgroup of The Journey Home Board, Baltimore City's 10-Year Plan to End Homelessness.

In addition to allocating funds, MOHS serves as the monitoring agency for all ESG grants. MOHS develops performance standards and evaluates outcomes for programs according to local need and best practices in the field, which includes the operation of HMIS.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Mayor Office of Human Services
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	At monthly provider meeting. Providers discussed housing first models. All parties agreed to identify as an activity supported in the Consolidated Plan.
2	Agency/Group/Organization	THE HOUSING AUTHORITY OF BALTIMORE CITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from HABC attended several Consolidated Plan meetings. They wrote much of the public housing sections of the Plan. Coordination will result in Consolidated Plan funds being used to help provide affordable housing in the major redevelopment areas with which HABC is involved.
3	Agency/Group/Organization	Department of Planning
	Agency/Group/Organization Type	Planning organization
	What section of the Plan was addressed by Consultation?	Blight Elimination & Demolition
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning Department, with assistance from the Police Department and DHCD staff, held a series of meetings planning for which blocks would be slated for strategic demolition. Anticipated outcomes include the demolition of thousands of vacant buildings over the next five years and the creation of many acres of publically managed community open space.
4	Agency/Group/Organization	BALTIMORE CITY DEVELOPMENT CORPORATION
	Agency/Group/Organization Type	Quasi-Public Entity
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings between heads of the two agencies. Support for neighborhood based commercial areas.

5	Agency/Group/Organization	EMPIRE HOMES OF MARYLAND, INC.
	Agency/Group/Organization Type	Housing Services-Persons with HIV/AIDS Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Through meetings between the City and Empire Homes of Maryland. The Consolidated Plan will discuss the need to support this group.
6	Agency/Group/Organization	Baltimore Metropolitan Council
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Regional Housing Programs, Fair Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The BMC held meetings to discuss coordinating Consolidated Plan and regional housing efforts. The anticipated outcome is support for regional housing initiatives.

Identify any Agency Types not consulted and provide rationale for not consulting

A wide range of agencies were consulted with as part of the Consolidated Plan process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Mayor's Office of Human Services	
Seizing the Momentum, Building a Brighter Future.	Baltimore Development Corporation	The Baltimore CEDS establishes job growth and creation goals that overlap elements of the Consolidated Plans (CP) antipoverty efforts. The CEDS also provided data that informed Market Analysis section of the CP.
Analysis of Impediments to Fair Hsg. Choice: Balto	Baltimore Housing	A number of CP goals including provision of affordable rental housing and homeownership opportunities, support for housing counseling and funding for special needs housing address impediments found in the Baltimore City AI.
Comp. Redev. Master Plans: Park Hts, EBDI, Uplands	Departments of Planning & Housing	These comprehensive redevelopment sites include affordable housing and blight elimination efforts consistent with CP goals and objectives.
Transform Baltimore	Department of Planning	A master plan that sets forth Citywide rezoning regulations that will be used to set goals for neighborhood revitalization, economic development, providing affordable housing and improving quality of life. Aligns with CP affordable housing and neighborhood improvement goals.
Critical Area Management Plan	Department of Planning	The CAMP informed the infrastructure goal and the inclusion of activities to create and manage green spaces.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

MOHS coordinates with the Journey Home Board in goal creation, performance measure development, and policy development within the CoC. MOHS meets bi-monthly with CoC providers to address a broad array of CoC/ESG program issues.

Staff from Baltimore DHCD met with housing and community development staff from Anne Arundel, Harford, Baltimore and Howard counties to discuss regional housing efforts.

Narrative (optional):

In addition to the six groups noted in the table above, eight additional groups that participated and which we were unsuccessful in adding to the table are identified below. The list showing these eight groups is also attached as Appendix I in the appendices to the Plan..

7. Agency/Group/Organization	Opportunity Collaborative
Agency/Group/Organization Type	Fair Housing Organizations
What section of the Plan was addressed by Consultation?	Support for regional fair housing efforts.
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings between DHCD fair housing and CDBG staff preparing parts of the CP and the housing coordinator of the Opportunity Collaborative. The meeting resulted in establishing a fair housing strategy and expanding the type of actions that will be undertaken in pursuit of regional housing efforts.
8. Agency/Group/Organization	The Community Development Network of Maryland
Agency/Group/Organization Type	Non-profit umbrella organization
What section of the Plan was addressed by Consultation?	Strategy Section and Annual Action Plan activities.
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Presentation to and discussion with CDMN members at their monthly Baltimore City Committee meetings about Consolidated Plan strategies and activities. Participants wanted the Plan to support housing counseling and opportunities for homeownership and strategic demolition of in outer city areas. (The final draft Plan reflects these concerns.) The CDMN agreed to inform its members about the Plan and the need to comment on the draft.
9. Agency/Group/Organization	State of Maryland DHCD
Agency/Group/Organization Type	State Government
What section of the Plan was addressed by Consultation?	How best to address National Housing Trust Fund requirements relating to the Consolidated Plan.
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Exchange of emails. The outcome was that the draft Plan was mute on the NHTF due to uncertainty surrounding its implementation.

10. Agency/Group/Organization	WODA
Agency/Group/Organization Type	Private for profit housing development company.
What section of the Plan was addressed by Consultation?	Special needs housing and preferences for certain groups.
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultations were by phone and letter. These discussions identified groups with housing needs for which preferences could be established in the Plan.
11. Agency/Group/Organization	Enterprise
Agency/Group/Organization Type	Private, non-profit developer.
What section of the Plan was addressed by Consultation?	Special needs housing and preferences for certain groups.
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultations were by phone and letter. These discussions identified groups with housing needs for which preferences could be established in the Plan.
12. Agency/Group/Organization	Governor's Commission on the Prevention of Lead Paint Poisoning
Agency/Group/Organization Type	State
What section of the Plan was addressed by Consultation?	Lead Abatement
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	On the first Thursday of every month, the Governor's Commission on Lead Poisoning Prevention meets at the offices of the Maryland Department of the Environment at the corner of Washington Boulevard and South Monroe Street. Baltimore City DHCD is a Commission member. Based on these meetings, uniform standards covering lead contractor training requirements and blood level reporting have been agreed upon and will be carried out during the five-year period covered by this Consolidated Plan. Additionally, it is anticipated that a uniform community lead education policy will be developed and implemented.

13. Agency/Group/Organization	Baltimore City Health Department
Agency/Group/Organization Type	Local Government
What section of the Plan was addressed by Consultation?	Lead Abatement
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Several meetings in the autumn of 2014 and early in 2015 were held on ways to improve outreach and assistance to children testing with elevated blood lead levels (BLL) between 5 and 10, particularly for those families without regular primary medical care and access to BLL testing resources, and similar matters. It is anticipated that the number of children tested in this BLL range will increase during this Consolidated Plan period.
14. Agency/Group/Organization	Green & Healthy Homes Initiative/Coalition to End Childhood Lead Poisoning.
Agency/Group/Organization Type	Non- Profit Agency
What section of the Plan was addressed by Consultation?	Lead Abatement
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Several in-person meetings were held in last half of 2014 and two in the first quarter of 2015 to put in place post-remediation lead education processes and to integrate weatherization and asthma case interventions. Additionally, discussion of establishing a food voucher system as part of the lead relocation process was initiated. It is anticipated that these measures will be in place during the second half of CFY 2016.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The citizen participation process began with a public hearing held at City Hall on November 12, 2014. City staff explained the purpose of the Consolidated Plan and requested assistance in identifying needs, priorities and goals to be included in the Plan. This hearing was attended by thirty-five persons, seven of whom spoke. Most of the comments revolved around support for housing and social service activities. Most of the speakers represented non-profit providers. A request was made by city staff for volunteers to join a Consolidated Plan advisory group. One person not associated with non-profit providers or businesses did join the five person group.

In an effort to broaden participation a survey of community needs was prepared and distributed at the hearing, enclosed in mailings and put on the Housing Department's website. Some fifty-nine persons responded. Affordable housing and jobs were the most commonly identified needs from the survey. (The survey is found at Appendix II in the appendices section of the Plan.)

Notice of the hearing and a solicitation for comments was published in the Baltimore Sun on October 21, 2014. Notice of the hearing was also posted on Baltimore Housing's website. The notice was also mailed to some 532 individuals and entities including private businesses, non-profit providers, elected officials, citizens and community organizations.

The second public hearing was held on May 26, 2015. The Citizen Participation process, public comments and responses to these comments is detailed in a standalone appendix at the end of the Plan.

Citizen Participation Outreach

	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
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	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community Non-Profit agencies, community groups	The draft Consolidated Plan and the draft Annual Action Plan were developed over a six - month period with the participation of community groups, non-profit organizations, City agencies, other jurisdictions and individual citizens. The Needs/Performance Public Hearing held on November 12, 2014, afforded attendees an opportunity to discuss their concerns, community development needs and priorities and to review the City's past performance. The second public hearing convened for comments on the Draft Plans was held on May 26, 2014.	A total of thirty-five (35) persons consisting of nonprofit organizations, City staff and other interested citizens attended the hearing. Five persons, most representing organizations who wanted to participate in the CDBG program, spoke regarding the needs of their clients and communities. Generally, their comments centered on past accomplishments and future projects and activities their organizations planned to carry out. All representatives were interested in continued or increased funding or requested that their proposals be considered for the CFY 2016 funding cycle. Three citizens stating that they were advocates for the homeless spoke regarding funding for homeless persons. They wanted the city to evaluate the programs that received funding for homeless programs for efficiency and effectiveness. They also wanted more resources earmarked to assist homeless persons, especially women with children.	Not Applicable	

	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Non-targeted/broad community	A notice of the November hearing and request for proposals was placed in the Baltimore Sun. The notice ran on October 29, 2014. The notice triggered several phone calls about the hearing and how to apply for funding. Callers were directed to staff at MOHS the DHCD website for application forms and guidance on filling out the forms. Several persons called with questions about filling out the needs assessment survey.	No comments, just questions about the application process and completing the survey were received	Not Applicable.	
3	Internet Outreach	Non-targeted/broad community	The hearing/RFP notices were put on the DHCD website along with CDBG applications, application guidance and the needs assessment survey.	A handful of surveys were returned via the internet rather than in hard copy. These applications generally indicated that affordable housing and jobs was the major need facing the city. The draft Consolidated Plan emphasizes affordable housing in a way consistent with the above referenced surveys.	Not Applicable	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Most of the following needs assessment is based on data provided by HUD from the 2007 - 2011 American Community Survey (ACS) overseen by the Census Bureau and from a Census Bureau special tabulation prepared for HUD known as Comprehensive Housing Affordability Strategy (CHAS) Data Tables. The order and format of the prepopulated tables is also provided by HUD. In addition to the tables there are visual displays of data created using HUD's CPD Mapping Tool software (half page formats) and by DHCD staff using other GIS packages.

As the data and narrative analysis makes clear, there are a wide-range of housing and community development needs in Baltimore City and many of its citizens subsist on very meager incomes.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Housing need in Baltimore is largely a consequence of a significant numbers of households having very low incomes. This makes it extremely difficult to afford rental housing that is in standard condition or, if owner occupied units, maintain housing in decent condition.

General conclusions from the first series of housing tables provided by HUD include:

Population – Table 5 shows that Baltimore City’s population decreased 5% for the base year 2000 Census in comparison to the 2007-2011 American Community Survey (ACS). However, since 2011 ACS data shows that the city’s population increased and has stabilized in the 622,000 range. It is anticipated that the populations will grow at a slow and not necessarily steady rate throughout the five-year period covered by this Plan. The import of this is that two generations of steady population erosion has stopped.

Housing cost burden - is by far the most common housing problem in Baltimore City. This is especially true for extremely low and very low-income renters with severe housing costs burdens (households paying more than 50% of their housing income for housing and housing-related costs).

Small related households - with two to four members and households defined by HUD as “others” (non-small related, elderly or large related families) are the two household types with the greatest cost burden or severe cost burden. Elderly households, especially those in the 0-30% AMI category, follow next in experiencing housing cost burdens.

Overcrowding - conditions that exist when persons per room exceed 1.0. From Table 11, we learn that In Baltimore City, there were 4,029 households that were overcrowded. Of these households, 3,030 (75%) were renters and 999 were owner households. Single-family renter households with extremely low-income (0-30% AMI) had the greatest number of overcrowded housing conditions. Though overcrowding is not a common condition occurring in Baltimore City, it still exists.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	651,154	620,210	-5%
Households	257,788	238,959	-7%
Median Income	\$30,078.00	\$40,100.00	33%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	61,835	38,780	41,295	23,885	73,170
Small Family Households *	17,935	14,300	15,170	9,790	33,340
Large Family Households *	3,715	2,825	3,445	1,775	4,355
Household contains at least one person 62-74 years of age	11,850	7,200	7,080	3,880	11,740

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person age 75 or older	9,655	5,880	3,945	1,880	3,890
Households with one or more children 6 years old or younger *	10,600	6,430	6,145	3,565	6,550
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	810	345	430	130	1,715	85	80	120	80	365
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	485	275	250	55	1,065	15	25	45	4	89
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	995	355	455	110	1,915	145	275	345	140	905
Housing cost burden greater than 50% of income (and none of the above problems)	25,300	5,395	935	150	31,780	8,805	4,285	2,485	515	16,090
Housing cost burden greater than 30% of income (and none of the above problems)	6,815	11,685	7,205	1,230	26,935	2,910	4,515	6,520	3,435	17,380
Zero/negative Income (and none of the above problems)	3,780	0	0	0	3,780	1,095	0	0	0	1,095

Table 7 – Housing Problems Table

Data 2007-2011 CHAS
Source:

Housing Needs Summary Table

(Table 7) displays the number of households with housing problems by tenure and HUD Adjusted Median Family Income (HAMFI). Cost-burden is by far the most common problem for both renters and owners. 92.0% of all renters with a housing problem were cost-burdened paying more than 30% of their income on housing or severely cost-burdened, paying more than 50% of their income on housing. For homeowners, the statistic was even higher - 96% were either cost-burdened or severely cost-burdened. Extremely low-income households with incomes 0-30% AMI had the highest number of severely cost-burdened households.

Housing Problems by Tenure and Income

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	27,595	6,370	2,070	445	36,480	9,055	4,670	2,995	745	17,465
Having none of four housing problems	15,455	17,395	18,725	9,800	61,375	4,860	10,345	17,505	12,895	45,605
Household has negative income, but none of the other housing problems	3,780	0	0	0	3,780	1,095	0	0	0	1,095

Table 8 – Housing Problems 2

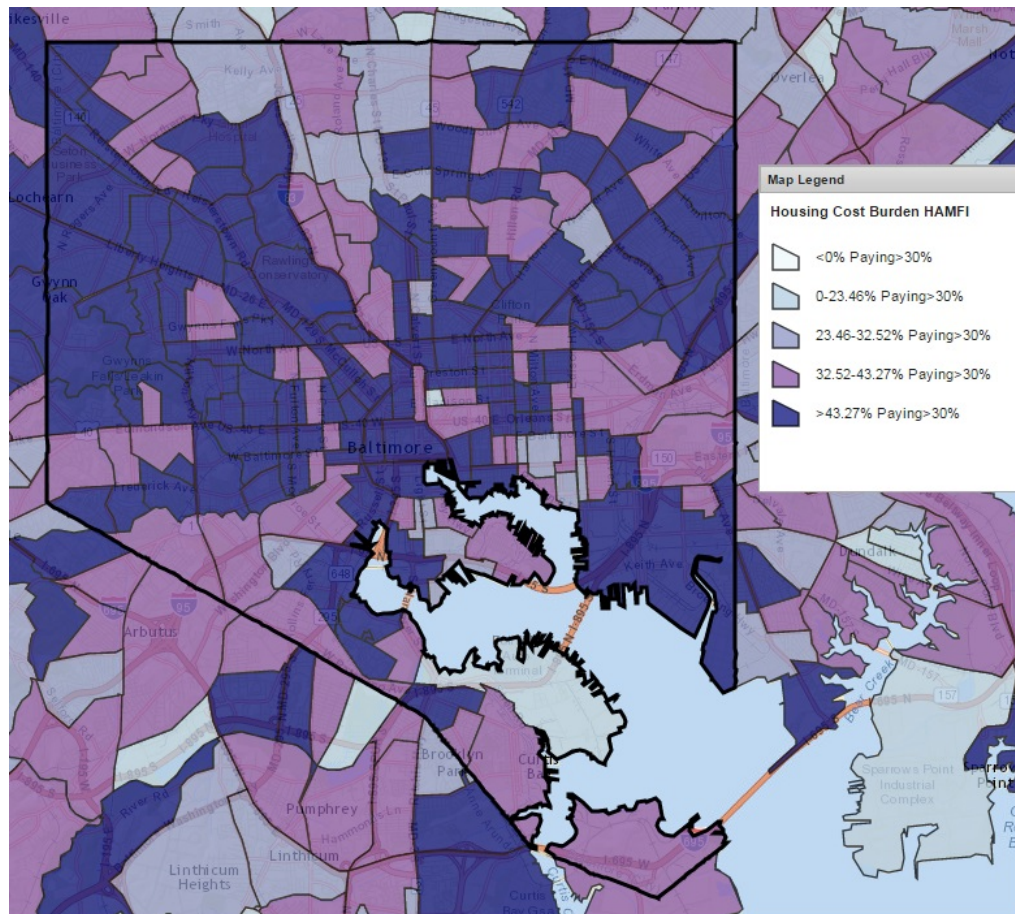
Data 2007-2011 CHAS
Source:

3. Cost Burden > 30%

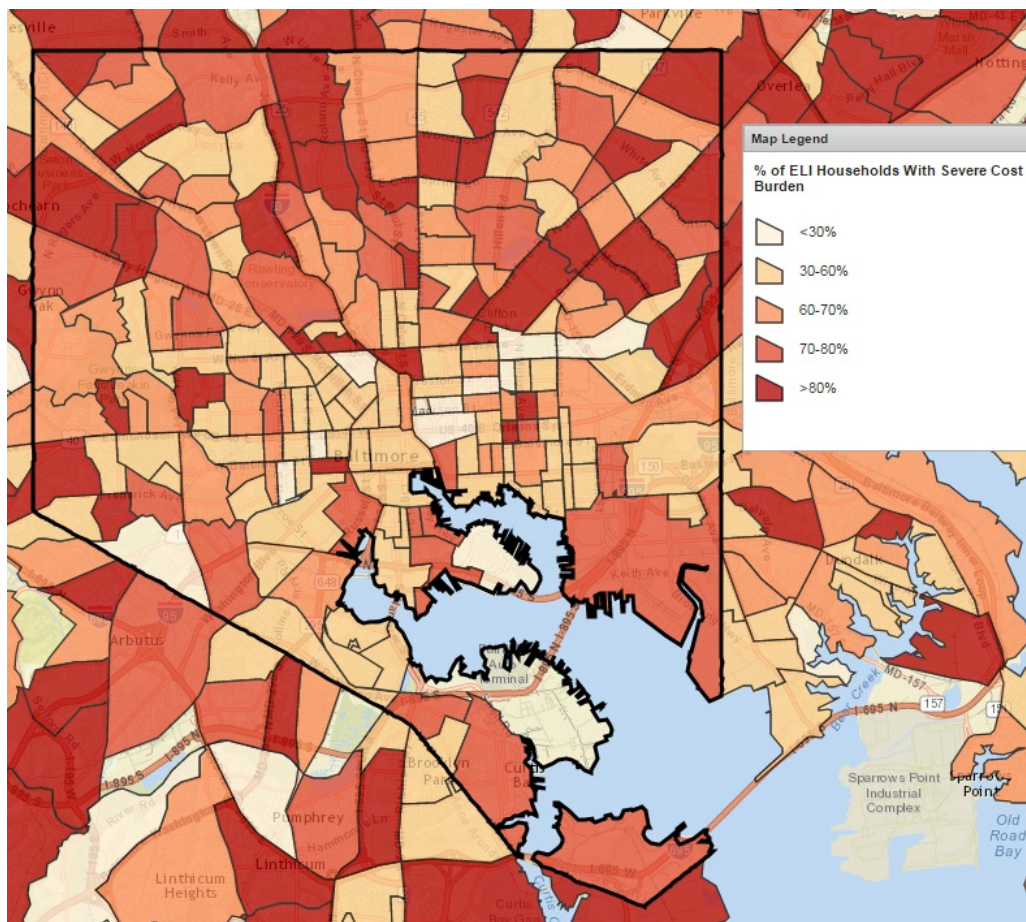
	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	11,995	7,190	2,805	21,990	2,745	3,035	3,630	9,410
Large Related	2,470	1,110	370	3,950	650	805	655	2,110
Elderly	7,065	2,265	815	10,145	6,225	3,410	1,965	11,600
Other	12,390	7,250	4,465	24,105	2,285	1,765	2,905	6,955
Total need by income	33,920	17,815	8,455	60,190	11,905	9,015	9,155	30,075

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:



Housing Cost Burden



% of ELI Households With Severe Cost Burden

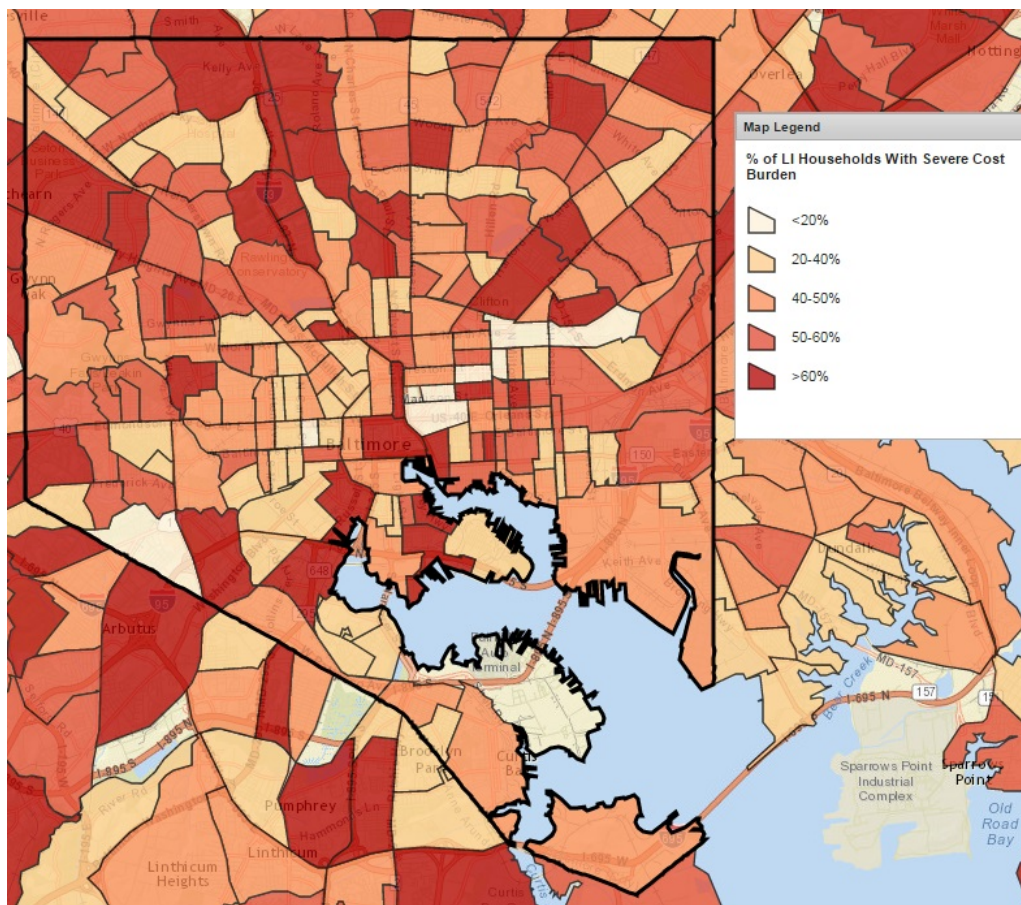
4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	10,085	1,915	170	12,170	2,270	1,485	880	4,635
Large Related	2,120	265	25	2,410	570	275	95	940
Elderly	4,410	640	175	5,225	4,105	1,560	510	6,175
Other	10,055	2,725	590	13,370	2,010	1,075	1,005	4,090
Total need by income	26,670	5,545	960	33,175	8,955	4,395	2,490	15,840

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS

Source:



% of LI Households With Severe Cost Burden

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1,200	425	465	155	2,245	120	160	245	69	594
Multiple, unrelated family households	255	110	175	30	570	40	120	145	75	380
Other, non-family households	30	95	65	25	215	0	25	0	0	25
Total need by income	1,485	630	705	210	3,030	160	305	390	144	999

Table 11 – Crowding Information – 1/2

Data 2007-2011 CHAS

Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source

Comments:

Describe the number and type of single person households in need of housing assistance.

Based on data from the Census Bureau's, 2009 - 2013 5-Year American Community Survey (ACS) (Table B11016), there are 95,769 single person households in Baltimore. This is slightly less than 40% of all households. As with the larger population, the most common housing problem faced by this household class is cost burden. However, this problem is magnified for single person households as they have significantly lower incomes than that of family households. Non-family households, over 82% of whom are single person households have, based on ACS 2009 – 2013 data (Table DP03 Selected Economic Characteristics) median incomes of \$30,252 some 60% of the family median income of \$50,151. These non-family households make up 64% (11,894 of 18,465) of all households earning less than \$15,000.

Much of the household group labeled *Other* in Cost Burden Tables 3 and 4 above is comprised of single person households as presumably are many of the households captured in the *Elderly* category. (Over 28% of all single person households living alone are elderly over the age of 65 although the elderly population over 65 accounts for only 12% of the population.) These two categories account for well over half of all households spending greater than 30% of income on housing (Table 3). 57% of all extremely low-income renter households (19,455 of 33,920) are found in these two categories as are 71% (8,510 of 11,905) of extremely low-income homeowners.

Other and *Elderly* household groups with severe cost burden (Table 4) account for 59% of all households spending greater than 50% of income on housing. 54% of all extremely low-income renter households (14,465 of 26,670) are found in these two categories as are 68% (6,115 of 8,955) of extremely low-income homeowners.

A reflection of the level of housing assistance need among single person households, and the underlying income issues that fuel it, is seen in the current waiting list figures for public and Section 8 housing maintained by the Housing Authority of Baltimore City. Of the approximately 40,000 households who have applied for housing, over 24,000 are single person households. While waiting list numbers should not be taken as infallible indicators of need or demand, that 60% of applicants are single person households - a number far greater than their percentage of total households – is certainly notable as is the fact that almost all of them are extremely low income.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

In FY 2014, 1,041 households called the House of Ruth (HR), a local domestic violence shelter, due to intimate partner violence. HR does not keep statistics on sexual assault or stalking. Of the 1,041 callers, 430 (41%) were determined to be at a very high risk for death or serious injury due to abuse and hence in need of housing assistance.

HR provided shelter to 317 women, 3 men, and 214 families (432 children) through residential services. HR provided 18,246 bed nights in their Emergency Shelter Facility. Most of the individuals seeking shelter were poor, African American, female headed households, with little education.

- 51% were between the ages of 18 and 29
- 1% were less than 18
- 79% identified as African American, 13 % as Caucasian, 4% as Hispanic
- 22% identified as being employed
- 100% made less than the area median income
- Only 1% of the households had no children
- 37% of adults in the residential programs indicated a disabling physical or mental health condition.

Based on the information provide by HR, it is estimated that 550 female head of households, who are victims of domestic violence, need housing assistance.

What are the most common housing problems?

Housing cost burden is by far the most common housing problem in Baltimore City. The ACS data from table 7 shows that there were 31,780 renter households and 16,090 owner households with incomes under the area median income with a severe housing cost burden (paying greater than 50% of their household income on housing). Additionally, 26,935 renters and 17,380 homeowner households were moderately cost burdened (paying more than 30% of their household income, but less than 50% for housing).

Though the numbers of substandard (2,080), overcrowded (2,820) and severely overcrowded (1,154) households are not as large as cost burdened and severely cost burdened households, they still represent a significant number of households. The count of substandard units underestimates the actual number as it accounts for a limited for range of defects. Given that Baltimore's housing stock is much older than the national average and is inhabited by more persons with very low incomes than, as a percentage, is found in the nation at large, it is unrealistic to think that only 2,080 units are substandard.

Are any populations/household types more affected than others by these problems?

Extremely low-income renters with incomes 0-30% AMI had the highest number of severely cost-burdened households.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Approximately 41% of households in Baltimore include children. Many of the children are in low-income households in neighborhoods that tend to be poorer than the rest of the City. Baltimore has a lack of large affordable housing units to accommodate the needs of large families. As a result, large families are more likely to live in overcrowded conditions and are at a greater risk of homelessness.

Based on the current waiting list managed by the Housing Authority there is a significant need for affordable housing units for low-income families. The Comprehensive Affordable Housing Strategy (CHAS) data as compiled by the U.S. Department of Housing and Urban Development (HUD). According to CHAS data, over a quarter (27%) of the families needing affordable housing need a four bedroom unit or larger to avoid overcrowding.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Baltimore does not have an estimate of at-risk populations.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Those with severe housing cost burden, especially of very-low income households at or below 30% AMI, have the greatest risk for experiencing housing instability and are at a greater risk of homelessness.

Discussion

Baltimore has a large number of households with housing needs as is made clear in the above tables. One aspect of this need that is somewhat unusual as compared with the country as a whole is the large number of owner households with housing needs.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionately greater number of housing problems exist when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in that category as a whole. The four housing problems include: (1) lack of complete kitchen facilities (2) lack of complete plumbing facilities (3) overcrowded conditions (more than one person per room) and (4) housing cost burden greater than 30%.

Extremely Low-Income (Table 13) - In the 0-30% AMI Income level, 46,570 or 75.8% of the total 61,410 households in the jurisdiction as a whole had one or more of the four housing problems. 75.4% of Whites, 76.2% of Blacks/African Americans, 60.3% of Asians, 78.3% of American Indians/Alaska Natives, 0% of Pacific Islanders and 82% of Hispanics experienced one or more of the four housing problems. Based on these percentages, no racial or ethnic group had a disproportionately greater need in comparison to the needs of that category as a whole.

Very Low-Income (Table 14) - In the 30-50% AMI Income level, 27,415 or 66.5% of the total 41,210 households in the jurisdiction as a whole had one or more of the four housing problems. 58.1% of Whites, 68.1% of Blacks/African Americans, 87.4% of Asians, 80.6% of American Indians/Alaska Natives, 0% of Pacific Islanders and 94.6% of Hispanics experienced one or more of the four housing problems. Based on these percentages, three racial or ethnic groups had a disproportionately greater need in comparison to the needs of that category as a whole. They included Asians, American Indians/Alaska Natives and Hispanics. The total number of households was 1,405.

Low-Income (Table 15) - In the 50-80% AMI Income level, 17,400 or 37.9% of the total 45,855 households in the jurisdiction as a whole had one or more of the four housing problems. 37.4% of Whites, 37.8% of Blacks/African Americans, 37.3% of Asians, 34.5% of American Indians/Alaska Natives, 0% of Pacific Islanders and 48.1% of Hispanics experienced one or more of the four housing problems. Based on these percentages, Hispanics were the only racial or ethnic group that had a disproportionately greater need in comparison to the needs of that category as a whole. The total number of households was 375.

Middle-Income (Table 16) - In the 80-100% AMI Income level, 4,945 or 20.6% of the total 24,040 households in the jurisdiction as a whole had one or more of the four housing problems. 25.3% of Whites, 17.7% of Blacks/African Americans, 22.8% of Asians, 15.4% of American Indians/Alaska Natives, 100% of Pacific Islanders and 9.6% of Hispanics experienced one or more of the four housing problems. Based on these percentages, Pacific Islanders were the only racial or ethnic group that had a disproportionately greater need in comparison to the needs of that category as a whole. The total number of households was 25.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	46,570	11,090	3,750
White	10,800	2,505	1,010
Black / African American	33,350	8,110	2,330
Asian	720	155	320
American Indian, Alaska Native	180	25	25
Pacific Islander	0	0	0
Hispanic	870	165	20

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	27,415	13,795	0
White	5,880	4,245	0
Black / African American	19,755	9,255	0
Asian	485	70	0
American Indian, Alaska Native	125	30	0
Pacific Islander	0	0	0
Hispanic	795	45	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	17,400	28,455	0
White	5,220	8,755	0
Black / African American	11,225	18,480	0
Asian	315	530	0
American Indian, Alaska Native	50	95	0
Pacific Islander	0	0	0
Hispanic	375	405	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,945	19,095	0
White	2,205	6,505	0
Black / African American	2,425	11,290	0
Asian	130	440	0
American Indian, Alaska Native	10	55	0
Pacific Islander	25	0	0
Hispanic	50	470	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

From the above data, the following conclusions were determined for Baltimore City:

Three racial or ethnic groups (Asians, American Indians/Alaska Natives and Hispanics) in the 30% - 50% income level showed a disproportionately greater housing need in comparison to the category as a whole. The total number of households was 1,405.

Hispanics showed a disproportionately greater housing need in the 50% - 80% income level in comparison to the category as a whole. The total number of households was 375.

Pacific Islanders in 80% - 100% income level showed a disproportionately greater housing need in comparison to the category as a whole. The total number of households was 25.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionately greater number of severe housing problems exist when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in that category as a whole. Severe housing problems include households that are substandard (lacks complete kitchen/plumbing facilities), overcrowded (more than 1.5 persons per room) and possess a housing cost burden greater than 50%.

Extremely Low-Income (Table 17) – there were no racial or ethnic groups in the 0-30% AMI income category that suffered disproportionately severe housing problems in comparison to the needs of the category as a whole.

Very Low-Income (Table 18) – there were two racial or ethnic groups in the 30-50% AMI income category that had disproportionately severe housing problems in relationship to the needs of the category as a whole. They included American Indians/Alaska Natives and Hispanics. The total number of households impacted was 515.

Low-Income (Table 19) - there were no racial or ethnic groups in the 50-80% AMI income category that suffered disproportionately severe housing problems in comparison to the needs of the category as a whole.

Middle-Income (Table 20) – there was one racial or ethnic group in the 80-100% AMI income category that had disproportionately severe housing problems in relationship to the needs of the category as a whole. The racial group included that of Pacific Islanders. The total number of households was 25.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	35,840	21,815	3,750
White	8,310	5,000	1,010
Black / African American	25,670	15,790	2,330
Asian	585	290	320
American Indian, Alaska Native	115	95	25
Pacific Islander	0	0	0
Hispanic	655	390	20

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,835	31,370	0
White	2,650	7,470	0
Black / African American	6,305	22,705	0
Asian	170	390	0
American Indian, Alaska Native	110	45	0
Pacific Islander	0	0	0
Hispanic	405	435	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,485	41,365	0
White	1,290	12,680	0
Black / African American	2,860	26,850	0
Asian	140	710	0
American Indian, Alaska Native	15	130	0
Pacific Islander	0	0	0
Hispanic	130	650	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	935	23,095	0
White	410	8,300	0
Black / African American	385	13,330	0
Asian	19	550	0
American Indian, Alaska Native	0	65	0
Pacific Islander	25	0	0
Hispanic	14	500	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

There were two racial or ethnic groups in the 30-50% AMI income category that had disproportionately severe housing problems in relationship to the needs of the category as a whole. They included American Indians/Alaska Natives and Hispanics. The total number of households impacted was 515.

Additionally, one racial or ethnic group in the 80-100% AMI income category had disproportionately severe housing problems. The racial group included that of Pacific Islanders. The total number of households was 25.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

The table below compares housing cost burden among racial groups versus that of the jurisdiction as a whole. A disproportionate greater need exists when housing problems at a given income level is 10 percentage points or more than the income level as a whole. Cost burdened households are measured by the severity of the housing cost burdened and includes households with no housing cost burden (less than 30%), moderate cost burden (30-50%), severe cost burden (more than 50%), and those with no/negative income.

Moderate Housing Cost Burden: 51,125 households (21.5%) of the jurisdiction as a whole experienced a moderate housing cost burden, paying 30-50% of household income for housing. No racial or ethnic group experienced a disproportionate burden.

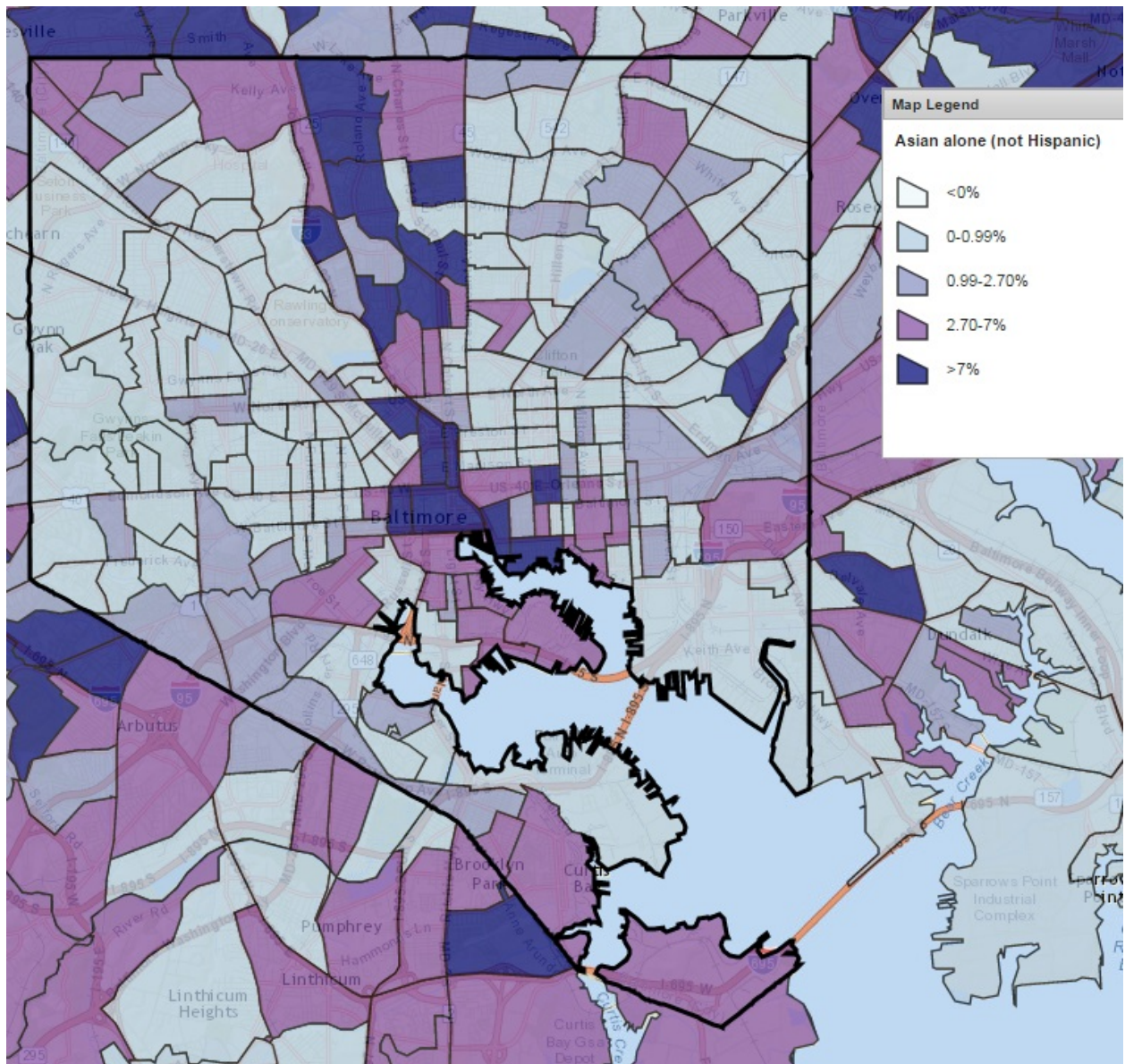
Severe Housing Cost Burden: 47,495 households (20%) of the jurisdiction as a whole experienced a severe housing cost burden, paying greater than 50% of household income for housing. No racial or ethnic group experienced a disproportionate burden.

Housing Cost Burden

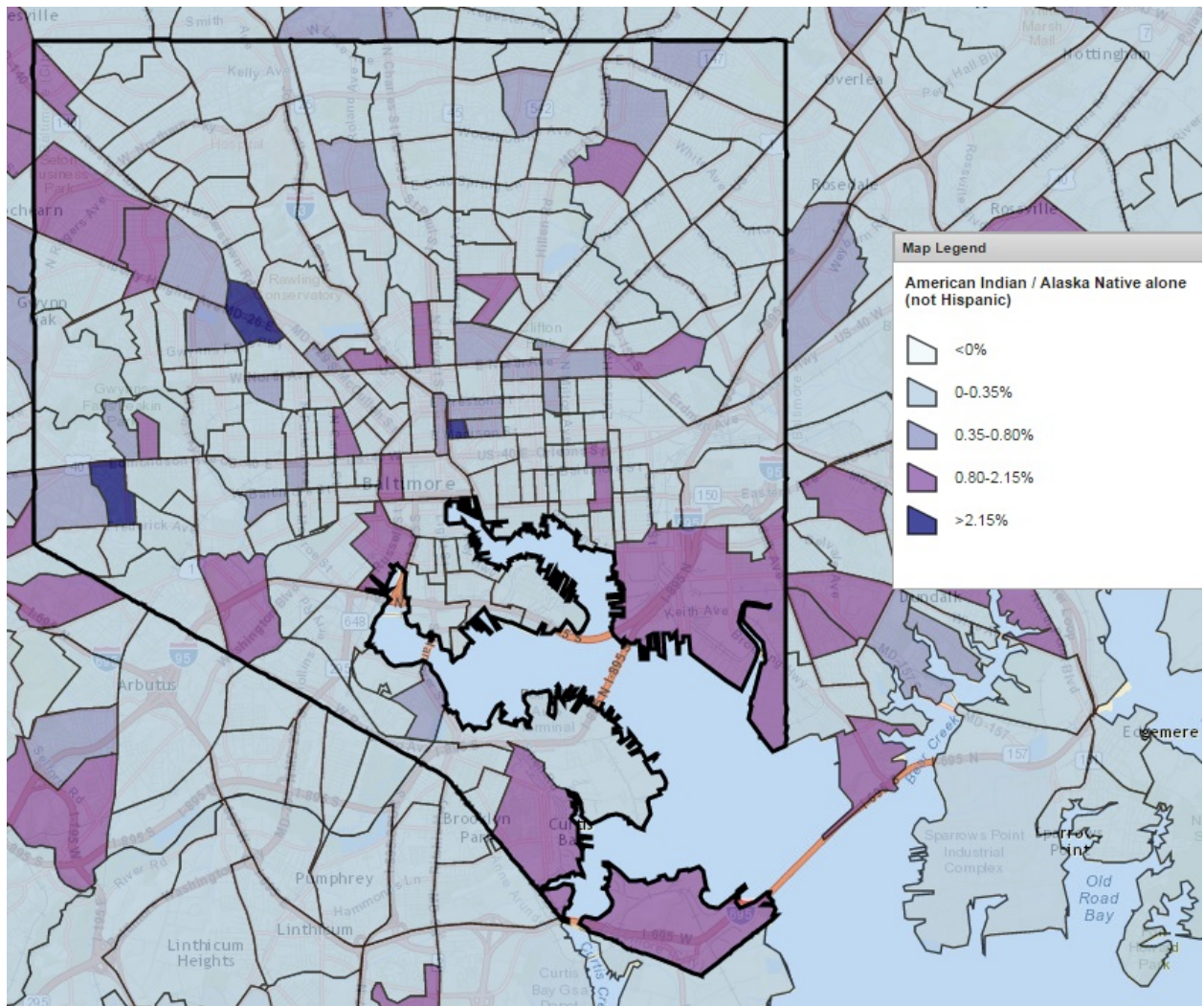
Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	135,315	51,125	47,495	3,880
White	55,255	14,805	12,450	1,030
Black / African American	72,940	33,715	32,360	2,440
Asian	2,765	905	740	320
American Indian, Alaska Native	285	170	200	25
Pacific Islander	35	0	0	0
Hispanic	2,220	975	1,065	20

Table 21 – Greater Need: Housing Cost Burdens AMI

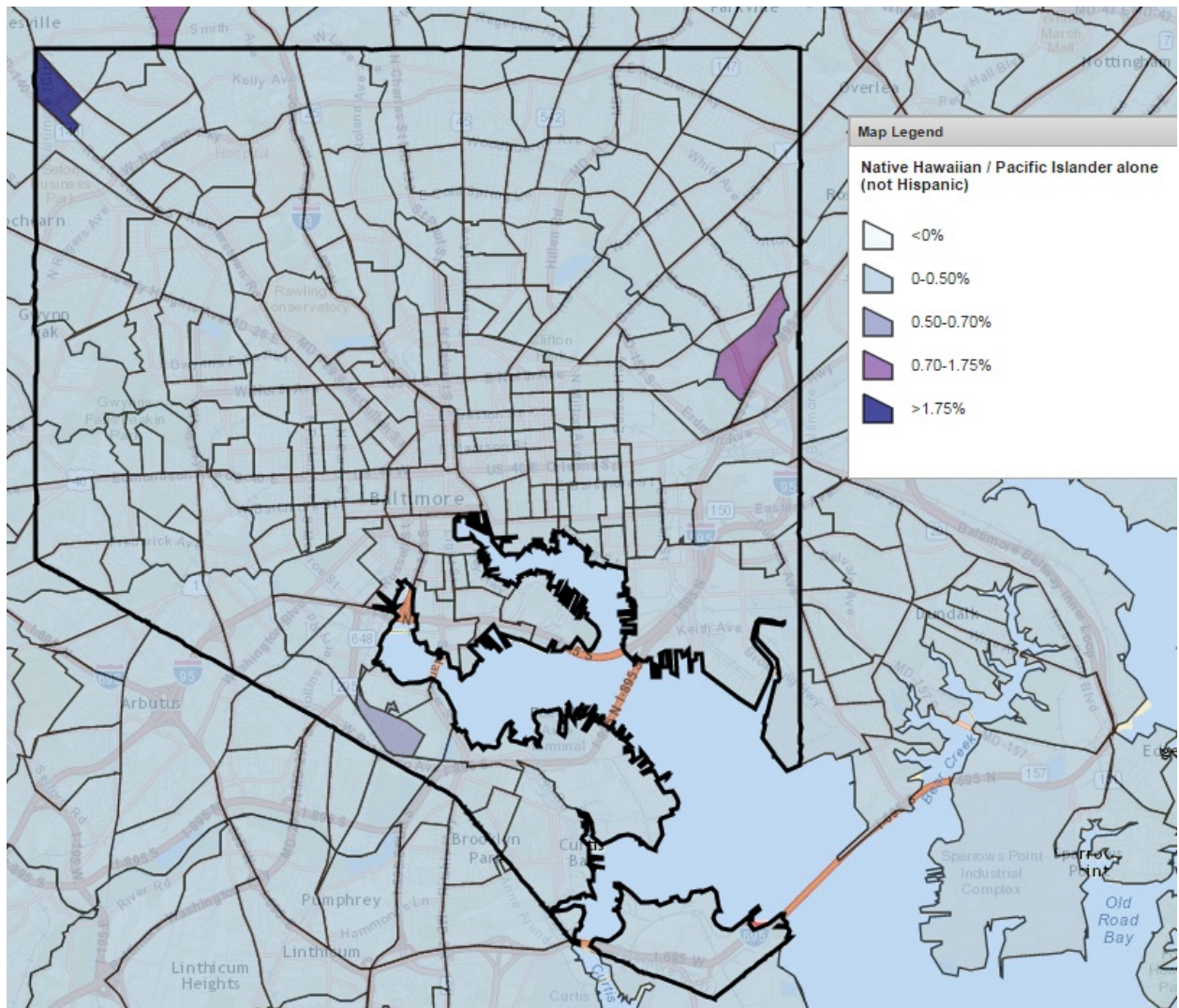
Data Source: 2007-2011 CHAS



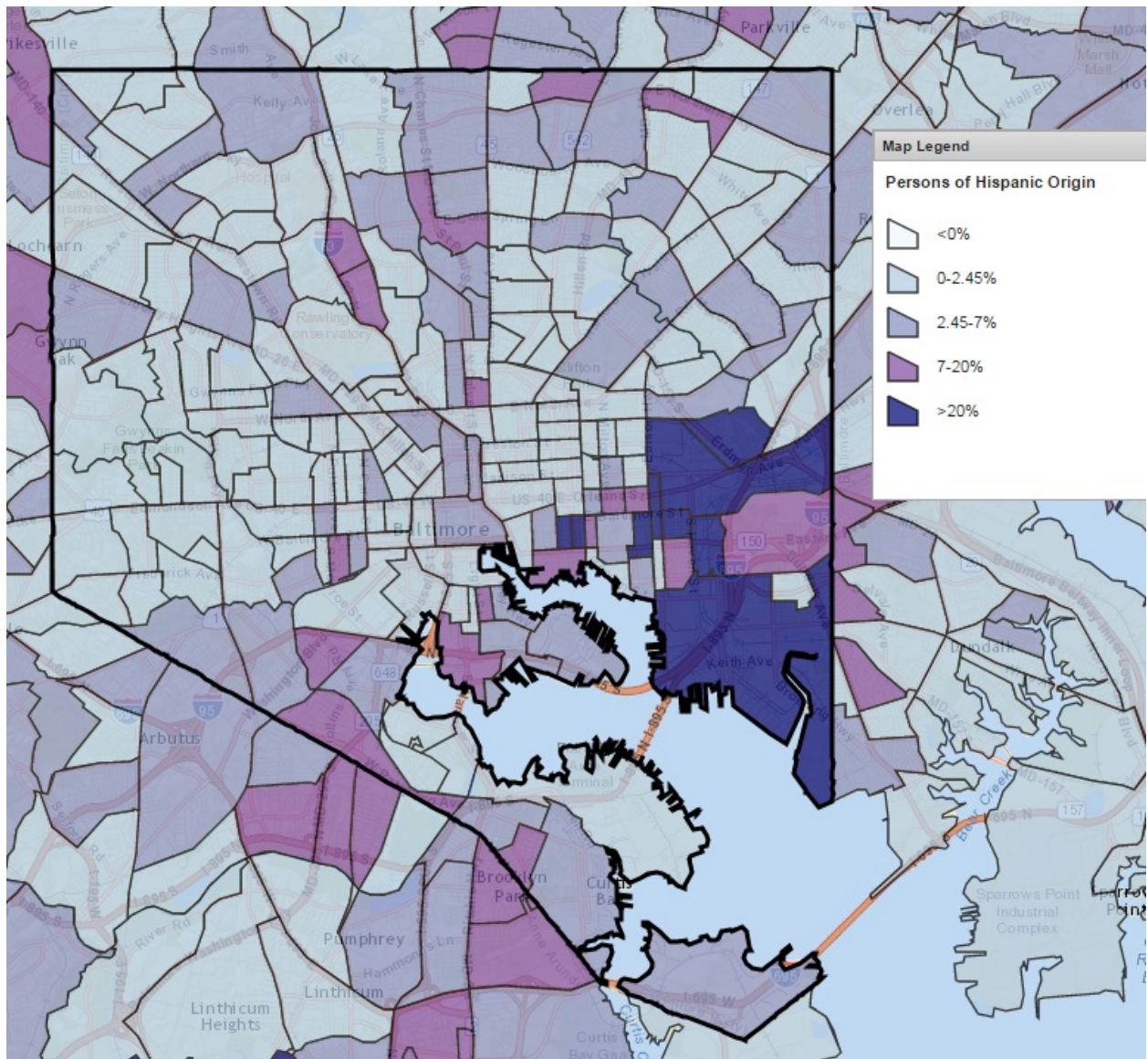
Percent of Asian Population - by Census Tract



Percent of American Indian/Alaska Natives - by Census Tract



Percent of Pacific Islanders - by Census Tract



Percent of Hispanic Population - by Census Tract

Discussion:

NA-30 Disproportionately Greater Need: Discussion – 91.205(b) (2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Black / African Americans have the greatest number of housing problems in the city followed by that of white households. However, when examining the impact of the growing number of other racial /ethnic groups making Baltimore their home; many are facing a disproportionately higher housing need. These groups which are smaller in number include: Asians, American Indians/Alaska Natives, Pacific Islanders and Hispanics. Though the numbers are smaller in comparison to Black / African American and white households, it is evident that outreach to other racial and ethnic groups is very important when addressing the needs of the community-at-large.

Listed below is a summary of the income categories in which disproportionately greater housing needs was determined.

Disproportionately Greater Housing Need

Very Low-Income (30-50% AMI) - Asians, American Indians/Alaska Natives and Hispanics

Low-Income (50-80% AMI) – Hispanics

Middle-Income (80-100% AMI) – Pacific Islanders

Disproportionately Greater Severe Housing Need

Very Low-Income (30-50% AMI) – American Indians/Alaska Natives and Hispanics

Middle-Income (80-100% AMI) – Pacific Islanders

If they have needs not identified above, what are those needs?

Community outreach through various methods has revealed the need for social services to assist in job training/employment opportunities and educational services.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The preceding maps visually display the geographic concentrations of four ethnic or racial groups (Asians, American Indian/Alaska Natives, Pacific Islanders and Hispanics) that reside in Baltimore City. The census tracts with the highest concentration are shaded in dark blue followed by that of the purple shaded sections.

Asian Population - the concentration of the Asian population runs through the center of the city from the inner harbor to the city line. A previous examination of this concentration found large numbers of graduate students associated with educational institutions and teaching hospitals.

American Indian/Alaska Natives – historically concentrated in southeast Baltimore, this group appears to have dispersed throughout the city. The most concentrated areas, however, are in the Irvington neighborhood and southwest of Druid Hill Park.

Pacific Islanders – while concentrated in just two areas, this group, very small in number, is concentrated at opposite ends of the city -- the far northwest corner of the city in the Fallstaff neighborhood and on the far eastern edge in Frankford.

Hispanics – the concentration of the Hispanic ethnic group is primarily in southeast Baltimore. Non-industrial neighborhoods include: Highlandtown, Greektown, Broening Manor, Medford, Patterson Park, Saint Helena and Graceland Park.

If they have needs not identified above, what are those needs?

Community outreach through various methods has revealed the need for social services to assist in job training/employment opportunities and educational services.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The preceding maps show a visual display of the geographic distribution of the areas where the four ethnic or racial groups (Asians, American Indian/Alaska Natives, Pacific Islanders and Hispanics) reside within Baltimore City. The census tracts with the highest concentration are shaded in dark blue followed by that of the purple shaded sections.

Asian Population - the concentration of the Asian population runs through the center of the city from the inner harbor to the city line. Previous investigations of this group have found large numbers of graduate students associated with John Hopkins, University of Maryland and other educational institutions including teaching hospitals.

American Indian/Alaska Natives – historically concentrated in southeast Baltimore, this group appears to have dispersed throughout the city. The most concentrated areas, however, are in the Irvington neighborhood and southwest of Druid Hill Park.

Pacific Islanders – while concentrated in just two areas, this group, very small in number, is concentrated at opposite ends of the city -- the far northwest corner of the city in the Fallstaff neighborhood and on the far eastern edge in Frankford.

Hispanics – the concentration of the Hispanic ethnic group is primarily in southeast Baltimore. Non-industrial neighborhoods include: Highlandtown, Greektown, Broening Manor, Medford, Patterson Park, Saint Helena and Graceland Park.

NA-35 Public Housing – 91.205(b)

Introduction

The Housing Authority of Baltimore City (HABC) is one of the largest public housing authorities in the United States serving over 22,000 households through its public housing and Section 8 programs. The number of public housing units managed by the HABC will be significantly reduced over the next several years as a consequence of its successful application to be a participant in the Rental Assistance Demonstration (RAD) program. The RAD program allows housing authorities to convert public housing funding associated with a development to housing choice voucher (HCV) funding, remove the property from the public housing inventory and transfer it to new owners who will manage the property.

The HABC has a backlog of some \$800 million in capital needs improvements and a grossly inadequate amount of capital funding available to address the backlog. The RAD program allows the HABC to convert a development to HCV funding and leverage private debt and low income housing tax credits to finance major rehabilitation of the building without displacing any of the existing residents. The HCV subsidy would replace the public housing contract subsidy. Tenants' rights would largely remain the same and they would have the benefit of living in a rehabilitated building and, at the tenant's option, receiving a tenant-based housing choice voucher after two year of occupancy in good standing.

The HABC has been approved to transfer twenty-four developments through the RAD program. The transfers of twelve developments - Bel Park Tower, Lakeview Tower, The Allendale, Bernard E Mason Sr. Apartments, Hillside Park, Hollins House, Primrose Place, McCulloh Extension, Pleasant View Townhomes, Pleasant View Senior, Brentwood, Chase House and Wyman House - will take place beginning in the first half of CFY 2016. The remaining group of twelve developments will begin settlement by CFY 2017. When the process is complete over 4,000 units will have been transferred.

While the RAD program will address a significant portion of the capital needs backlog, over half the public housing inventory will remain with the HABC. These units, and the development sites they are part of, have a wide range of physical improvement needs. These include: kitchen and bathroom modernizations, repairs to elevators, repairs to steam heating and carrying systems, upgrade of electrical distribution systems, concrete and repointing repairs, window and door replacement, erosion control, new sidewalks, roof replacement and energy efficiency upgrades.

In addition to large development sites, the HABC scattered site row house inventory also has significant capital improvement needs. While hundreds of units are being removed from the inventory – some 125 in CFY 2016 – hundreds will remain. Many need whole scale rehabilitation while others need more limited levels of investment such as roof and window replacement.

Information on the physical condition of public housing physical and the social service needs of its residents is taken from the Housing Authority's annual Moving to Work Plan that details activities for the next year but also provides information about the Authority's ten-year

goals found in its Moving to Work Agreement (MTWA) with HUD. To review these HABC plans, please visit the Plans and Reports section found at the top center of the home page of the Baltimore Housing website found at www.BaltimoreHousing.org.

The public housing and voucher data found in tables 22 through 25 and table 40 have been prepopulated with data provided by HUD.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project – based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	287	9,940	12,329	1,278	10,908	61	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	8,786	11,553	13,007	10,450	13,182	10,354		0
Average length of stay	0	3	10	6	2	7	0		0
Average Household size	0	1	1	2	1	2	1		0
# Homeless at admission	0	0	0	1	0	1	0		0
# of Elderly Program Participants (>62)	0	27	2,475	1,896	509	1,379	5		0
# of Disabled Families	0	102	3,581	4,137	388	3,703	39		0

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Families requesting accessibility features	0	287	9,940	12,329	1,278	10,908	61	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	37	243	725	138	581	6	0	0
Black/African American	0	250	9,464	11,520	1,123	10,261	54	0	0
Asian	0	0	93	15	4	10	1	0	0
American Indian/Alaska Native	0	0	67	18	3	15	0	0	0
Pacific Islander	0	0	17	16	6	10	0	0	0
Other	0	0	56	35	4	31	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project – based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	3	40	88	6	80	2	0	0
Not Hispanic	0	284	9,848	12,210	1,268	10,801	59	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The consent decree entered in *Bailey, et al. v. HABC et al.*, Civil Action No. JFM-02-CV-225 and in *United States v. HABC*, Civil Action No. JFM-04-CV-03107 (the “Bailey Consent Decree”) on December 20, 2004 provides for HABC to create 755 UFAS and 75 near-UFAS units. As of 5/31/15, HABC had created 701 of the 755 UFAS compliant units and all of the 75 near UFAS compliant units required by the Bailey Consent Decree. The remaining units are expected to be completed during the five-year period covered by this Plan.

Until all of the UFAS and near-UFAS units are ready for occupancy, the Bailey Consent Decree provides for HABC to have an Immediate Needs Team address the requests of residents who have a family member who lacks access to a toilet, lacks access to a shower or a bathtub that can be used by a person with a disability, lacks access to a kitchen unless the person with the disability is a minor child under age 8 years, lacks access to a bedroom, lacks access to a bedroom; lacks access to a bedroom occupied by a minor child /children for whom the person with the disability provide supervision or has child care responsibilities; or lacks the ability to enter or exit the unit without assistance.

During the period January 1, 2014 through December 31, 2014, HABC received 143 requests from residents that, based on the residents’ requests, were treated as immediate needs requests. The immediate needs teams met with these families, unless the family did not respond to multiple attempts to schedule a home visit, and assessed each family’s accessibility needs. As a result of these assessments these resident households were sent an Immediate Needs Plan, which offered the installation of accessibility features in their current units and: (1) where a member of the resident household uses a wheelchair, a scooter or a bench walker, a transfer to a unit that meets the Uniform Federal Accessibility Standards (“UFAS”) for wheelchair accessibility; where a member of the resident household does not use a wheelchair, a scooter or a bench walker but has difficulty walking up and down steps due to a disability, a transfer to a unit on one level with no steps. All immediate needs plans also offered the option of receiving a Housing Choice Voucher. The resident households were sent the Immediate Needs Plan and asked to select the options that would address their needs.

The following summarizes the results of the Immediate Needs Team meetings, the Immediate Needs Plans and the selections made by the resident households during the period January 1, 2014 through December 31, 2014:

UFAS Units

- 74 households were offered a transfer to a UFAS unit;
- 17 of the 74 households offered a transfer to a UFAS unit did not select this option;
- 5 of the 74 households offered a transfer to a UFAS unit did not return their Immediate Needs Plan;

Units on One Level with No Steps

- 52 households were offered a transfer to a unit on one level with no steps;
- 9 of the 52 households offered a transfer to a unit on one level with no steps did not select this option;
- 3 of the 52 households offered a transfer to a unit on one level with no steps did not return their Immediate Needs Plan;

Accessibility Features

- 99 households were offered one or more accessibility features to address mobility impairments;
- 32 of the 99 households offered one or more accessibility feature to address mobility impairments did not select any of the features offered in their Immediate Needs Plans;
- 8 of the 99 households offered one or more accessibility feature to address mobility impairments did not return the Immediate Needs Plan;
- 2 households were offered features for persons with limited vision only;
- 20 households were not offered any accessibility features because their units were already equipped with the features.

During the period January 1, 2014 through December 31, 2014, HABC received 457 reasonable accommodation requests that, based on the information received pertaining to the request, did not initially meet the immediate needs criteria. The follow summarizes the reasonable accommodation requests pertaining to mobility related disabilities (HABC receives a number of reasonable accommodation requests that are not related to mobility issues, e.g. requests to transferred to be close to family support, requests for increases in the utility allowance due to the use of medical equipment, requests for live-in aides, etc.):

UFAS Units

- 15 households requested a transfer to a UFAS unit
- 9 of the households were already living in a UFAS unit but were approved for a transfer to another UFAS unit to accommodate a live-in aide, the desire to be closer to family or the need for a separate bedroom for the person with the disability;
- 2 of the households were already living in a UFAS unit and were denied a transfer because a reasonable basis for the transfer was not provided;
- 1 of the households was not living in UFAS units and the request was converted to an immediate needs request (this request is included in the immediate needs UFAS numbers provided above);
- 1 of the households was not living in a UFAS unit and was determined to need a unit on one level with no steps but not a UFAS unit, the request for the UFAS unit was withdrawn and the request to transfer to a unit on one level with no steps was approved;
- 1 of the households was not living in a UFAS unit but was living in a unit on one level with no steps and was determined, based on information provided by healthcare provider, not to need a UFAS unit;
- 1 request for a UFAS unit was withdrawn because the resident does not have an obvious mobility disability and did not provide disability verification verifying the need for a UFAS unit

Units on One Level with No Steps

- 53 households requested a transfer to a unit on one level with no steps;
- 44 of the 53 households were approved for a transfer to a unit on one level with no steps;
- 1 household of the 53 households was already living in a unit on one level with no steps but was approved for a transfer to another unit on one level with no steps on a lower level;
- 7 of the 53 households were denied transfers because they already were living in a unit on one level with no steps and there was no reasonable basis for transferring them to another unit on one level without steps;
- 2 of the 53 households withdrew the request to transfer to a unit on one level with no steps.

Units with Less Than Five Steps

- 6 households requested and were approved for a transfer to a unit with no more than 5 steps.

Accessible Features

- 212 households requested installation of accessibility features for mobility disabilities (some of these requests also included a request for hearing/vision features);
- Of the 212 households who requested installation of accessibility features, 31 withdrew the request for all of the items when the contractor arrived to install the requested items – either because the household no longer wanted the accessibility features or because the features were had already been installed in the unit (some of the 212 households withdrew the request for some but not all of the requested features when the contractor arrived to install them);
- 44 households requested installation of hearing/vision features only;
- Of the 44 households who requested installation of hearing/vision features only, 3 withdrew the request for the features when the contractor arrived to install the requested them because the household no longer wanted the hearing/vision features.

Accessible Unit Needs of Public Housing Applicants

As of May 2015, HABC had 35,271 applicants on the public housing waiting list. Of these applicants, 770 (2%) have requested a wheelchair accessible unit and 4,040 (11%) have requested a unit on one level with no steps (applicants requesting a unit on one level, generally do not need a wheelchair accessible unit, but request a unit on one level because of difficulty with steps due to health related issues such as arthritis or upper respiratory conditions). Please note that this information is based on what the applicants' request. HABC verifies the need for wheelchair accessible units and units on one level with no steps when applicants reach the top of the waiting list and are called in for their eligibility interview.

What are the number and type of families on the waiting lists for public housing and Section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

Of the almost 40,000 households that are on the public housing and Section 8 waiting lists over 60% (24,111 of 39,782) are single person households. 21% of the applicants are two person households and 10% three person. 62% of the applicants requested one-bedroom units, 26% two-bedroom and 10% three-bedroom units. 7% of the applicants (2,840) are elderly households, 39% (15,373) are non-elderly disabled (NEDS) persons. 96% of the applicant households have incomes of less than 30% of AMI adjusted for household size. 3% have incomes between 30% and 50% of AMI.

As concerns the needs of residents of public and Section 8 housing, arguably the greatest need is for job training and education assistance that would offer residents the skills needed to get and retain jobs that pay a living wage. Allied needs include GED completion and literacy training, job placement services and financial literacy education.

The immediate needs and reasonable accommodation requests received from residents in calendar year 2014 reflect the following:

- The largest number of requests was for the installation of accessibility features (311 requests);
- The second largest number of requests was for units on one level with no steps (105 requests)
- The third largest number of requests was for UFAS units (78 requests – 89 requests were received but 11 have been subtracted because the 11 resident households were already living

in a UFAS unit but requested a transfer to another UFAS unit to accommodate a live-in aide, the desire to be in a different location or the need for a separate bedroom for the person with the disability);

- The fourth largest number of requests was for hearing/vision features (46 requests); and
- The fifth largest number of requests was for a unit with less than 5 steps (6 requests).

The requests by applicants on HABC's public housing waiting list for units on one level without steps far exceed the request for UFAS units.

In addition to addressing the needs of persons with mobility disabilities, HABC is also addressing non-elderly persons with disabilities ('NEDs'), who are defined in the Bailey Consent Decree, as "a family whose sole member, head of household, or head of household's spouse is a person with a disability who is under the age of sixty-two (62), and which is eligible for a one-bedroom public housing unit or for a two-bedroom public housing unit because a second bedroom is needed for disability related reasons; and who is on an HABC waiting list for public or Section 8 subsidized housing." Pursuant to the Bailey Consent Decree, HABC implemented an Enhanced Leasing Assistance Program to assist NEDs in leasing units using a tenant based voucher and in leasing project based units created specifically for NEDs. This program also pays for reasonable accommodation modifications in units leased by the participants. Of the 1,263 participants who have moved to a unit with a tenant based voucher, 28 have had modifications made to their units through the ELA Program. Of the 464 participants who have moved to a project based unit, five have had modifications made to their units through the ELA Program.

HABC is planning to implement a small scale program to assist participants in its regular tenant based voucher program with paying for reasonable accommodation modifications they need made to their rental units. Because there is no program in place currently, HABC is unable to state what the need is among its voucher participants for reasonable accommodation modifications.

How do these needs compare to the housing needs of the population at large

As concerns the number and types of households on the waiting list described above, the characteristics of these households differ, often significantly, from that of Baltimore's population at large. Comparing American Community Survey 2009 - 2013 5-Year data on household size for the city with that of the waiting lists finds that one person households make up slightly less than 40% of all households (95,769 of 241,455) while the waiting lists had over 60% one person households. For the city at large 28% of households are two person and 15% are three person. For the waiting lists the comparable percentages are 21% and 10%. 7% of the waiting list households are elderly age 62 or greater compared with 13% city wide. (Calculations based on ACS 2009 – 2013 5-Year data, Table B11010.)

More important are the differences between the waiting list and the city at large concerning poverty rates and the number of NEDs. As concerns the former, the vast majority of persons on the waiting lists have incomes below the poverty line. For the city it is somewhat less than 25%. Census data (see disability figures and ACS citation below) has a disability rates for the city for all disability types and age groups of 15.3%, much less than the NEDs rate of 39% on the waiting list.

Comparing disability rates between the city at large and actual residents of public housing produces a very different result than found with the waiting list population. Based on the Census Bureau's survey of disability characteristics found in Table S1810 of the American Community Survey 2009 - 2013 5-Year Estimates, some 15.3% (93,269 of 611,056) of the non-institutionalized populations has a disability. Of these, some 2.8% have a hearing disability, 3.3% a vision disability, 9.3% an ambulatory disability, 6.9% a cognitive disability. Table 23 *Characteristics of Residents*, found above, identifies the number of disabled families as 3,581. Assuming that 3,581 is actually a count of the number of persons with a disability, and that the total population in public housing is approximately 21,000, the disability rate for public housing is 17%, relatively close to the Census Bureau percentage for the population at large.

This commonality unfortunately does not carry over when comparing poverty rates of the city to those of public housing and Section 8 residents. Table 23 also identifies average household incomes that are generally below the poverty line. This average is consistent with detailed HABC data which finds very few households have incomes above the poverty line. Even when these incomes are adjusted to reflect the monetary value of the housing subsidy received, very few households rise above the poverty line and the poverty rate for public housing and Section 8 residents is well over three times the city individual rate of 23.8%

Discussion

The major application of Consolidated Plan funds to HABC efforts over the next five years will focus on three large former public housing sites being redeveloped as mixed income projects - Somerset, Barclay, and O'Donnell Heights. These three sites represent the largest concentration of joint Consolidated Plan and MTWA supported activities. Additionally, many of the social services funded through the CBDG program are available to public housing residents and a handful of activities are targeted specifically to them. That said, most activities identified in the annual Moving to Work Plan are not dependent on Consolidated Plan funds.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

During the 2013 Point in Time Count, there were 2,638 persons experiencing homelessness on a given night in Baltimore. This was four of every 1,000 Baltimore residents. 2,343 (89%) were sheltered and 295 (11%) were unsheltered.

Among single adults, 11% were chronically homeless. 2% of persons in families were chronically homeless. Chronic homelessness among individuals and families is likely underreported due to the complexity of the criteria and the difficulty of gathering this information in a short survey format.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	210	0	1174	637	718	251
Persons in Households with Only Children	11	3	4	4	0	15
Persons in Households with Only Adults	1841	326	3971	2366	1604	114
Chronically Homeless Individuals	373	168	1219	676	161	138
Chronically Homeless Families	5	0	255	70	25	262
Veterans	338	35	696	349	256	137
Unaccompanied Child	150	26	506	302	154	181
Persons with HIV	173	5	822	271	119	125

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The data in the "Number of persons homeless on a given night" section was pulled from the 2015 PIT count. The count was conducted the last week of January to determine Baltimore City's homeless population on the night of January 25th. A total of 2,796 people were identified, which was a 6% increase from the 2013 count. The sheltered count was a 5% increase from 2013 with 2,459 people counted in 2015, while the unsheltered count resulted in 337 people identified which was a 14% increase from 2013. The 2015 PIT count also yielded a 146% increase in Chronically Homeless persons identified and a 14% increase in Veterans identified.

These general increases in the count are attributable primarily to improvements in the count methodology. More surveys were completed in 2015 due to the longer duration of the count and the use of a web survey. Additionally, survey data was cross-checked with HMIS data for people who did not finish surveys. These two factors resulted in a higher count population and more complete data for each counted person. The large increase in Chronically Homeless persons can be attributed to adjusting the questions on disabilities following HUD guidance to ask the question more broadly. Because of this change, more individuals with disabilities were identified.

The remaining sections were pulled using Baltimore City HMIS data for clients that were served during FY 2014. Clients were considered homeless in these metrics if they had an open enrollment during FY2014 in an Emergency Shelter, Transitional Housing, or Safe Haven project. A client was considered to have exited homelessness when their exit from a project recorded a permanent housing destination.

Households with at least one adult and one child had 1,174 persons experience homelessness in FY2014 with 637 of those persons becoming homeless for the first time. Alternatively, 718 persons exited homelessness with the average number of days experiencing homelessness being 251 days.

Households with only children had 4 persons reported with all four experiencing homelessness for the first time in FY2014. The average number of days experiencing homelessness is 15 days giving children only households the least average number of days in homelessness.

In FY 2014, households without children had 3,971 persons experiencing homelessness with 2,366 individuals experiencing homelessness for the first time. There were 1,604 persons exiting homelessness with the average number of days experiencing homelessness being 114 days.

There were 1,219 chronically homeless persons in FY2014 with 255 Chronically homeless families. Chronically homeless families had the highest average number of days experiencing homelessness with 11 more days of homelessness than the average number of days all households with at least one adult and one child spent. There were 161 chronically homeless persons that exited homelessness in FY2014.

There were 696 veterans experiencing homelessness in FY2014, with about half of those individuals experiencing homelessness for the first time. There were 256 veterans exiting homelessness in FY2014. There were 506 unaccompanied youth experiencing homelessness in FY2014, with over half of these person experiencing homelessness for the first time. There were 154 unaccompanied youth exited from homelessness with 181 average number of days experiencing homelessness.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	629	55
Black or African American	1783	256
Asian	3	4
American Indian or Alaska Native	9	4
Pacific Islander	19	3
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	62	20
Not Hispanic	2381	317

Data Source

Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Our community does not currently have a by-name list of all families in need of housing assistance, or of all families of veterans in need. Although we know that 215 family households and 293 veterans are experiencing homelessness at a given point in time (based on the 2013 PIT Count) we do not have a way to estimate the inflow of new homeless families over time. This will be resolved when the Coordinated Access system is fully integrated into HMIS.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

In the 2013 Sheltered PIT Count, data was only available for 550 persons, due to the transition to a new HMIS database. Data quality will significantly improve when the Continuum has fully transitioned to using the new system. Of the 550 persons counted, 95% were Black or African American and 5% were White. Only 2 persons (less than 1%) were of any other race, and they both reported as Asian.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Among families, 6% or 40 persons were unsheltered. Among single adults, 13% or 255 were unsheltered. The proportion is lower for veterans and persons with HIV (7% were unsheltered) but higher among persons with HIV (18% were unsheltered). 36% of chronically homeless individuals were unsheltered.

Discussion:

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b, d)

Introduction:

Categories of non-homeless special needs populations include persons with disabilities, the elderly, persons with AIDS/HIV, persons with drug and alcohol addiction. As a group they may require housing with certain features and/or supportive services.

HOPWA

Current HOPWA formula use:	
Cumulative cases of AIDS reported	24,751
Area incidence of AIDS	617
Rate per population	22
Number of new cases prior year (3 years of data)	1,773
Rate per population (3 years of data)	22
Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	17,968
Area Prevalence (PLWH per population)	653
Number of new HIV cases reported last year	0

Table 27 – HOPWA Data

Data Source: CDC HIV Surveillance

HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	951
Short-term Rent, Mortgage, and Utility	56
Facility Based Housing (Permanent, short-term or transitional)	91

Table 28 – HIV Housing Need

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Describe the characteristics of special needs populations in your community:

Persons with Disabilities

This special needs category is, numerically, the largest sub-population within the larger special needs population. Based on the Census Bureau's American Community Survey (ACS) 2009 – 2013 5-Year Estimates Table S1810; 15.3% of the non-institutionalized civilian population (93,269 of 611,056 persons) has a disability. The incidence of disability is disproportionately found in the elderly population. While those age 65 or older account for 12% of the population (70,751 of 611,056), they account for 32% of the disabled (29,564 of 93,269). For other age categories - under 5, 5 to 17, 18 to 64 - the incidence of disability is less than their proportion of population. As age increases so does the incidence of disability.

As concerns gender, racial and ethnic concentrations among the disabled, the following data taken from ACS Table S1810 summarizes these characteristics.

	Estimated Total Civilian Non- institutionalized Population	Estimated With A Disability	Estimated Percent With A Disability
Male	285,517	41,705	14.6%
Female	325,539	51,564	15.8%
White alone	185,713	24,168	13.0%
Black or African American alone	385,164	64,826	16.8%
American Indian and Alaska Native alone	2,247	605	26.9%
Asian alone	14,788	645	4.4%
Native Hawaiian and Other Pacific Islander alone	233	23	9.9%
White alone, not Hispanic or Latino	172,250	23,338	13.5%
Hispanic or Latino (of any race)	26,597	2,236	8.4%

There is no pronounced gender based differential in disability rates. As concerns rates based on racial characteristics, the rate for American Indians/Alaskan Natives is strikingly larger than that for any other group and approaches twice the rate for the population as a whole. Rates for blacks and whites are reasonably close and consistent with the overall rate of 15.3%. Rates for Native Hawaiian/Pacific Islanders and, particularly, Asians, are low as compared to other groups and the overall population. Hispanics also have a rate significantly lower than that of the total population.

The Elderly

The elderly are a unique special needs population in that many elderly people are completely self-sufficient and do not have housing or supportive service needs. That stated, there are certainly a range of needs found in this group. Table 6 *Number of Households* in section NA-10 finds that 28% of all households (67,000 of 238,965) have at least one elderly householder age 62 or older while accounting for 35% of all 0-30% HAMFI households and 34% of all >30%-50% HAMFI households. Despite being disproportionately represented in lower income strata, this group does not, for the most part, experience a disproportionate amount of cost burden. Based on data in Table 9, *Cost Burden >30%*, and Table 10 *Cost Burden >50%*, both found in section NA-10 above, 29% (13,290 of 45,825) of all households with extremely low-income (0-30% HAMFI) having cost burdens of greater than 30% are elderly. The percentage of severely cost burdened households that are elderly for 0-30% HAMFI is 24%. The exception to this pattern is elderly homeowners who account for 31% (32,677 of 116,673) of all homeowners (extrapolated from ACS 2009 – 2013 5-Year Estimates Table B25116) but account for 52% (6,225 of 11,905) of all

>30% cost burdened homeowners in the 0-30% of HAMFI. Elderly householders account for 46% of all severely cost burdened home owners in the 0-30% of HAMFI.

The elderly do have a higher disability rate than that found in the overall population. Based on data found in 2009 – 2013 ACS 5-Year Estimates Table B18101, the rate for persons aged 65 – 74 is 33% - about twice that of the for the total population. The rate jumps to 52% for those over age 75. It is likely that this high disability rate is the causal factor in the elderly being given a special needs status.

Person Living with HIV/AIDS

The Baltimore EMSA continues to be severely impacted by the HIV/AIDS epidemic. Baltimore- Towson had the sixth highest estimated national HIV diagnosis rate (33.8 diagnoses per 100,000 population during 2011). The Maryland Department of Health and Mental Hygiene reported that through December 31, 2012, there are a total of 16,656 living cases of HIV (includes those with or without an AIDS diagnosis) in the EMSA. Baltimore City alone had 11,789 residents living with HIV (Maryland Dept. of Health and Mental Hygiene data, December 2012).

“The Baltimore City Health Department reported during 2013, the most recent program year for which there is data, that there were 10,097 Ryan White Care Act – Part A consumers. They further state: “Household income data reported by more than sixty-four percent (6,454/10,097) of the EMA consumers indicates that roughly 73% have income that is equal to or below the 100 percent federal poverty level.”

Persons with Drug and Alcohol Addiction

In *Patterns and Trends of Drug Abuse in the Baltimore/Maryland/Washington DC Metropolitan Area – Epidemiology and Trends : 2002-2013* (Artigiani and Wish; National Institute on Drug Abuse Area Report; September 2014; 27 pages.) the following was noted about drug use and treatment in Baltimore:

Baltimore City enrollments in publicly funded treatment programs in 2013 were more likely to involve heroin as the primary drug mentioned than any other drug, but the total number remained about the same as in 2012. [The 2012 number was 55,499 enrollments.] Primary mentions of other opiates/opioids (other than heroin) continued to increase. Baltimore City accounted for nearly one-half (47 percent) of primary heroin enrollments and approximately one-third (37 percent) of primary cocaine/crack enrollments in the State.

The number of heroin-related intoxication deaths increased in 2012 and 2013 after decreasing in 2010 and 2011. [In 2013 there were 150 heroin-related deaths in Baltimore City, 131 in 2012.] One in three heroin-related intoxication deaths in Maryland in 2013 occurred in Baltimore City. The most frequently identified drugs in NFLIS reports among drug items seized and analyzed in Baltimore City in 2013 were marijuana/cannabis, cocaine, and heroin. From 2009 to 2013, the percentage of reports positive for marijuana/cannabis increased, while the percentage of reports positive for cocaine decreased. The percentage of reports positive for heroin remained stable in 2013 after decreasing in 2010 and 2011.

The number of annual treatment admissions for drug and alcohol abuse in Baltimore City has doubled since 2008 with a substantial increase in both publically and privately funded treatment slots. Estimates of the number of persons with drug and alcohol addiction in Baltimore have varied over time and generally fall between 50,000 and 70,000 persons. A 1999 study by the Center for Substance Abuse

Research (CESAR) estimated 51,545 persons. A 2008 estimate of 70,065 by Baltimore Substance Abuse Systems was updated in 2012 to reflect 63,711 persons. The older CESAR study broke out its estimates of adult city residents in need of treatment by type of substance abused and gender and age. Calculations based on report data find the following:

- Males were three times more likely to need treatment than females.
- Alcohol was the most abused substance, its use accounted for well over half of all adults needing treatment.
- Two-thirds of all persons needing treatment were in the 25 to 44 age group.
- The number of elderly in need of treatment was small and largely limited to alcohol abuse.
- The overall percentage of persons by race - black and white – in need of treatment corresponded with their percentages in the city as a whole. However, when race and gender were considered together, black males and white males were represented at rates significantly in excess of their portion of the population.

What are the housing and supportive service needs of these populations and how are these needs determined?

The most common housing need shared by these special needs populations is the lack of affordable housing, particularly rental housing affordable to extremely- and very-low income households. This is largely a consequence of the relatively low household income levels and, with the exception of the elderly, high poverty rates of these populations. This is a need shared with non-special needs low-income households with the added difference that: 1) it is more pronounced in special needs populations which have significantly higher unemployment rates and lower labor market participation rates than the population as a whole and hence lower incomes; 2) special needs populations are more likely to need housing with physical modifications and supportive services which further limits affordability and availability.

While segments of the elderly special needs population also need access to affordable rental housing, the depth of need is not as great as that of other special needs populations as the general fiscal wellbeing of the elderly is somewhat better as compared with that of the other populations. This situation is largely due to federally sponsored housing, income and health programs that have greatly improved the lives of the elderly as compared with that experienced two or more generations ago. Many very low-income elderly homeowners in Baltimore do need assistance in having critical repairs made to their homes as they do not have incomes, or future earning capacity, large enough to fund these improvements on their own. This need has been determined through the City's experience in carrying out a rehabilitation program that has served many thousands of households over many years and can also be seen by analyzing the cost burden tables found in section NA-10 above.

The supportive service needs of the special needs populations cover a wide range of activity types. Many of these service needs apply to all populations in the special needs category. Foremost may be the need for job and employment readiness training. While some portions of these populations are working and some, due to physical and/or mental condition, cannot work, there are many that want to work and are capable of doing so. This applies to all four special needs groups but most particularly persons with disabilities and persons with HIV/AIDS which have very high unemployment rates. Census data finds that the former has a 30% unemployment rate in Baltimore while the rate for the latter has been estimated in national studies at over 40%. The unemployment rate for persons with drug and alcohol addictions is not known. The rate is very low for the elderly as is, not surprisingly, the labor market participation rate which stands at less than 30%.

The major supportive service need for persons with drug and alcohol addictions remains access to drug treatment programs. The availability of treatment services has greatly expanded over the past decade.

Support service needs of the elderly include transportation, health, nutrition and legal services. For those with HIV/AIDS service needs include: case management, transportation, assistance with personal care and meal preparation.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The Baltimore Eligible Metropolitan Statistical Area (EMSA) is a 2,609 square mile region comprised of Baltimore City, Anne Arundel, Baltimore, Carroll, Harford, Howard, and Queen Anne's counties. According to the Maryland Department of Health and Mental Hygiene, as December 31, 2012 there are 16,656 persons living with HIV in the EMSA. HOPWA assistance will target those persons who are unstably housed and/or homeless. Most households will qualify at or below 30% of the area median income. Approximately 3,880 people (those infected and affected) will benefit from HOPWA-funded services during the course of the year.

The EMSA distribution of the CFY2016 HOPWA funds will be based upon the number of Living HIV cases per jurisdiction; this includes those with or without an AIDS diagnosis and not reported to have died as of 12/31/12. Statistics are from the Maryland Department of Health and Mental Hygiene, using data as reported through 12/31/2012. Awarded funds are apportioned as follows: Baltimore City – 71%; Anne Arundel County – 6%; Baltimore County – 17%; Carroll County - 1%; Harford County - 2%; Howard County - 3% and Queen Anne's County - <1%.

Discussion:

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

City's facilities are aging with many in disrepair. Capital needs for Baltimore's fire stations and related infrastructures alone, for example, will exceed \$20 million. To improve the City's Recreation and Community Centers, many of which are also in poor condition, a Mayoral Task Force developed a comprehensive plan in 2011 to provide a smaller number of upgraded facilities focused on Baltimore's youth – with other facilities beyond the City's capacity to adequately sustain being transferred to nonprofit and community partners. The City will try to increase capital funding to rebuild deteriorating Recreation Centers as a new network of quality Community Centers. It should be noted that a total of \$800,000 in prior years CDBG funds are earmarked for the Cherry Hill recreation center. Approximately \$3.5 million in prior year CDBG funds have been set aside for the creation of a six acre linear park along Eager Street between Ashland and Biddle. This park, in the EBDI neighborhood north of Johns Hopkins Hospital, will anchor housing and retail redevelopment efforts.

As previously discussed in the housing needs section, Baltimore has approximately 16,000 vacant and abandoned structures. The City Planning and Housing departments' estimates that some 10,000 of these properties are best suited for demolition which will result in a number of public facilities needs revolving around management of community open space.

How were these needs determined?

These needs were determined from public input, and from the "Change to Grow" – a ten year financial plan released in 2013. The responses to the needs assessment survey requesting that participants ranked demolition of blighted structures as the highest rated infrastructure priority followed by neighborhood beautification, greenspace/urban farming and code enforcement.

Describe the jurisdiction's need for Public Improvements:

As in many older cities, Baltimore's aging infrastructure requires funding well beyond existing or identified resources. While comprehensive condition assessments have not been completed for every City asset category, there is no question that much of Baltimore's basic infrastructure – roads, bridges, sidewalks and public facilities – is not in good repair. The City is in the middle of an over one billion dollar upgrading of its water and sewer systems.

How were these needs determined?

These needs were determined from public input, and from the "Change to Grow" – a ten year financial plan released in 2013. However, because of the limited availability of formula funds and restrictions governing their use, Consolidated Plan funds will not be used for large scale infrastructure improvements. They will be used for neighborhood based projects particularly for open space greening efforts associated with demolition of vacant houses.

Describe the jurisdiction's need for Public Services:

Baltimore City has a vast need for a wide range of public services. The needs include: literacy and employment training, legal assistance, youth recreational and educational programs, nutritional and social programs for the elderly, crime and violence reduction initiatives.

How were these needs determined?

They were determined through consultations with non-profit providers and social service agencies. A survey mailed to nonprofits entities and citizens, and posted on the Baltimore Housing website, asked respondents to prioritize the needs of the community. The result of the survey found that employment training, crime prevention, services for youth and support for homeless shelters and homeless prevention were, in order identified, identified as the most pressing social needs.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

After enduring a long and deep recession Baltimore has, over the past few years, seen its economy expand, improvements in its labor markets and significant growth in its housing market. Some sixty years of population loss has ended and the population, as seen in the table below, has grown slightly since 2010. It is anticipated that these positive trends will be the dominant ones for the period covered by the 2015 - 2020 Consolidated Plan.

The table makes clear that population declined in significant, if variable, amounts from 1950 through 2000 then at a more restrained rate until 2010. Since then it has risen slightly and remained in the 622,000 range. It is projected to continue to rise slowly as will the number of households. The latter should increase at a greater rate than total population. The number of households did not follow the same pattern as population and rose some years while population declined. When it did decline, it was always at a lower rate than for population. However, household size has continued to fall since 1950 when it stood at 3.41 persons per household. By 2010 it was 2.38 persons.

Sources: 1950 through 2010 figures Decennial Census data. 2013 figure taken from the Census Bureau's Annual Estimate of the Residential Population: April 1, 2010 to July 1, 2013.

While the overall employment and realty markets in Baltimore are strengthening, there remain many thousands of households in Baltimore with serious housing and social problems. Some 23.8% of the population lives below the poverty line. (2009 - 2013 ACS) This is well over twice the rate for the State of Maryland and has remained stubbornly high for a number of years. The unemployment rate has slowly fallen from the 12% range of the 2010s but was still over 8% in January of 2015 and some 3% points greater than the States rate. (MD. Dept. of Labor, Licensing and Regulation; LAUS Report February 2015). The demand for affordable housing, to a large degree an expression of poverty and low income, outpaced availability by thousands of units.

Year	Population
1950	949,708
1960	939,024
1970	905,759
1980	786,775
1990	736,014
2000	651,154
2010	620,961
2013	622,104

Table 29 - Baltimore City Population 1950 - 2013

MA-10 Number of Housing Units – 91.210(a) & (b)(2)

Introduction

Table 31 identifies the 1-unit, attached structure as the dominant housing type in Baltimore. These are primarily row houses although Baltimore has a significant number of two unit structures. With only 11% of its units in structures of 20 or more units, Baltimore's number of multi-family units is much lower than the national average. As concerns unit size, the Table 32 makes clear that units with three or more bedrooms dominate the market, especially for homeowners. The renter market has a much greater percentages of units with fewer bedrooms. Type of tenancy remains relatively evenly divided between renters and owners as it has for last several decades.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	42,681	14%
1-unit, attached structure	156,138	53%
2-4 units	33,664	11%
5-19 units	30,485	10%
20 or more units	33,045	11%
Mobile Home, boat, RV, van, etc	559	0%
Total	296,572	100%

Table 30 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	270	0%	6,730	6%
1 bedroom	3,596	3%	37,499	31%
2 bedrooms	24,089	20%	40,277	33%
3 or more bedrooms	90,368	76%	36,130	30%
Total	118,323	99%	120,636	100%

Table 31 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Baltimore has approximately 40,000 rental units with significant public subsidy for households with incomes 60% or less of AMI. The majority of these units are occupied by persons with incomes at 30% or less of AMI. Most of these units are overseen by the HABC which has 10,500 units of public housing and some 12,500 units of Section 8 housing.

Baltimore has approximately 40,000 rental units with significant public subsidy for households with incomes 60% or less of AMI. The majority of these units are occupied by persons with incomes at 30% or less of AMI. Well over half of these units are overseen by the HABC.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

While loss of units in the affordable housing inventory was a concern examined in prior Consolidated Plans, it is not believed that a significant amount of units will be at risk in the period covered by this Plan. Overall, this inventory has continued to grow even during the very active realty market of the mid-2000s which did see some, but not many, conversions of publically subsidized housing. It is anticipated that some 2,500 new affordable units will be added to the inventory in the next five years through a combination of Consolidated Plan and Section 8 resources.

An issue of concern is the need to finance rehabilitation costs for older subsidized units which, due to age, need to be upgraded. Consequently, this Plan has identified housing preservation as a high priority that will receive Consolidated Plan and other funds over the next five years.

Does the availability of housing units meet the needs of the population?

While there are enough units available to house Baltimore's current population, there are not enough that are both in decent condition and are affordable to extremely- and very-low income households. As is identified elsewhere in this Plan, housing affordability is the most common problem facing both renters and owners. It should be noted that for many of these households this is not a housing problem but an income problem.

Describe the need for specific types of housing:

The private realty market has responded with vigor in creating market rate housing, particularly in the downtown. Over 10,000 new units have been added since 2010. The housing needs for those that can afford private market choices are being met. This is particularly true of the high end market - units renting for \$1,500 a month or more – which has seen significant growth in recent years. It is anticipated that the private market will expand the supply of rental housing available to the middle income market in the coming five years. However, the city must continue adding publically subsidized housing to its inventory to meet the housing needs of its extremely- and very-low income households. While the economy is likely to continue to expand over the next five years, there will remain a very large number of low-income households that will need subsidized housing if they are to be adequately housed.

Discussion

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

As compared to the nation as a whole and many other large cities, Baltimore's rental and homeownership costs are low. As Table 31 establishes, over eighty percent of its monthly rents are less than \$1,000 and almost a third are less than \$500. For the nation, 14.1% of rents were less than \$500 and 61.9% were under \$1,000. (Source: 2007-2011 ACS; DP04) Both median home value and median contract rent costs rose significantly between 2000 and 2011, as shown in Table 30. This rate of increase outstripped the rate of inflation.

Despite these low housing costs significant number of households, particularly those in the 0 – 30% and 31 – 50% of HAMFI range do not have access to affordable housing. Comparing Table 32 below and Table 7 in the needs assessment section finds that some 17,255 renter households in the 0 – 30% HAMFI range do not live in affordable units. It should be noted that unlike some other cities, the Fair Market rent values are high enough to make a range of units affordable to most households.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	69,900	163,700	134%
Median Contract Rent	409	710	74%

Table 32 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	33,926	28.1%
\$500-999	64,635	53.6%
\$1,000-1,499	16,004	13.3%
\$1,500-1,999	4,473	3.7%
\$2,000 or more	1,598	1.3%
Total	120,636	100.0%

Table 33 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	20,930	No Data
50% HAMFI	51,450	21,060
80% HAMFI	93,770	43,750
100% HAMFI	No Data	60,960
Total	166,150	125,770

Table 34 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	846	1,000	1,251	1,598	1,740
High HOME Rent	874	1,001	1,231	1,414	1,558
Low HOME Rent	750	803	963	1,113	1,241

Table 35 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

While there are more than enough housing units in Baltimore to house its current population, because of the large numbers of households with very-low income these units are not necessarily affordable. Further, many of the units found at lower rental costs or occupied by low-income homeowners are not necessarily in standard condition.

How is affordability of housing likely to change considering changes to home values and/or rents?

As noted above, home value and contract rent increased greater than the rate of inflation between 2000 and 2011. This is likely to decrease affordability, particularly for those in the lowest HAMFI categories. Some owners particularly, those in upper HAMFI categories, may benefit by this trend and the potential access to increased equity it brings.

How do HOME rents/Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Generally, the HOME/Fair Market Rents levels are sufficient to cover rental costs for all but the most expensive rental units. However, HOME and CDBG fund allocations have been greatly reduced over the past few years limiting their effectiveness in producing or preserving affordable housing.

Discussion

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

While Baltimore's greatest housing problem remains affordability, particularly for lower income renters, the second major housing problem is the prevalence of vacant, derelict housing that is not fit for occupancy and is in violation of the City's housing and building codes. As of May 2015 there are some 16,800 buildings for which the City's Code Enforcement division has issued Vacant Building Notices (VBNs). Often called abandoned housing although taxes are paid on many of these properties, the number changes daily as structures are rehabbed or demolished and come off the list and new ones come on. Almost all of these buildings are residential properties, the large majority being row houses. Depending on location and condition some of the VBN structures are candidates for rehabilitation. However, many are in residential sub markets for which there is no effective demand and/or are in such poor condition that they are not a viable part of the housing stock. The need for extensive demolition, some of which will be funded with Consolidated Plan moneys, is largely due to the prevalence of the VBN structures.

Table 37 uses cost burden, the condition associated with the vast majority of properties selected, as a proxy for poor physical condition of a unit. While cost burden is a characteristic of the occupying household, not the housing unit, it is not an unreasonable proxy to use, particularly for homeowner households with incomes less than 30% of AMI. This is 11,715 households based on Table 7 data. The assumption is that, at such low income levels, it is difficult for homeowners to maintain a home in standard condition over time. The number of very-low income homeowners applying to the DHCD rehabilitation office for assistance, currently averaging over 500 per year, certainly supports this assumption. City housing inspectors annually inspect multi-family units. At time of inspection some 75% do not have any life or safety defects. Of the 25% that do have defects, the large majority are corrected in a short amount of time. While some rental market units are in substandard condition, particularly row house units managed by small concerns with limited holdings, the multifamily market in general is in standard or better condition.

As Table 38 makes clear, Baltimore has a significant number of older housing units. Slightly over 60% of the units were built more than 75 years ago. Over 90% are forty-five years or older. This preponderance of older housing increases maintenance and rehabilitation needs. Although the incidence of childhood lead poisoning has declined significantly over the past twenty years, there remain a substantial number of children who are still exposed to lead hazards in Baltimore. In calendar year 2013, the most recent annual data available, of the 370 children state-wide identified as having elevated blood levels, children in Baltimore City accounted for some 59% of the total. Table 39 makes clear that over 90% of the units predate the discontinuance of residential lead paint, although it should be noted that Baltimore outlawed the interior use of lead paint in 1950. That this table identifies only 3% of these pre-1980 units as having children in them is not correct. Based on other ACS data, it is around 20%.

(See Discussion section below for additional information on housing condition.)

Definitions

Standard Unit

A standard unit is structurally sound, weather tight, free of violations for sanitation, illumination, ventilation, heating, plumbing, exit ways, fire protection, utilities, lead paint or other conditions that would create a hazard to the building occupants or the public.

Substandard Unit

A substandard unit has one or more of the following violations: structural integrity, sanitation, illumination, ventilation, heating, plumbing, exit ways, fire protection, utilities, lead paint or other facilities that would create a hazard to the building occupants or the public.

Substandard Suitable for Rehabilitation

A housing unit in substandard condition will be considered suitable for rehabilitation if the amount of funding required for rehabilitation costs less than the sum of after-rehabilitated market value plus \$30,000, or overriding community development considerations justify rehabilitation.

Examples of overriding community development considerations include: 1) cases where the rehabilitation activity is required to arrest the deterioration of otherwise intact residential blocks through the rebuilding of severely deteriorated properties; 2) the rehabilitation is consistent with an existing area or neighborhood comprehensive redevelopment plan whose purpose is to revitalize the area or neighborhood, stimulate additional private investment and address physical decay; 3) the rehabilitation retains a property of architectural, historical or community significance as determined by the Commissioner of Housing.

Notwithstanding the above, a housing unit would not be suitable for rehabilitation if the unit would, upon completion of the rehabilitation, be functionally obsolete or not marketable based on the needs of a neighborhood or the City's experience with similar circumstances as determined by the Commissioner of Housing. An example of this would include, but not be limited to, a large supply of one-bedroom units in an area where three bedroom for sale housing is necessary or strongly desirable for neighborhood stabilization, diversification, or other serious community need.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	40,818	35%	61,889	51%
With two selected Conditions	803	1%	2,700	2%
With three selected Conditions	108	0%	515	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	76,594	65%	55,532	46%
Total	118,323	101%	120,636	99%

Table 36 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,909	2%	6,173	5%
1980-1999	6,544	6%	13,761	11%
1950-1979	37,670	32%	44,630	37%
Before 1950	71,200	60%	56,072	46%
Total	118,323	100%	120,636	99%

Table 37 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	108,870	92%	100,702	83%
Housing Units build before 1980 with children present	1,210	1%	2,940	2%

Table 38 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	39,067	7,714	46,781
Abandoned Vacant Units	17,055	5,375	22,430
REO Properties	716	38	754
Abandoned REO Properties	601	276	877

Table 39 - Vacant Units

Data Sources: Vacant unit counts (Row 1) were calculated using 2010 Census Table GCT-H2 and Rehabilitation Program data. Abandoned Vacant unit counts (Row 2) were calculated based on the Baltimore City Vacant Building Notice (VBN) inventory and the City Real Property database. REO Properties counts (Row 3) were calculated using MRIS active listing data as of early August 2105 and Rehabilitation Program data. The total REO count includes properties identified as Foreclosed REO and Short Sales in the MRIS system. The Abandoned REO Properties counts are calculated, for the total of 877, by identifying those properties which were foreclosed against in the 2011 through 2014 period that were also on the VBN inventory as of July 2015. The suitability/non-suitability for rehabilitation calculation uses the same ratio found in the Abandoned Vacant Units calculations which is based on analysis of market demand for VBN properties

Need for Owner and Rental Rehabilitation

There is extensive need for rehabilitation of properties occupied by low-income owners who, in many cases, simply do not have the resources needed to keep their homes in standard condition. As Table 7 in the needs assessment section shows over 16,000 owners have a severe cost burden, over half are in the 0 – 30% AMI category, another quarter in the 31 – 50% AMI group.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Using income category distributions found in the 2010 Consolidated Plan lead section derived from HUD low and moderate income data and 2010 and 2000 Census data and State of Maryland information on percentages of units actually containing lead and applying these distributions to the total number of pre-1980 occupied units identified in Table 39 above results in the following:

<u>Income Category</u>	<u>Estimated Number of Housing Units w/ Lead</u>
Moderate-Income	32,729
Low-Income	28,289
Very Low-Income	47,852

Discussion

While Baltimore was not immune from the foreclosure crisis that marked the recession – the number of foreclosure filings reached 5,902 in 2009; was 4,360 in 2010; declined significantly in 2011 and 2012 due

to a state wide moratorium and was over 4,000 per year in 2013 and 2014 – foreclosure activity is not a major causal factor in what Table 40 defines as abandoned vacant units. This is the 16,600 VBNs described above. The number of VBNs has largely remained in the 16,000 to 17,000 range for going on a decade. Foreclosed properties have suppressed single family sales prices in many Baltimore neighborhoods.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

HABC's housing development plan 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 above. 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.

The public housing and voucher data found in tables 22 through 25 and table 40 have been prepopulated with data provided by HUD.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	302	11,808	18,104	1,193	16,911	261	0	0
# of accessible units			257						
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 40 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The HABC portfolio includes 28 family developments, 19 mixed population buildings, 2 senior buildings and scattered sites throughout the City. HABC has approximately 11,808 public housing units available for occupancy. HABC's inventory includes new construction; privately-managed, mixed-income sites; single-family homes and rowhouses in various neighborhoods throughout Baltimore City in addition to conventional public housing developments consisting of townhomes (low-rises) and high-rise apartments.

HABC has approximately 11,808 public housing units available for occupancy and a backlog of up to \$800 million of capital needs that cannot be met with the inadequate amount of capital funding the agency receives.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 41 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

HABC has approximately 11,808 public housing units available for occupancy and a backlog of up to \$800 million of capital needs that cannot be met with the inadequate amount of capital funding the agency receives. As such, HABC applied to HUD under the Rental Assistance Demonstration (RAD) for the rehabilitation and conversion of twenty-two (22) public housing projects. The RAD program allows housing authorities to convert public housing funding associated with a development to housing choice voucher (HCV) or Project Based Rental assistance (PBRA) funding in order to use a portion of the funding for debt service payments.

By converting a development to PBRA funding and leveraging private debt and low income housing tax credits, it's possible to rehabilitate buildings (in HABC's case), for the long term without displacing any of the existing residents. The HCV subsidy replaces the ACC contract subsidy. Tenants' rights would be essentially the same and tenants have the benefit of receiving a tenant-based housing choice voucher after one year of occupancy (if in good standing) at the tenant's option.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

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.

New Housing Production Program

HABC's New Housing Production Program for mixed-income, mixed finance development involves the complete transformation of distressed public housing sites.

Thompson Settlement Agreement Production

To meet the public housing unit production requirements of the Thompson Settlement Agreement, HABC, through the Baltimore Regional Housing Partnership (BRHP), is undertaking the following:

Homeownership Demonstration Program – The BRHP is implementing the Thompson Homeownership Demonstration Program. Funding for this program was carved out of the Lafayette HOPE VI Grant to create homeownership opportunities, if feasible, in non-impacted Areas. The Thompson Settlement Agreement provides that up to 55 homeownership units are to be created. To date, 51 families have purchased a home through this program.

Project-Based Development Program - Additionally, under the Thompson Settlement Agreement, BRHP is continuing the project based development program that was started under the Thompson partial

consent decree. BRHP is implementing a project based development program to create project based units in non-impacted areas. Subject to funding availability, BRHP is making pre-development funding and, if needed, subordinate secondary financing using the Urban Revitalization Demonstration Grant funds awarded for the Homeownership Demonstration Program available to pre-qualified developers and property owners who develop housing units and agree to enter into long term project-based voucher contracts. Under this initiative 20 units were created in the Hilltop development project under a project-based contract. BRHP's goal is to create up to 100 scattered site project based units in addition to the units in the Hilltop development project during the five year period covered by this Plan.

Bailey Consent Decree Housing Production

In order to meet its obligations under the Bailey Consent Decree, HABC may devote Housing Choice Voucher (HCV) funds 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. As of April 30, 2015, 385 of the 500 project based NED units had been created and initially occupied by NEDs. The remaining 115 units are expected to be completed and initially occupied by NEDs during the five year period covered by this Plan.

The Bailey Consent Decree also provides for HABC to create 755 UFAS and 75 near-UFAS units. As of 5/31/15, HABC had created 701 of the 755 UFAS compliant units and all of the 75 near UFAS compliant units required by the Bailey Consent Decree. The remaining units are expected to be completed during the five-year period covered by this Plan.

Discussion:

HABC is also considering development of a number of other sites. Activities on these sites in FY 2015 could include master planning, the issuance of RFPs or RFQs, the execution of Land Disposition or Master Development Agreements, the provision of MTW funds to developers, demolition, site clearance, and remediation, and other pre-development and development work. HABC is considering applying for a Choice Neighborhoods Initiative planning grant in FY 2015. Potential community sites include, but are not necessarily limited to, Perkins and Douglas Homes. HABC has worked with the City of Baltimore's Planning Department, community organizations, as well as, resident stakeholders to develop a Master Plan for the redevelopment of the Orleans to Fayette Street corridor (the "Old Town Mall" area).

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The Journey Home, Baltimore's 10 Year Plan to End Homelessness provides a framework for how the community's system of care for the homeless should be structured. Within the plan, recommendations are made to improve services offered to homeless individuals in the system. MOHS-HSP is using public funding to coordinate and support the incremental increased costs related to expanding medical and behavioral health care, employment programs, case management, and assisting residents in navigating systems, and accessing mainstream resources (Medicaid, etc.) when available in the community.

MOHS-HSP implements the Journey Home plan by coordinating with over 60 agencies that shelter and service the homeless in Baltimore.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	307	12	494	1,339	0
Households with Only Adults	527	180	789	1,264	0
Chronically Homeless Households	40	0	0	217	0
Veterans	50	40	267	332	0
Unaccompanied Youth	13	7	0	0	0

Table 42 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

MOHS, the organization that coordinates the work of over 47 agencies that shelter and service the homeless in Baltimore City, works with the Journey Home Board, which oversees the City's 10-Year Plan to End Homelessness. Within the Journey Home plan, recommendations are made to improve services offered to homeless individuals in the system. The Journey Home Board includes leadership from area hospitals, the Mayor's Office of Employment Development, and other health care providers, who assist with coordinating initiatives and practices to supplement the homeless services system. The Journey Home, through private and public funding, has supported an employment development program at the city's largest shelter for single adults, helped form a strong relationship between a homeless service provider and a local hospital to provide convalescent care, and partnered with United Way for Project Homeless Connect, a resource fair that aims to connect people experiencing homelessness with identification, benefits, and mainstream community resources.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The list of facilities and description of services is attached as Appendix V in the Appendices Section at the end of the Plan.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The City of Baltimore – Mayor’s Office of Human Services is the grantee for the Baltimore Eligible Metropolitan Statistical Area (EMSA), which includes Baltimore City, Anne Arundel, Baltimore, Carroll, Harford, Howard, and Queen Anne’s counties. The list of Special Needs Facilities is attached as Appendix VI in the appendices found at the end of the Plan.

HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	682
PH in facilities	0
STRMU	111
ST or TH facilities	0
PH placement	6

Table 43– HOPWA Assistance Baseline

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

It is difficult to quantify supportive housing needs as there is limited data on the number of persons with any one special need and, more particularly, because many people fall into more than one needs category, there are no accurate data on the unduplicated number of persons with special needs. Additionally, there is very limited quantifiable information on the specific housing and/or supportive services that are needed.

Despite this lack of essential information it is obvious that there is a tremendous need among virtually all these groups for housing and/or services and the Consolidated Plan sets forth objectives to address some of these needs and commits resources to fulfill these objectives.

Elderly and Extra-Elderly

The elderly are a special case of needs population in that many elderly people are completely self-sufficient and do not need any form of help. On the other hand, as the Needs Assessment makes clear, housing needs are strongly correlated with age and health needs certainly are too. It is therefore important to be aware of changes in this population, and particularly in the older segment of it - those aged 75 and over - where support needs are likely to be greater.

The most common housing needs of the elderly are economic and include expansion of rental subsidy opportunities and assistance in maintaining and repairing owner occupied housing. Additional needs of those elderly who are frail include: coordinated housing and health services that assist the elderly to stay in their homes and economic and design assistance in modifying their homes to accommodate their physical needs.

Support services for the elderly cover a wide range of needs including: health, employment, counseling, legal advice, nutrition and education.

Persons with Disabilities

The number of Baltimoreans with disabilities is not known. The Census Bureau, through the ACS, provides some estimates based on self-reporting but there is little in the way of definitive data. This state is equally true as regards the number of disabled persons with housing needs. Accessibility and usability are the most important housing issues and there are a wide range of design and construction considerations, e.g. wider door frames, fixture location, counter heights, wheel chair turning radius. Many aspects of accessibility and usability could be addressed by adopting universal design standards.

The service and housing needs of persons with disabilities vary widely depending on type and severity of disability. Although there are no comprehensive data on the numbers of persons in need, it is assumed to be a very large number.

Persons with HIV/AIDS

Outreach to persons eligible for housing and/or services under the HOPWA program will be made through contact with City and County health agencies, HIV/AIDS service providers, AIDS advocacy organizations, medical treatment and substance abuse clinics, hospitals, emergency shelters and government agencies which have direct contact with people with HIV/AIDS or related diseases.

Youth and Young Adults Exiting Foster Care and Institutional Settings

Every year Baltimore has hundreds of young adults aging out of the foster care system or institutional settings lacking housing and the social and educational skills needed to house and effectively take care of themselves. Experience has proven that if these young persons are given a structured living situation with life skills support for a few years they can successfully move into adulthood on their own.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

Health Care: The current de facto operations in the CoC are for hospitals to refer eligible clients to the Convalescent Care Program (CCP) at the Weinberg Housing and Resource Center a 24 hour/7 day week emergency shelter. This program is run by Health Care for the Homeless, a CoC partner agency. The program is a respite program for persons discharged from hospitals who need a place to convalesce. There is a nurse case manager who coordinates the program and a dedicated case manager to connect clients to other necessary services. There are 25 beds in this CCP-dedicated dorm, 6 handicap-accessible bathrooms, 3 with tubs and 3 with roll-in showers, an exam room, private offices for the nurse and case manager, and a day room. This program is funded through private donations through The Journey Home and state, and local dollars.

Unfortunately, not all persons discharged from hospitals are appropriate for the CCP. Those persons who do not require convalescent care are sometimes discharged into homelessness - to emergency shelters. As part of the City's 10 Year Plan to End Homelessness, a Workgroup is being convened during this program year to develop a comprehensive discharge policy for area hospitals.

Mental Health: This State mandated policy governs the discharge policy for publicly funded psychiatric facilities. The Maryland Department of Health and Mental Hygiene (DHMH) has created policies to reinforce this statute and provides funding for mental health services in local detention centers that includes discharge planning. DHMH discourages the discharge of individuals from hospital to homelessness. Each individual must have written aftercare plan before release from the hospital that

must include medical, psychiatric care, housing, vocational and social rehabilitation, case management, and other supportive services. The local behavioral health authority regularly tracks inpatient psychiatric admissions and consults with local psychiatric facilities to assist with discharge planning and linkage to support services available through the public behavioral health system. Upon discharge, individuals routinely go to assisted living programs and other non-McKinney Vento funded housing programs, such as Residential Rehabilitation and supported housing programs, and other available housing in combination with community-based support and treatment services.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e).

The majority of the HOPWA funds in the EMSA will be used for tenant-based rental assistance (TBRA). TBRA will be provided in the form of a subsidy to pay for housing within the open market similar to the Housing Choice Voucher program. Individuals/families eligible for rental assistance are referred by a case manager/care coordinator and are linked to appropriate supportive services. A total of 581 subsidies will be provided in Baltimore City and 750 in the entire EMSA.

All support services will be centered toward access to and/or maintaining housing for persons with HIV/AIDS and related diseases. Such services may include, but are not limited to, case management, transportation, assistance with personal care and meal preparation.

Permanent housing placement services, which may include funds for application fees, security deposits, and moving costs aid eligible households in securing appropriate housing. The goal of these services is to enable clients to obtain or maintain independent living.

HOME funds will help support, over the five years covered by this Plan, the creation of some 129 units of housing for persons with disabilities including twenty-five units of UFAS housing. Some CDBG funds will be used to create housing for persons with disabilities (Empire & Community Housing Associates); provide subsistence payments to NEDs under the Enhanced Leasing Assistance Program (Innovative Housing Institute), provide transportation services and other comprehensive services to the elderly (Action in Maturity & CARE);

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2)).

Tenant Based Rental Assistance

Under the rental assistance component of the HOPWA program, there are 655 rental subsidies currently in use in the Baltimore-Towson EMA. In Baltimore City, 452 households including families are funded. The goal for the next fiscal year is to house 581 individuals and/or families with HIV/AIDS and related diseases. A total of approximately 750 units are expected to be subsidized in the EMSA, depending on the amount of tenant income contributed, the size of households served, the prevailing market rent within the jurisdiction, and turnover of clients.

Short Term Housing, Supportive Services and Permanent Housing Placement Assistance

HOPWA funded short-term rent, mortgage, and utility assistance, supportive services and permanent housing placement assistance are available in Baltimore City, Anne Arundel, Baltimore, and Carroll

Counties. Services include, but are not limited to, assistance in defraying move-in expenses such as security deposits and basic furnishings, short-term rent, mortgage and utility payments, transportation assistance, and nutrition services. Supportive service dollars are also used to pay salaries for employees serving persons living with HIV/AIDS (PLWHAs) in order to help them gain or maintain housing. In the counties, the Housing and/or Health Departments are awarded to administer services for PLWHAs. Activities include support services, short-term rent, mortgage and utility assistance payments to prevent homelessness of the individual or family, tenant-based rental assistance and units that are being developed, leased or operated in the EMSA.

Choice Housing Voucher Program

850 Housing Choice Vouchers and 500 Project-Based Vouchers will be set-aside for issuance to nonelderly persons with disabilities, as that term is defined in the consent decree entered in *Bailey v. Housing Authority of Baltimore City*, JFM-020CV-225 and *United States of America v. Housing Authority of Baltimore City*, JFM-02-CV-03107 (Bailey Consent Decree). These vouchers will be offered in order by date and time of application to non-elderly persons with disabilities on the waiting list who have been found eligible for the HCVP and, while it is in existence, who are participating in the Enhanced Leasing Assistance Program (see below), until the vouchers are exhausted. As vouchers expire, they will be offered to the next eligible family. As part of the ten year plan to end homelessness, non-elderly persons with disabilities on the waiting list who are also chronically homeless and who participate in the Enhanced Leasing Assistance Program may receive priority for the 1350 *Bailey* set aside vouchers over non-elderly persons who are not chronically homeless. A coordinated effort by Baltimore Homeless Services, HABC, and the organizations and agencies overseeing the Bailey Consent Decree will identify qualifying non-elderly persons with disabilities who are chronically homeless who will qualify for this priority status. Individuals eligible for this housing will include those with mental illnesses, HIV/AIDS, and developmental disabilities, but does not include individuals whose disability is based solely on any drug or alcohol dependence due to HUD regulations.

HABC has established the Enhanced Leasing Assistance Program (ELAP) which is being implemented by an outside contractor. The ELAP provides housing search assistance to non-elderly persons with disabilities as defined in and in accordance with the Bailey Consent Decree.

HABC was awarded forty (40) vouchers, funded through a grant from the U.S. Department of Housing and Urban Development, to provide rental assistance to non-elderly persons with disabilities who are transitioning into the community from nursing homes or other health care institutions. Referrals are received from the Maryland Department of Health and Mental Hygiene under Medicaid's Money Follows the Person (MFP) program. The department also provides care/case management to referees and links them to needed health and social services.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Baltimore does not have, and does not support, policies such as large lot zoning and impact fees that are common methods of using public policy to limit the creation of housing for lower income households. While having less than a quarter of the region's population, Baltimore has over three-quarters of the regions subsidized housing as well as the largest reservoir of market rate housing affordable to households with incomes of less than 80% of AMI. Baltimore will continue to use Consolidated Plan and other resources to create new publically assisted affordable housing and strengthen neighborhoods with market rate affordable housing.

The major residential investment barrier Baltimore faces is the large number of households with incomes insufficient to support the creation, rehabilitation and operation of market rate housing and who hence need some form of housing subsidy. The amount of subsidy available is overmatched by the number of households needing the subsidy.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The tables in this section provide some useful, if basic data, about employment sectors, workforce, and educational attainment. They accurately depict a city that once was, but is no more, a major manufacturing center that is, with increasing speed, completing the transition to a post industrial economy. Many of the problems that roil Baltimore have their roots in this transition process which has created great opportunity for some but left many others behind in world of diminished choices.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	229	16	0	0	0
Arts, Entertainment, Accommodations	22,292	24,813	13	11	-2
Construction	7,747	9,013	4	4	0
Education and Health Care Services	57,289	96,622	32	41	9
Finance, Insurance, and Real Estate	13,480	18,727	8	8	0
Information	4,309	4,373	2	2	0
Manufacturing	10,123	13,554	6	6	0
Other Services	8,186	10,735	5	5	0
Professional, Scientific, Management Services	17,079	21,213	10	9	-1
Public Administration	0	0	0	0	0
Retail Trade	22,903	16,842	13	7	-6
Transportation and Warehousing	7,662	11,821	4	5	1
Wholesale Trade	6,714	8,230	4	3	-1
Total	178,013	235,959	--	--	--

Table 44 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	311,692
Civilian Employed Population 16 years and over	272,333
Unemployment Rate	12.63
Unemployment Rate for Ages 16-24	35.61
Unemployment Rate for Ages 25-65	7.46

Table 45 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	61,174
Farming, fisheries and forestry occupations	12,393
Service	37,863
Sales and office	65,174
Construction, extraction, maintenance and repair	17,601
Production, transportation and material moving	11,799

Table 46 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	145,840	56%
30-59 Minutes	81,252	31%
60 or More Minutes	31,345	12%
Total	258,437	100%

Table 47 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	23,939	6,838	28,122
High school graduate (includes equivalency)	60,489	9,639	29,676
Some college or Associate's degree	59,337	5,778	17,141
Bachelor's degree or higher	79,449	2,685	10,929

Table 48 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	2,122	3,384	2,892	7,775	12,711
9th to 12th grade, no diploma	13,198	10,527	10,339	23,982	15,955
High school graduate, GED, or alternative	23,095	24,088	25,362	50,405	20,298

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Some college, no degree	26,547	20,111	15,291	31,519	9,785
Associate's degree	1,616	3,453	3,690	8,401	1,883
Bachelor's degree	9,396	23,376	10,895	17,037	4,891
Graduate or professional degree	676	16,206	9,819	15,974	6,973

Table 49 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,834
High school graduate (includes equivalency)	27,436
Some college or Associate's degree	33,447
Bachelor's degree	46,917
Graduate or professional degree	58,183

Table 50 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Based on information contained on Table 45 the overwhelming dominant employment sector in Baltimore is Education and Health Care Services, often known as Eds & Meds. Entry into this sector tends to require higher education levels and has generally higher levels of remuneration. Eds & Meds, in combination with two other high education/high reward sectors, Professional Services and Finance, Insurance and Real Estate (FIRE) account for about half of all workers counted on Table 45 and well over half of the total number of jobs. The Arts, Entertainment, Accommodations and Retail Trade sectors between them account for a quarter of workers but less than 18% of the number of jobs.

Describe the workforce and infrastructure needs of the business community:

Across all sectors there is demand for a better educated and trained workforce as technological processes become more complex and knowledge and reasoning requirements increase. This is particularly true of the manufacturing sector which requires a much more sophisticated, if smaller, work force than it did a generation ago.

Infrastructure needs vary significantly by sector. There is some consensus around the need to effectively move people and goods and hence have a well maintained and diversified transit system.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Several economic development initiatives underway in Baltimore will have an impact on the local economy. These include: 1) Amazon will be opening a new state-of-the-art Amazon fulfillment center in 2015 on the site of a former car plant in Southeast Baltimore. This shipping center will provide over 1,000 full-time jobs with benefits. 2) The 21st Century School Initiative will include over a billion dollars

worth of school construction over the next five years. This presents a tremendous community planning opportunity as well as generating significant employment throughout the construction sector.

In preparation for the Amazon project, the Mayor's Office of Economic Development (MOED), working in concert with the Baltimore Workforce Investment Board, has developed major recruitment plan to maximize the number of local residents hired and supported a logistics training program conducted by the Community College of Baltimore County.

MOED is also leading an effort to ensure that local residents will have every opportunity to fill job openings created by the school construction and renovation project. In partnership with other City agencies, the Maryland Stadium Authority, Baltimore City Public Schools and many construction training partners, a Local Hiring Plan will be implemented that includes recruitment and employment screening to connect qualified city residents to these jobs.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

As Table 50 makes clear, the education levels of much of the work force - almost 50% has some college education, and almost 25% has at least a BS or BA - corresponds well with local employment opportunities. The higher overall education attainment rates for the younger sector of the work force, those age 18 – 34, is higher than for the overall population with over 57% having attended college and over 28% with at least a BS or BA.

However, for this same 18 – 34 cohort group over 29,000 - some 16% - have not completed high school and they are unlikely to have the skills and education needed to have sustained employment opportunities in an increasingly post industrial economy. The impact of education on opportunity can be seen by examining Table 49 Educational Attainment by Employment Status. Some 48% of those without a high school degree are not in the labor force, more than four times the participation rate for those with a BS/BA or higher and much higher than the 26% rate for the population as a whole. Of the 52% that are in the labor force, over 22% are unemployed, roughly twice the rate of the population as a whole.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Mayor's Office of Employment Development (MOED) is the Baltimore City's lead workforce development agency. MOED provides adult job seekers with access to a comprehensive range of 21st century job readiness skills and services through its Career Center Network. MOED operates several employment centers including full service one-stop centers. MOED also offers employability services for youth and young adults through the operation of two Youth Opportunity (YO) Baltimore Centers, the YouthWorks summer jobs program and other initiatives tailored to specific youth populations. Through its full suite of business services, MOED helps local employers meet their current and future workforce needs. The Employ Baltimore Executive Order and Local Hiring Legislation initiatives leverage Baltimore City's economic investment by requiring that contract awardees meet with MOED to review their workforce plans, post their employment openings and help them fill their new jobs with qualified local residents.

Several CDBG funded Consolidated Plan activities including job training and microenterprise assistance work in concert with MOED efforts. Many Consolidated Plan activities trigger Section 3 employment requirements and a number of CDBG subrecipient contracts trigger the Employ Baltimore Executive Order and Local Hiring Legislation.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Baltimore's Comprehensive Economic Development Strategy developed by BDC is a blueprint for the City to grow by leveraging present day momentum and an educated work force to create new economic activity that will benefit the entire city. The following CEDS initiatives, though not directly coordinated with the Consolidated Plan activities encompass similar goals and opportunities.

- *"Tax Competitiveness"* – as part of the Mayor's 10-year financial plan, the Mayor and City Council have begun to address the disparity of taxes between Baltimore City and surrounding counties by lowering the property tax rate with a goal of reducing it by 20 cents by 2020.
- *Public Education and Attainment* – like all urban schools, the Baltimore City Public Schools system faces many challenges in providing high quality education to all city children. The Baltimore Schools have made important strides in the past several years. The development of a host of public charter schools offers new educational approach. Offering high quality education options will likely keep more families in the city and others to consider living here.
- *Public Health & Safety* – increased community policing, institution of preemptive crime fighting programs in high crime areas and increased diligence in commercial, office and tourist areas will propel growth. The implementation of the Affordable Care Act, and the B'more for Healthy Babies has focused on a range of health issues.
- *Prosperity and Economic Inclusion* – Baltimore is home to many people who have been unable to benefit economically and the City's poverty rate remains high. To counter this, the city has two One-Stop Centers that offer a wide range of services to assist residents identify suitable job openings. The Baltimore Integration Partnership brings together public, business and non-profit partners to generate new economic opportunities. A regional initiative the "Opportunity Collaborative" will bring together public and private lenders to develop a major sustainability plan for the region, focused on transportation, workforce and housing.
- *Transportation and Transit* - Baltimore's transportation and transit system is the most developed in the region but still lags behind those in similar cities. A major initiative the "Red Line will provide a major east-west light rail line connecting parts of Baltimore County to downtown Baltimore.
- *Sustainability* – Initiatives to reduce reliance on fossil fuel and increase the use of solar power and renewal energy in Baltimore are underway.

Discussion

Many Consolidated Plan public service activities including: after school tutoring, literacy programs, job training, and GED preparation align with CEDS goals. Additionally, CDBG support to non-profits entities providing technical assistance to neighborhood businesses and micro enterprises are also consistent with the CEDS.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The four housing problems as defined by HUD include housing with (1) lack of complete kitchen facilities (2) lack of complete plumbing facilities (3) overcrowded conditions (more than one person per room) and (4) housing cost burden greater than 30%. Based on the findings in the housing needs assessment, cost burdened households paying more than 30% of their income on housing is the most common housing problem in Baltimore City. This problem greatly affects low to moderate-income households who make at or below 80% of the area median income.

Given available data formats, there is no practical way to map census tract with two or more of these characteristics. We can map by tract housing cost burden greater than 30%, as this is by far the most prevalent of the four housing problems. Given that income correlates with housing problems this was used as a proxy in identifying areas with multiple housing problems.

Map I shows the concentration of households with cost burden greater than 30%. This visual utilizes data from the HUD CPD Mapping Tool software categorizing cost burden data by quantiles. 43.25% was used as the percentage to define the census tracts with the highest concentration of cost burden households in Baltimore City. This is represented by the dark blue shaded areas. The areas included neighborhoods predominantly in east, west and south Baltimore.

Of the 119 census tracts with the highest percentage of cost burdened households, 89% (106) were within low/moderate income census tracts. An area of low/moderate-income concentration is defined, as any census tract where over 51% of the households had incomes which were 80% or less of an adjusted regional household median income. Low/moderate income data was generated from the Low and Moderate Income Summary Data (LMISD) made available to grantees in July 2014 from HUD. The data is based on the 2006 – 2010 American Community Survey (ACS).

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Map II displays the concentration of minority households in Baltimore City by census tract. A racial or minority household is defined, as a household whose head characterizes his/her self as non-white. An area of racial/ethnic minority concentration is defined, based on commonly used HUD standards, as any census tract where the percentage of minority-headed households is at least ten percentage points greater than the percentage for the entire city. Based on 2010 Census data 29.6% of the population defined itself as white and 70.4% as non-white. Hence, tracts with 80.4% or greater non-white populations are tracts with minority concentrations. Of the city's 200 census tracts, 104 were areas of minority concentration. Such concentration occurred mostly in West Baltimore in a wide band from the center of the city to the city line and in east Baltimore from the center of the city in a wide swath going north by north east and due east. The Cherry Hill community in far south central Baltimore was also an area of concentration.

What are the characteristics of the market in these areas/neighborhoods?

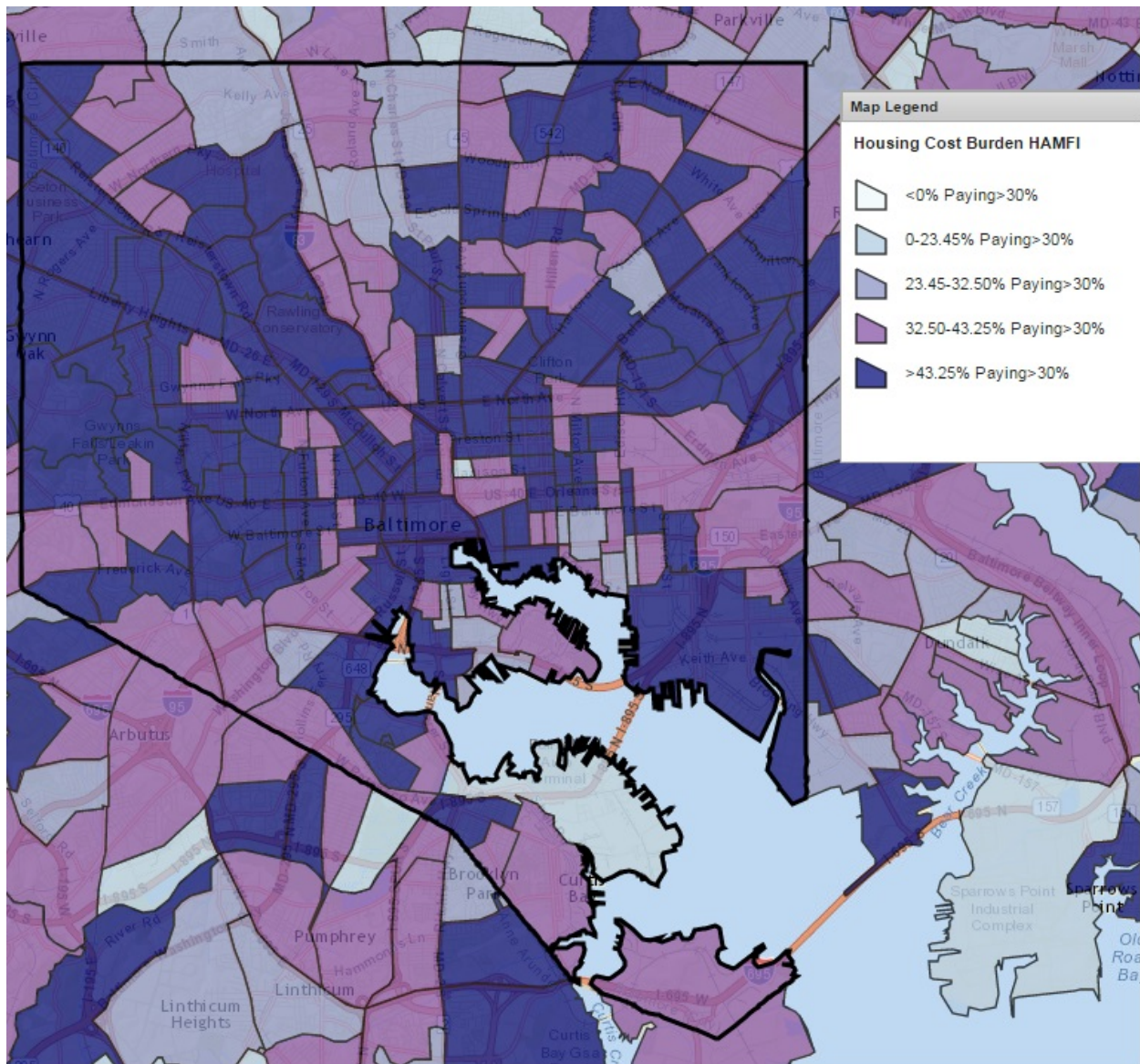
The housing market within these areas is very diverse. Neighborhoods range from those having significant deterioration of the housing stock to ones with housing prices above the city's average. Types of homes vary from row-houses to garden apartments to single-family homes.

Are there any community assets in these areas/neighborhoods?

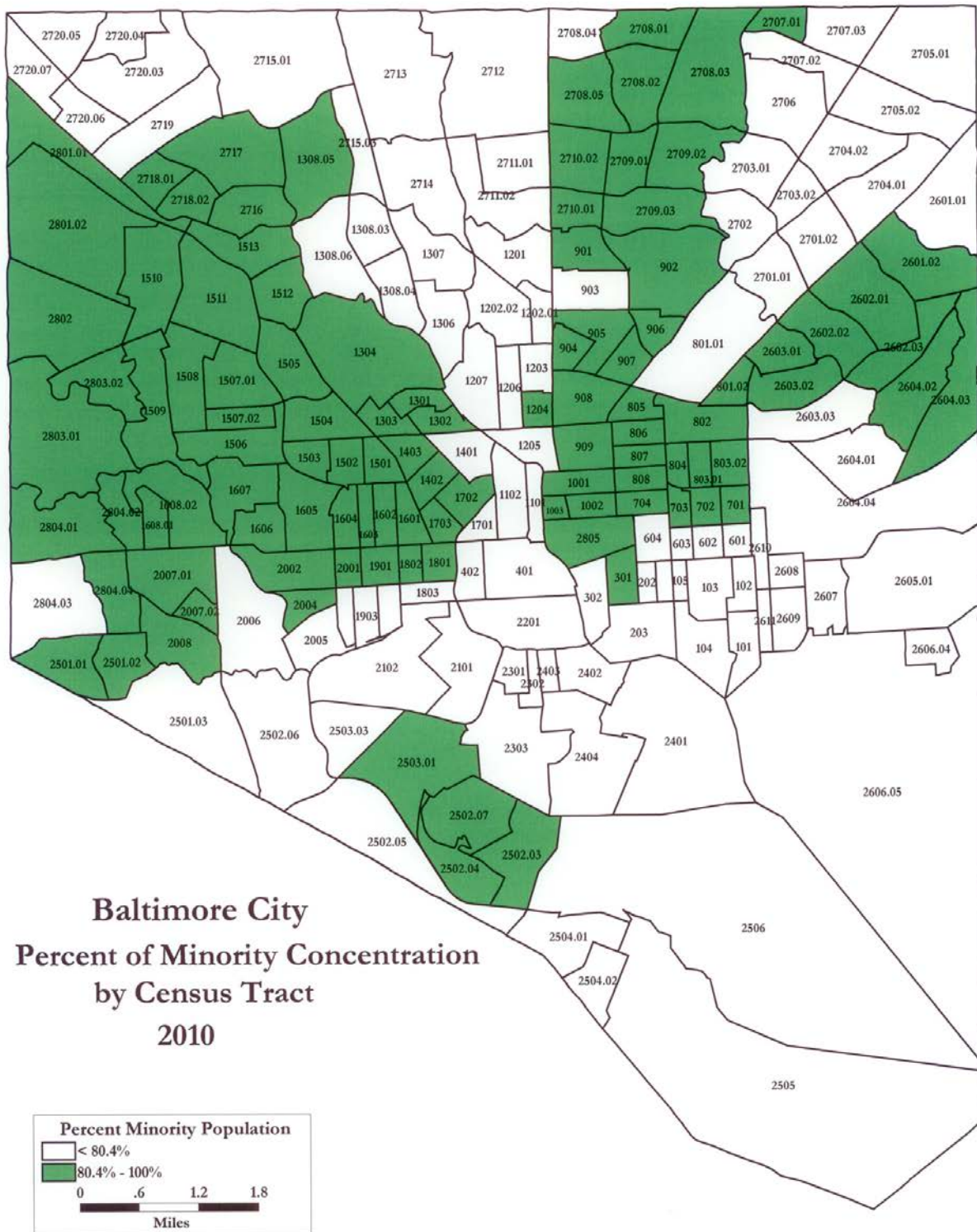
Although these neighborhoods are very diverse, most have some community assets. The eastern and western sections of the area have a number of anchor institutions including hospitals, higher education facilities and churches with large number of congregants. They contain many stable blocks with good housing stock.

Are there other strategic opportunities in any of these areas?

Numerous city activities are underway or proposed in many of these neighborhoods. Projects include: Park Heights, East Baltimore Development Initiative (EBDI), Orchard Ridge, and Barclay redevelopment strategies. Additionally, other efforts through the Vacants to Value Program, Healthy Neighborhoods and the Anchor Neighborhood Initiative are being implemented to strengthen communities.



Map I - Housing Cost Burden Paying > 30%



Mapping: Baltimore Housing Office of Research
Data Source: 2010 Census

Map II - Minority Concentration

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The strategic plan portion of the 2015 – 2020 Consolidated Plan focuses on a range of housing and physical improvements in neighborhoods including demolition of blighting structures and management of resulting open spaces, and a diverse set of social service support for low- and moderate income households, implementation of strategies to end homelessness and provision of housing and services to persons with HIV/AIDS. There are a large number of strategic elements associated with affordable housing efforts.

Baltimore City has a very large number of households with housing and social service needs. Regardless of household or tenancy type need exists across all income categories served with Consolidated Plan funds. In order to address these disparate needs, some households in almost every category will have needs addressed through the Plan's strategies. The large majority of all housing funds will go to meeting the needs of households earning less than 50% of area median income (AMI). HOME funds, almost always in concert with non-Consolidated Plan funds, will be utilized to create affordable rental units. CDBG moneys will be directed to a wide range of housing activities including support for homeowners, both existing and first time, and to support for social service activities. The average amount spent per unit of rental housing will be significantly greater than that spent per homeowner unit.

The guiding document for homeless strategies in Baltimore is "The Journey Home – Baltimore City's 10-Year Plan to End Homelessness." This identifies four primary factors responsible for homelessness: lack of affordable housing, lack of affordable health care, low incomes with few opportunities for better employment, and a lack of programs to prevent homelessness. Consolidated Plan and other resources will be spent addressing these factors.

Strategic plans for the Non-Homeless Special Needs Populations focus on persons with HIV/AIDS and on persons with disabilities. Persons with HIV/AIDS and their families will be provided housing using HOPWA moneys under a tenant based rental assistance program. The majority of HOPWA funds will go to this program. Rental housing will be created for persons with disabilities using a mix of HOME and other sources for capital funding. CDBG funds will support project delivery costs for non-profit housing providers building rental housing using non-HOME capital sources.

A large variety of social services will be supported through the strategic plan. These include, but are not limited to: literacy; employment training; services for seniors and youth; referrals to health, housing, and substance abuse services; crime prevention; legal assistance; and summer and programs for children and youth. Most social services will be funded using CDBG funds although ESG and HOPWA resources will be used to support homeless and HIV/AIDS populations.

One overarching effort guiding City community development efforts is the V2V program, a multi-pronged, market based initiative focused on blight elimination, neighborhood revitalization and reinvestment in the City. Launched in late 2010, it is built around seven strategies: They are:

1. Streamlined disposition of City-owned properties to make the sale of properties a clear, predictable and transparent process.

2. The use of streamlined code enforcement tools to address scattered vacant structures in otherwise strong neighborhood to encourage renovation of blighted properties in without going to court. These tools include:
 - Issuance of \$900 citations to owners of vacant and abandoned properties in designated neighborhoods to encourage renovation and re-occupancy
 - Issuance of \$250 citation to occupied homes in designated neighborhoods.
 - Use of the receivership ordinance to push a vacant property to auction for purchase and redevelopment.
3. Facilitate investment in weak market areas by designation of Community Development Clusters (CDCs) and forming partnerships with capitalized for-profit and non-profit developers to address every vacant property in the clusters. Within a CDC, which may be as small as a single block or as large as an entire neighborhood, several strategies are applied simultaneously to assure a whole block outcome.
4. Targeted demolition on a whole or partial block basis in distressed areas to help leverage commercial and residential investment, stabilize existing homeownership, and create needed green space.
5. Large scale redevelopment in deeply distressed areas with concentrated abandonment. This strategy is used when:
 - There is a large site or area that can be transformed through new mixed-income development; or
 - Housing development can play a role in an on-going and larger transformation plan.
6. Homeownership incentives to encourage the purchase of previously vacant structures.
7. The use of financial subsidies and technical assistance to residents in target blocks for energy conservation and other home improvements.

V2V demolition and homeownership strategies will receive some support with Consolidated Plan resources. The redevelopment strategy areas may also receive support. The Streamlined Code Enforcement Neighborhoods (SCENs) and CDCs are not likely to receive direct support. Maps at the end of this section identify the V2V strategic initiatives that are carried out in specific geographies. They are: strategies 2 and 3 (SCENs & CDCs); strategy 4 (Targeted Demolitions); strategy 5, (Major Redevelopment Areas).

The Major Redevelopment Areas where it is anticipated that there will be activity in the five-year period covered by this Plan are:

EBDI – Begun in 2003 this redevelopment plan includes a new early childhood center, a K - 5 elementary school, graduate student housing, a hotel, lab space and commercial facilities. It will have some 700 units of affordable and market rate housing, both new construction and rehabilitated units. Total development costs are anticipated to be \$1.8B. The project is expected to be completed in the spring of 2019.

ORCHARD RIDGE – This project involves the new construction of 73 affordable homeownership units and 313 affordable rental units built on former public and FHA housing sites. Started in 2005, it is expected to be completed in the fall of 2018. Four rental phases have been completed and one rental phase is in the financing stage. Several homeownership phases have been completed as well. This project will include 386 units. Total Development Cost will be \$385,000,000

O'DONNELL HEIGHTS- The current master plan envisions a mixed-income development of approximately 925 units including mostly row homes, two story walk-up flats and a low rise apartment building for senior citizens. The project started in the spring of 2010 and is expected to be completed in the spring of 2019. One rental phase has been completed and another is in the financing stage.

BARCLAY – This project includes the new construction and rehabilitation of 199 rental housing units and 123 homeownership units as well as retail in the Barclay neighborhood. The project started in the spring of 2010 and will be completed in the spring of 2018. Two rental phases have been completed and one rental phase is in financing. Several homeownership phases have also been completed. This project will include a total of 322 units with a Total Development Cost of \$90,000,000.

POPPLETON – The further redevelopment of the Poppleton area is to include retail, 916 homeownership units, and 201 rental units. Phase IA of the La Cite project will be 257 units and is expected to start in late 2015 and to be completed in 2019. Ultimately the project will have 1,100 units. Previously, another developer completed two rental phases and a third and final phase will finish construction in the summer of 2015. These projects will produce a total of 274 units.

PARK HEIGHTS – This project, the master planning of which began in 2003, involves the revitalization of central Park Heights including the construction of a mixed use, mixed income, mixed tenancy development on a sixty acre site. Acquisition of the site is almost complete and an RFQ for a master developer will be released in the autumn of 2015. Site demolition will begin in early 2016 with housing construction anticipated to begin in 2017.

UPLANDS – The Uplands redevelopment is located in west Baltimore on a former FHA housing site. When completed, new development will ultimately consist of two rental and five homeownership phases on approximately 60 acres. One rental phase and one homeownership phase are complete. These phases produced 104 units of rental housing and 56 units of homeownership units. A second homeownership phase is under construction. The project started in the spring of 2005 and is expected to be completed in the summer of 2019. This project will include 761 units and is expected to cost \$235,000,000.

CENTRAL WEST BALTIMORE - The City, in conjunction with The Community Builders and supporting entities, has applied to HUD for a Choice Neighborhood Implementation Grant. Along with City commitments, the federal funds would be used to support the redevelopment of Pedestal Gardens, a 202-unit subsidized housing development, and for investments in health, education, jobs, and streets. The project is expected to start in the fall of 2016 and be completed in the fall of 2020. This project will include 419 units and is expected to cost \$210,000,000.

PERKINS – This project is the full redevelopment of the Perkins Homes public housing development as well as the redevelopment and revitalization of the Washington Hill and Dunbar Broadway neighborhoods. This project is in the planning phase, with a Phase 1 expected to begin in 2017.

OLD TOWN/SOMERSET

The Baltimore Development Corporation (BDC) and the Housing Authority of Baltimore City (HABC) requested proposals for a mixed-use, mixed-income development project that will create an attractive, human-scale, pedestrian-friendly and vibrant urban place in the Oldtown community.

The RFP was released on April 17, 2014 and responses were received on July 15, 2014. The City received several proposals and has selected one development team to enter an exclusive negotiating privilege prior to board approval and award process. A projected award is estimated to be made in 2016.

SP-10 Geographic Priorities – 91.215 (a)(1)
Geographic Area

Table 51 - Geographic Priority Areas

1	Area Name:	City Wide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Housing, Lead Abatement, Public Services, Stabilization & Services to Homeless
	Identify the neighborhood boundaries for this target area.	City-Wide. (See map of Baltimore Neighborhoods at the end of this section.)
	Include specific housing and commercial characteristics of this target area.	While the row house is the dominant housing type, Baltimore has a diverse housing stock including single family detached, garden apartments and high rise multifamily buildings. As noted in the Needs Assessment section, the majority of the stock is more than fifty years old and much of it is in poor condition. Some 16,000 buildings, mostly single family residential structures, are vacant and inhabitable. Commercial types include a large and expanding central business and various neighborhood districts of varying quality and size. While the past fifteen years have seen an increase in new commercial development, particularly in the addition of food markets, much of east and west Baltimore have limited access to local commercial activity.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	We heard from persons living and working throughout the city. Given that Baltimore is relatively compact - 81 square miles in area - and that there is a commonality of needs found throughout most of the city - no neighborhood is far removed from areas of both strength and weakness - it was decided that many goals were best carried out on a city-wide level. This is particularly true of the ten goals associated with housing activities but also for number of social service and economic development activities.

	Identify the needs in this target area.	<p>There is a wide range of needs in Baltimore City and they are geographically dispersed across most of the city. It is this dispersion, and the desire to be able to address needs where they may occur, that argued for a city-wide target area. We particularly wanted to identify the entire city as an area suitable for the expenditure of Consolidated Plan funds to support affordable housing. See the Needs Assessment section for a more detailed description of various needs. In general the needs of Baltimore City are those associated with pervasive poverty, decades of disinvestment and population loss and the difficulties of translating from an industrial to post-industrial economy.</p>
	What are the opportunities for improvement in this target area?	<p>For the first time in two generations Baltimore is no longer a place of contracting population and opportunity but a place visibly, if slowly, rebounding. There is an unbroken line of stability and reinvestment running through the center of town from south Baltimore to the city's northern boundary. East and west central Baltimore have strengthening realty markets and there are major redevelopment projects, most including mixed income housing, underway in every corner of the city. The school system has reversed decades of decline and will be undertaking a major rebuilding effort over the next ten years that will help buoy up a number of communities. In sum, there is far more to build off of and expand from than there has been in fifty years and Consolidate Plan resources can be used to further this trajectory while simultaneously improving the lives of low- and moderate-income households.</p>

	Are there barriers to improvement in this target area?	<p>Yes. Overcoming the physical and social consequences of decades of disinvestment in a timely fashion while assuring that all sectors of the community share in a future with opportunities presents numerous difficulties. The number of persons with housing, education and employment needs is extremely large and the traditional resources available to overcome many of these needs have significantly contracted in recent years. Accessing adequate capital and operating resources for housing development is likely to prove difficult over the next five years. This will be particularly true for those with incomes in the 0 - 30% of AMI range. To construct housing for this group requires not only deep capital subsidies but also securing an on going operating subsidy which currently is very difficult come by.</p> <p>The changing nature of employment in the regional economy will require education and training that will be very hard come by for the many persons coming out of households living in poverty.</p>
2	Area Name:	Low Moderate Income Areas
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Public Facilities & Improvements
	Identify the neighborhood boundaries for this target area.	See the attached map that displays the low and moderate census tracts in the city.
	Include specific housing and commercial characteristics of this target area.	<p>This is a geographically large area with a diverse housing stock. While the row house is the dominant housing form, there is a large amount of detached wood frame housing in the far west and southwest parts of this area. The housing stock is older than the city average and has a greater percentage of low-income homeowners than the city as a whole.</p> <p>The area generally has limited commercial choice particularly in its west, southwest and east central portions. Many of the neighborhood commercial districts have high vacancy rates although some in the south central and north central are improving as the economy picks up.</p>
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Addressing the types and geographies of needs identified in the consultation process, particularly neighborhood revitalization efforts involving demolition, corresponded well with CDBG low/mod area activities.

	Identify the needs in this target area.	Needs include: housing rehabilitation for low-income homeowners, demolition of vacant structures, economic development, employment training, affordable rental housing and youth services.
	What are the opportunities for improvement in this target area?	There are many stable blocks with good housing stock in this area. Throughout the area there are small nodes that are attracting private investment. Parts of the area are seeing population growth and scattered throughout is institutional strength to build on.
	Are there barriers to improvement in this target area?	Yes. Overcoming the physical and social consequences of decades of disinvestment in a timely fashion while assuring that all sectors of the community share in a future with opportunities presents numerous difficulties. The number of persons with housing, education and employment needs is extremely large and the traditional resources available to overcome many of these needs have significantly contracted in recent years. Accessing adequate capital and operating resources for housing development is likely to prove difficult over the next five years. This will be particularly true for those with incomes in the 0 - 30% of AMI range. To construct housing for this group requires not only deep capital subsidies but also securing an ongoing operating subsidy which currently is very difficult come by. The changing nature of employment in the regional economy will require education and training that will be very hard come by for the many persons coming out of households living in poverty.
3	Area Name:	Special Code Enforcement Areas
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Cleaning & Boarding
	Identify the neighborhood boundaries for this target area.	See attached map identifying eligible code enforcement areas.

	Include specific housing and commercial characteristics of this target area.	Similar to the low/mod area identified above, and of which it is a subset, the code enforcement area is a geographically large area with a diverse housing stock. The row house is the dominant housing type and the stock is older. The area has a higher degree of homeownership than the city as a whole. The area generally has limited commercial choice particularly in its west, southwest east central portions. Many of the neighborhood commercial districts have high vacancy rates although some in the south central and north central are improving as the economy picks up.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Complaints about vacant housing are one of the most frequently raised citizen concerns and are a common subject of 311 calls. Code enforcement activities related to vacant housing suggested the target area.
	Identify the needs in this target area.	In addition to code enforcement to help curb decline in this area, needs include: housing rehabilitation for low-income homeowners, demolition of vacant structures, economic development, employment training, affordable rental housing and youth services.
	What are the opportunities for improvement in this target area?	All the neighborhoods making up this area have ongoing activities that are reversing physical decline. Most of these activities are carried out by government or non-profit entities but there is increasing and accelerating private sector involvement in much of the area.
	Are there barriers to improvement in this target area?	The strict lending that followed the recent recession diminished capital investment in parts of these neighborhoods beyond what a reasonable and responsible standard should achieve. This situation has improved recently but should it return in force it could hurt access to needed capital and reverse progress that is underway.
4	Area Name:	Strategic Demolition Areas
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Blight Elimination

	<p>Identify the neighborhood boundaries for this target area.</p>	<p>The 4,200 structures identified for demolition are on severely distressed blocks in fifty-seven neighborhoods. Note that it is the blocks that are severely distressed and not the entire neighborhood. The neighborhoods containing these distressed blocks are: Arlington, Barclay, Berea, Better Waverly, Biddle Street, Boyd-Booth, Broadway East, Carroll-South Hilton, Carrollton Ridge, Central Park Heights, Coldstream Homestead Montebello, Coppin Heights/Ash-Co-East, Darley Park, Dorchester, Druid Heights, East Baltimore Midway Easterwood, Franklin Square, Franklinton Road, Greenspring, Gwynns Falls, Harlem Park, Harwood Johnston Square, Langston Hughes, Lucille Park, McElderry Park, Middle East, Midtown-Edmondson Millhill, Milton-Montford, Mondawmin, Mosher, New Southwest/Mount Clare, Mount Holly Mount Winans, Northwest Community Action, Oliver, Park Circle, Parkview/Woodbrook Penn North, Penrose/Fayette Street Outreach, Pimlico Good Neighbors, Poppleton Rosemont, Saint Josephs, Sandtown-Winchester, Shipley Hill, South Clifton Park, Towanda-Grantley Upton, Walbrook, West Arlington, Westport, Wilson Park, Winston-Govans, Woodmere</p> <p>The attached map shows the location of the blocks containing the 4,200 structures identified for demolition. Demolition may involve the entire block or partial block clusters of vacant buildings.</p>
	<p>Include specific housing and commercial characteristics of this target area.</p>	<p>The blocks that make up the demolition target area are primarily blighted row house residential areas with a very high number of vacant and functionally abandoned structures. These blocks have very little in the way of conventional commercial characteristics.</p>

<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>To identify strategic blocks for demolition, Baltimore Housing collaborates with internal partners, including the Planning, Recreation and Parks, Baltimore Police Departments, and others. Those internal partners, particularly the Planning Department’s community planners, augmented by external community-based organization partners, make sure that Baltimore Housing decisions regarding demolition and temporary use of open space reflect community input and concerns. For example, as described in Table 2, Baltimore Housing and the Police Department recently assisted the Planning Department in holding public meetings with community members regarding which blocks should be demolished and what the temporary use of the open space should be. Every three years, we meet to prioritize vacant buildings for demolition, using this type of community input, our market typology and street-level knowledge as a starting point. The attached map shows the blocks where demolition has been identified as appropriate to stabilize housing values, leverage investments, enhance public safety, and create reuse opportunities and green spaces. For those displaced by demolition, viable blocks with rehabilitated units created through developer interest, often expressed through our Vacants to Value program, may be an option for relocation among other relocation options. To the extent that developer interest is influenced by City community-involved planning processes (such as the meetings to determine demolition blocks and the City’s INSPIRE program of planning around anticipated school construction), it also reflects community-expressed concerns.</p>
<p>Identify the needs in this target area.</p>	<p>The neighborhoods that contain these target blocks have generally suffered severe disinvestment, population loss and concomitant blight as would be expected in areas containing large numbers of vacant abandoned structures. The needs are many but most basic is, using demolition among other tools, to eliminate blighting conditions to improve the viability of surrounding blocks so that conditions conducive to reinvestment can be achieved.</p>

	<p>What are the opportunities for improvement in this target area?</p>	<p>Removing the physical decay associated with large numbers of dilapidated, unoccupiable vacant houses will immediately improve the target area. It will help stabilize existing homeowner blocks, set the stage for reinvestment and reuse and create community managed open space.</p> <p>An attendant opportunity is that, in 2014, the Planning and Housing departments collaborated on contract terms for a non-traditional demolition approach, namely deconstruction. A nonprofit called Humanim is now piloting a deconstruction demolition program that eliminates blight in an environmentally friendly way by reusing waste stream products, while at the same time providing job training and employment to individuals with severe barriers to work. As demolition efforts scale up, through our partnership with Humanim, the demolition dollars - a small portion of which will be Consolidated Plan funds - will be doing double duty.</p> <p>As part of the demolition process, demolition funds are used to employ a Department of Planning community planner that works with community groups to assist in greening initiatives, site maintenance and management issues. Funds are also used to pay for hardscaping and to support non-profit organizations helping implement community open space initiatives.</p>
	<p>Are there barriers to improvement in this target area?</p>	<p>Large scale demolition is an expensive proposition and securing the funds needed to demolish all 4,200 structures identified for demolition is a challenge. That said, Baltimore will undertake approximately 1,500 strategic demolitions in the coming five years and hundreds of additional emergency demolitions. While the City has become a national leader in the management of post demolition lots, the scale of demolition in the coming years will create real pressures on the organizational and institutional structures that currently manage these lots.</p>

SP-20 General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

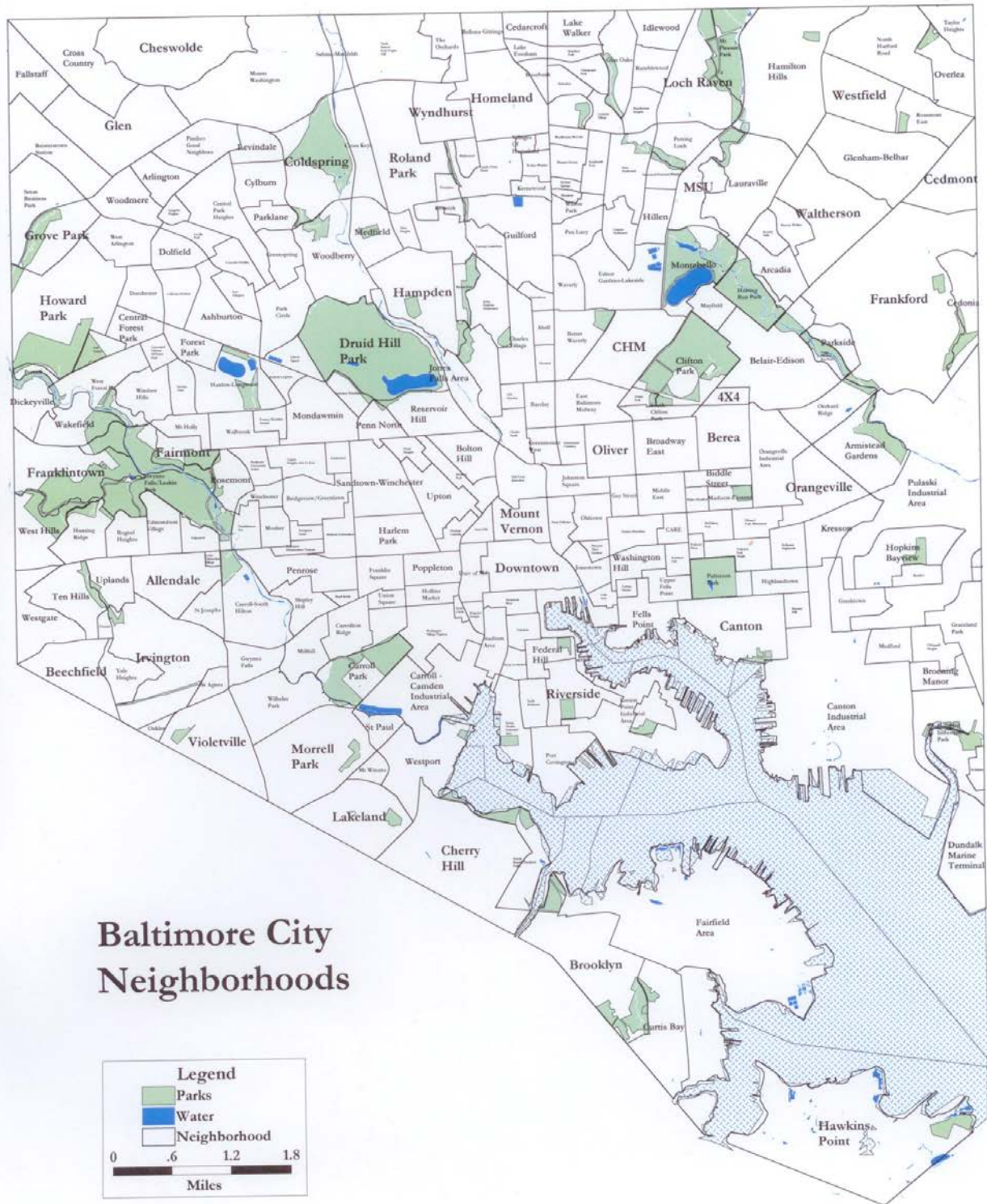
Our Federally mandated goal for the use of Consolidated Plan funds - creating decent and affordable housing, a suitable living environment and economic opportunity - is a very large one as is the range of needs that exist within Baltimore City. In developing objectives and outcomes the City's intent is to address a broad set of needs across a geographically wide area, thus aiding persons with the most serious social and housing problems and at the same time strengthening living environments through, for example, aiding moderate-income persons who are buying a home or demolishing long term vacant

and blighted housing. The City will spend the preponderance of Consolidated Plan funds on the poorest of our citizens but will also use these funds to strengthen the overall fabric of the city by also assisting low and moderate income persons. Our prioritization process, therefore, is broad in scope, both in terms of geographical area and the number of categories of need addressed.

In allocating Consolidated Plan funding for new rental housing developments Baltimore City will site such housing in: 1) 2014 Housing Market Typology (HMT) areas identified as Regional Choice or Middle Market Choice and Middle Market (purple, blue and yellow areas on the attached 2014 HMT map) or; 2) major redevelopment areas that, once completed, will provide a whole scale transformation of an area and provide mixed income housing opportunities; 3) places where the development project itself would be transformative in nature; 4) places immediately adjacent to strong markets areas of opportunity. Major redevelopment areas that will be in various stages of construction during the five year period covered by this Plan include, but are not limited to: Oldtown/Somerset, Barclay, O'Donnell Heights, Uplands, EBDI, Park Heights, Orchid Ridge and the Central West Baltimore and Perkins Home Choice Neighborhoods Initiative planning areas.

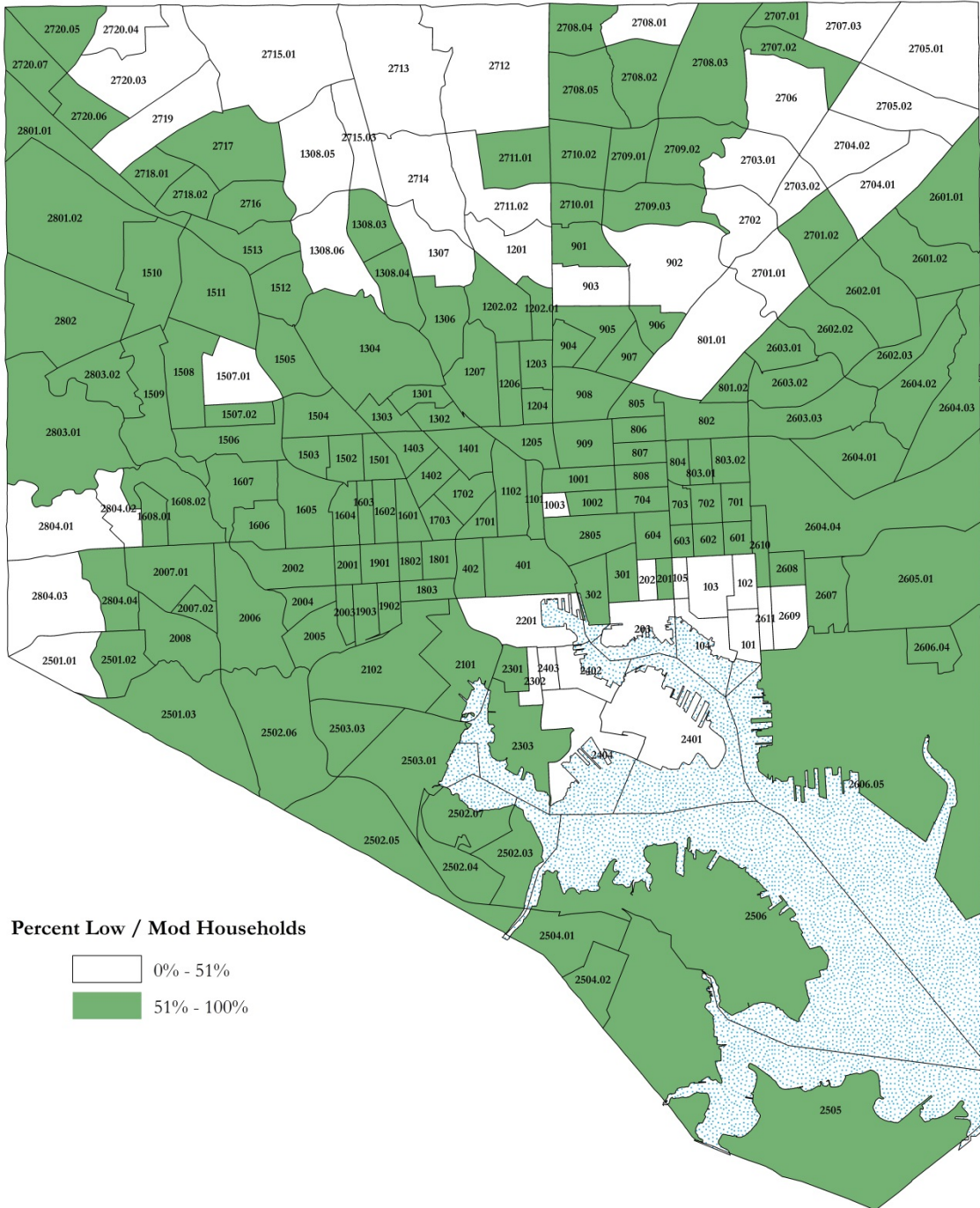
In allocating Consolidated Plan resources to support owner occupied housing - including down payment assistance for new homeowners and rehab assistance for existing homeowners - it will generally be the owner's decision as to where geographically to spend the funds. The City will exclude some areas slated for strategic demolition and will provide incentives for purchases in certain Vacants to Value areas. The Vacants to Value program targets rehabilitation resources for owner occupied housing to areas that have market potential. Generally, resources will be used when, coupled with private market forces and other City interventions through code enforcement and/or land disposition actions, vacant houses can be eliminated on whole blocks.

The City will spend some Consolidated Plan funds over the five years covered by this Plan to rehabilitate currently occupied publicly subsidized affordable rental housing so as to ensure that it remains part of the affordable housing inventory. Such expenditure could be made anywhere in the city, as could expenditures for social service activities, although the majority of these activities will occur in low- and moderate- income areas.

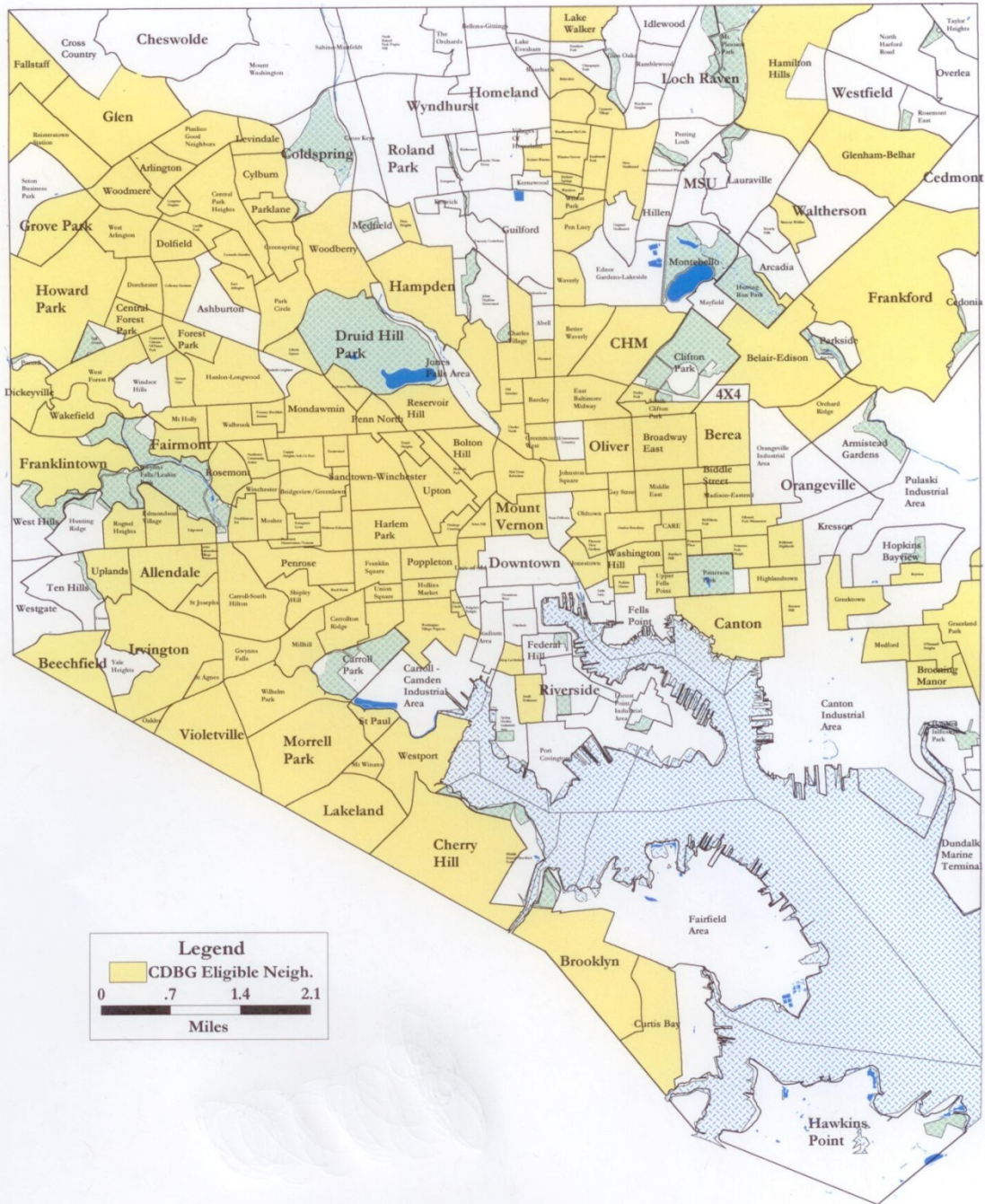


Mapping: Baltimore Housing Office of Research - April 2014

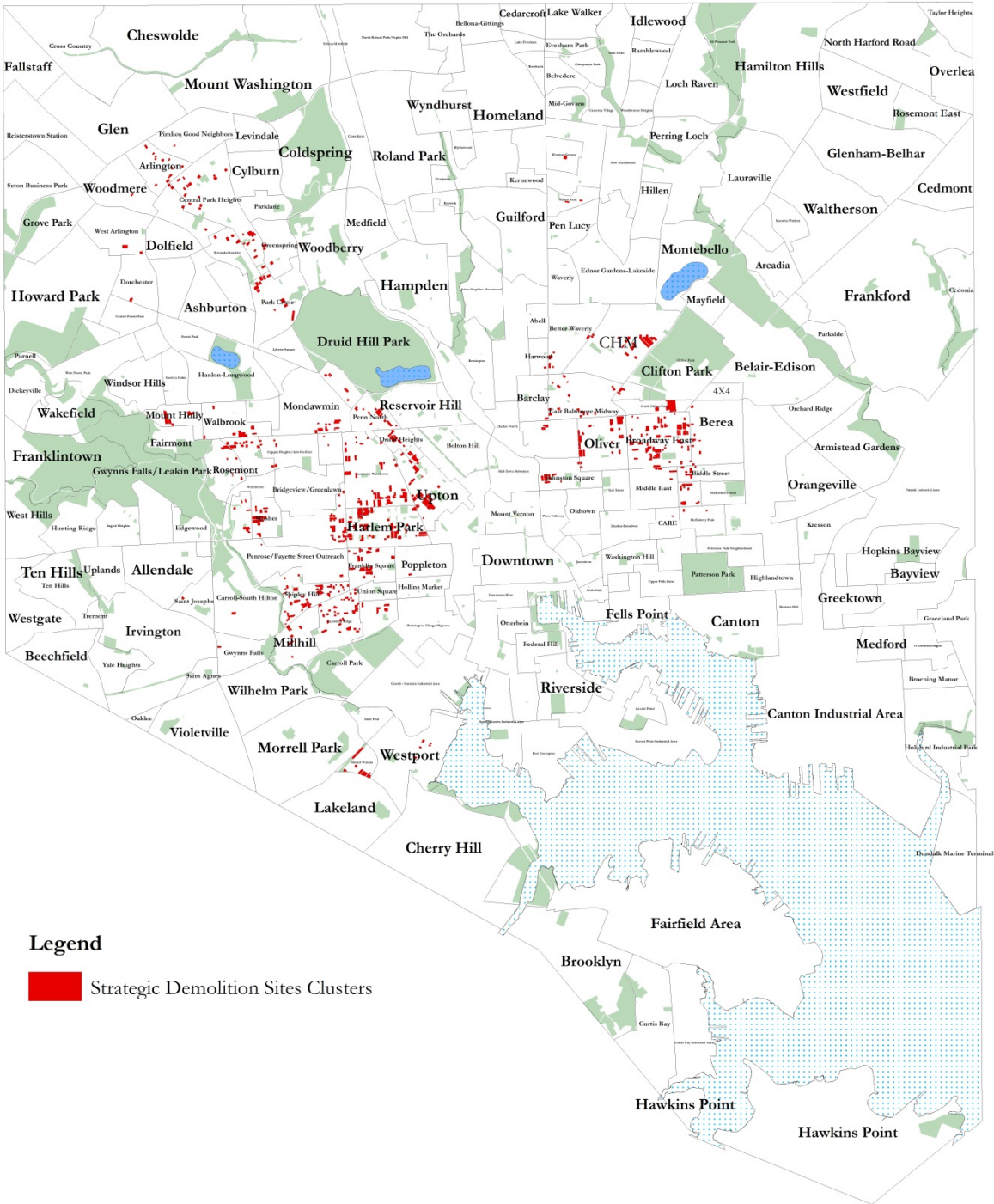
Percent Low / Moderate by Census Tracts 2006 - 2010 American Community Survey

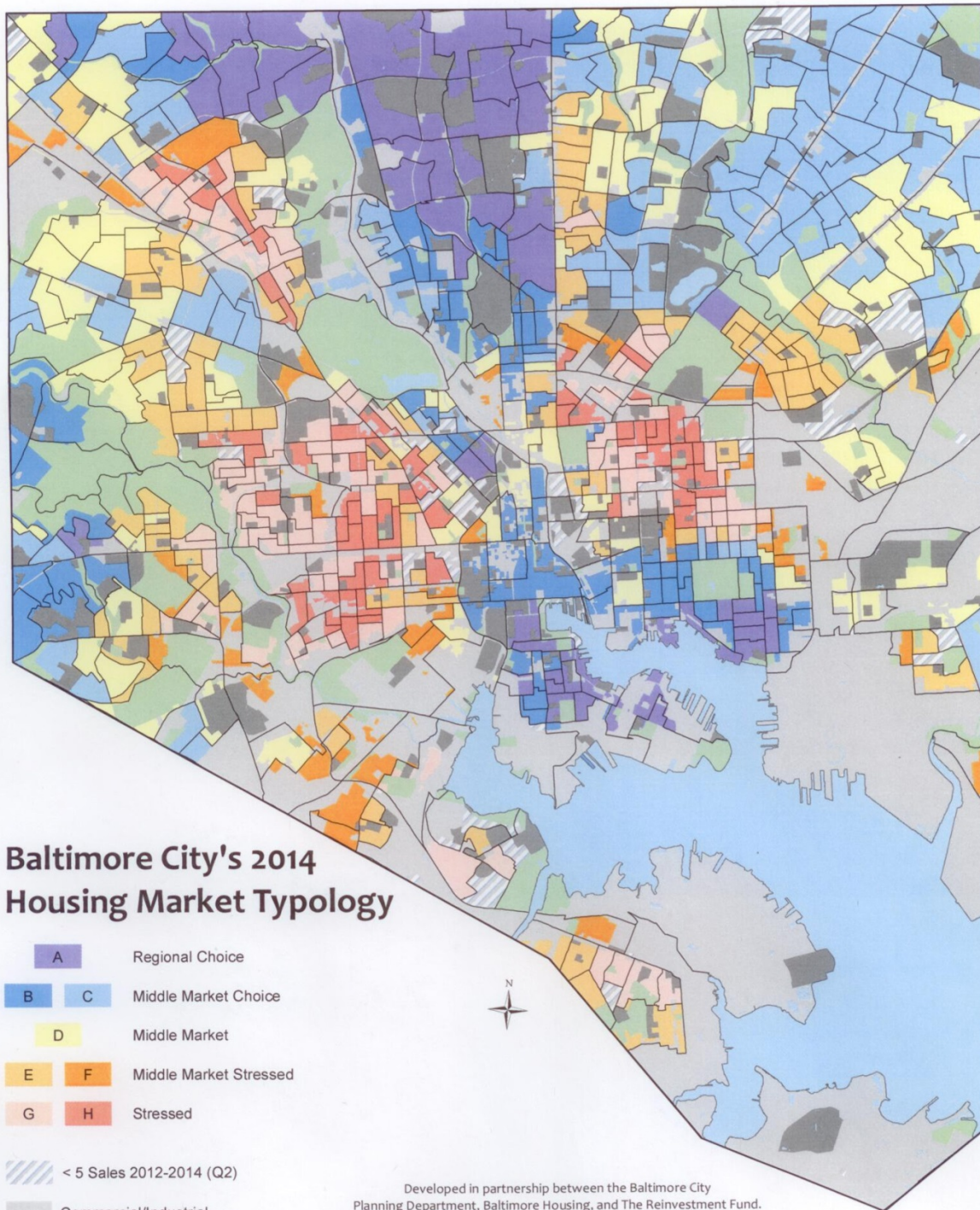


CDBG Eligible Code Enforcement Neighborhoods



V2V Strategic Demolition Sites Clusters





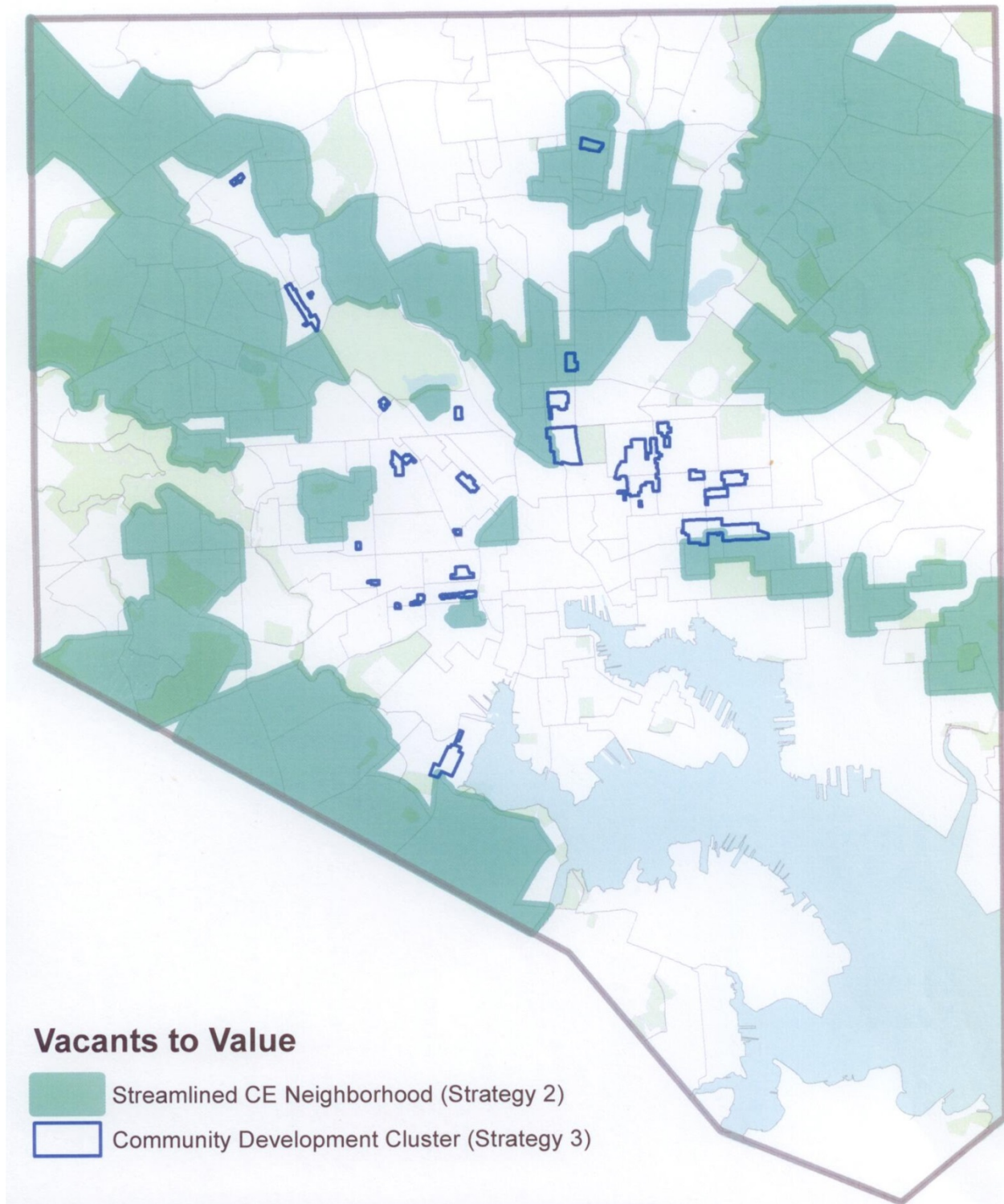

Stephanie Rawlings-Blake
Mayor


Thomas J. Stosur
Director of Planning

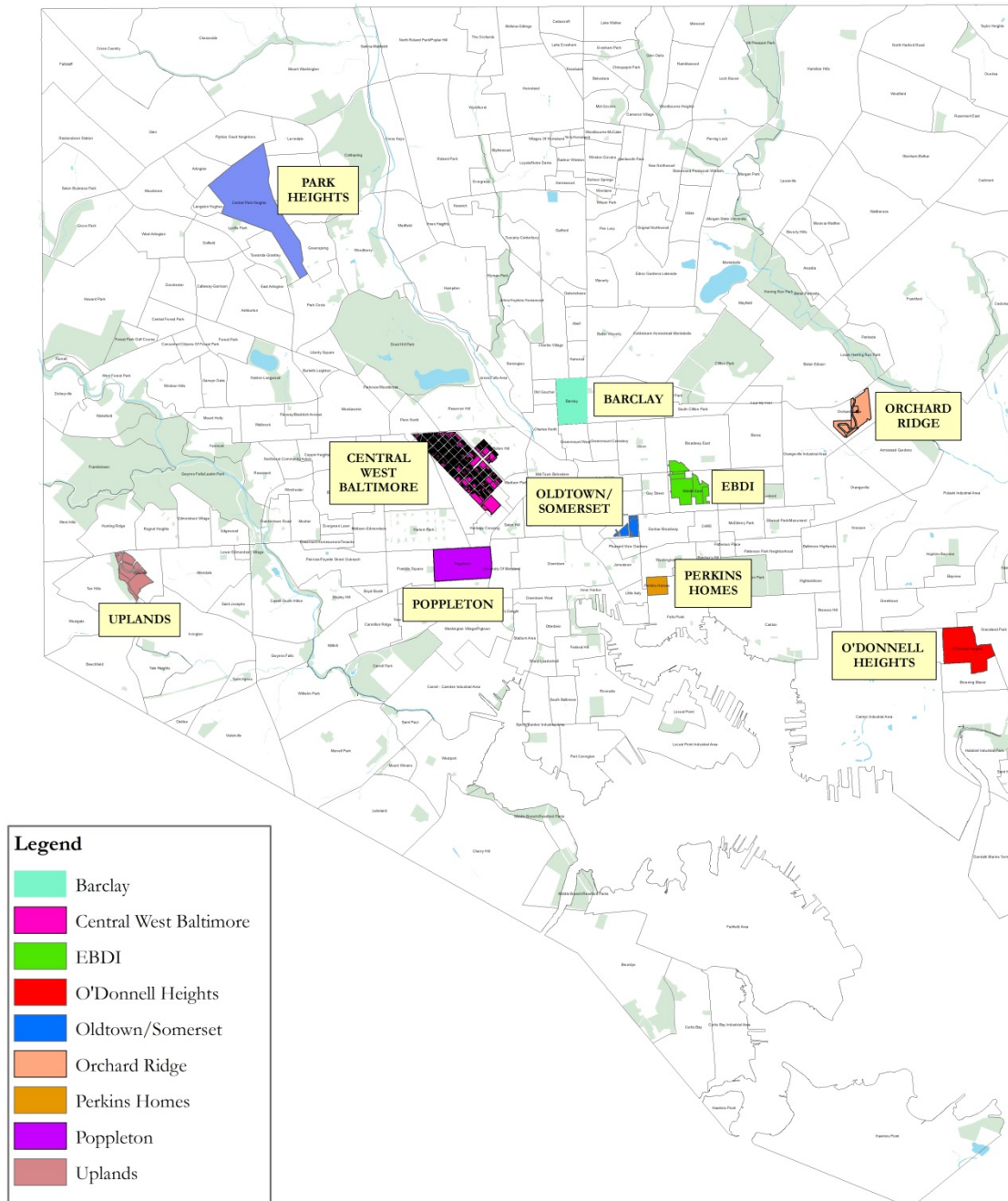

Paul T. Graziano
Commissioner


The
Reinvestment
Fund

V2V CDCs & SCENs



Baltimore City Major Redevelopment Areas 2015



Mapping: Baltimore Housing Office of Research - June 2015

SP-25 Priority Needs - 91.215(a)(2)
Priority Needs

Table 52 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Public Housing Residents Chronic Homelessness veterans Unaccompanied Youth Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with HIV/AIDS and their Families
	Geographic Areas Affected	City Wide
	Associated Goals	Provide Affordable Rental Housing Housing for Non-Homeless Special Needs Populations Rehabilitation and/or Creation of Homeowner Units Assist Homeowners in Maintaining their Homes Assist LMI Households in Becoming Homeowners Strengthen Homeownership Markets. Provide Housing for Homeless & At-Risk of Homeless Rehab. of Existing Affordable Rental Housing

	Description	<ul style="list-style-type: none"> Utilizing funds to assist Extremely-, Very- and Low-income Renters by Providing Affordable Rental Housing through creation of new rental units or rehabilitation of existing housing units. Strengthen homeownership markets through provision of closing cost and settlement expense loans. Rehabilitation and/or creation of housing units for first time homebuyers Assist low- and moderate-income homeowners with maintaining their homes Improve homeownership markets through provision of housing and foreclosure prevention counseling Support Regional affordable housing efforts Provide Housing for youth aging out of the foster care system or that are unstably housed Provide supportive housing for homeless and homeless veterans through the Housing First, Supportive Housing and Shelter Plus Care programs Non-Homeless Special Needs Populations focuses on persons with HIV/AIDS and NEDs. Persons with HIV/AIDs will be provided rental housing designed and constructed to accommodate their needs. Persons with HIV/AIDS and their families will be provided housing using HOPWA funds. Project based units for NEDs are continuing to be created pursuant to the Bailey Consent Decree. In addition, CDBG funds are being used to assist NED participants in the Enhanced Leasing Assistance Program, created pursuant to the Bailey Consent Decree to provide housing search assistance to NEDs, in paying their security deposits. Create and maintain housing for residents of public housing resulting in a variety of housing choices for low-income households in Baltimore City. Rapid Re-Housing for Chronic Homeless
	Basis for Relative Priority	Tremendous need for affordable housing in Baltimore city as well as to provide affordable housing in non-impacted areas.
2	Priority Need Name	Neighborhood Revival
	Priority Level	High
	Population	Extremely Low Low Moderate Middle
	Geographic Areas Affected	Low Moderate Income Areas Special Code Enforcement Areas Strategic Demolition Areas
	Associated Goals	Code Enforcement Public Facilities & Improvements Blight Elimination & Stabilization

	Description	Increase, via a range of initiatives, internal and external market confidence in neighborhoods and create conditions favorable to the flow of fiscal and social capital. Elements to achieve this objective include the removal of impediments to healthy and safe neighborhoods, blight elimination, demolition, capitalizing on underutilized assets, landscaping of vacant lots, community managed open spaces, improvements to community based public facilities and infrastructure, and renovation of vacant city owned properties to preserve and stabilize neighborhoods that pose a threat to human safety.
	Basis for Relative Priority	Improving the physical and social conditions in our low- and moderate-income neighborhoods is crucial to insuring the long term viability of these areas and in promoting the flow of private resources needed to fund their revival.
3	Priority Need Name	Reduce Poverty
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	City Wide
	Associated Goals	Social, Economic & Community Development Services
	Description	Social service activities that will improve the quality of life for households living in low and moderate income neighborhoods and residents of public housing. These efforts include, adult education and literacy programs, employment training & referrals, arts programming and crime awareness, GED and financial literacy classes, earned income tax credit preparation, emergency food and clothing, substance abuse referrals, crisis intervention, community mediation and housing services, economic opportunities for startup businesses, provide technical assistance to existing and/or new businesses to revitalize neighborhoods and attract new businesses to locate to Baltimore City. Additionally, improve the wellbeing and safety of residents by providing safety patrols and neighborhood watch groups to reduce crime and educate the community on crime prevention strategies; provide legal assistance to renters and educate them on tenant/landlords rights and to neighborhood organizations regarding drug nuisance abatement, illegal dumping and elimination of blighting properties.
	Basis for Relative Priority	The wide range of activities associated with antipoverty efforts are crucial to both helping address the often dire circumstances some of our citizens are in and in providing the knowledge and skills through which they can raise their income levels and improve the quality of life for themselves and their families.
4	Priority Need Name	Reduce Lead Based Paint Hazards
	Priority Level	High
	Population	Low Moderate Families with Children

	Geographic Areas Affected	City Wide
	Associated Goals	Create Lead and Asthma Free Housing
	Description	Create Lead and Asthma Free Housing in neighborhoods disproportionately impacted by lead poisoning and asthma, provide outreach to at-risk areas and groups to ensure testing for lead, prompt treatment of a housing unit with a child exposed to lead or prompt relocation of the household to a safe environment.
	Basis for Relative Priority	The negative effects of lead poisoning on the long term well being of children are such that efforts limiting its expanse should be assigned high priority status.
5	Priority Need Name	Services to Non-Homeless Special Needs Population
	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Persons with HIV/AIDS and their Families
	Geographic Areas Affected	City Wide
	Associated Goals	Social, Economic & Community Development Services
	Description	Non-Homeless Special Needs Populations focuses on persons with disabilities and persons with AIDS. A variety of support services will be provided including but not limited to Health care, hospice care, economic development program that creates job opportunities for people living with HIV/AIDS, and provides free, safe transportation among sites regularly used by homeless people in Baltimore City, a Drop in Center & Nutrition Service which provides meals to persons with HIV/AIDS, case management and psycho-social services, access and referrals to medical care, mental health care, substance abuse treatment and relapse prevention, economic benefit programs, education, subsistence payments, vocational or employment programs.
	Basis for Relative Priority	The service needs experienced by many special needs populations are severe and their choices extremely limited hence the assignation of a high priority status to this category.
6	Priority Need Name	Preventive & Emergency Services to the Homeless
	Priority Level	High

	Population	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	City Wide
	Associated Goals	Shelter & Serv. to Homeless Persons, Youth & Vets
	Description	Provide a wide range of services targeted to homeless persons, families, youth, and veterans. Services include housing in overnight shelters, transitional housing facilities, operations of day resource centers, health care centers. Provide convalescent care services, employment programs, assistance to clients' for utility and rental arrearages to avoid the risk of eviction and outreach services.
	Basis for Relative Priority	This is a high priority because it provides much needed services to homeless individuals, limits the disruption to families and individuals and has less financial impact on the social service network if homelessness can be avoided.
7	Priority Need Name	Fair Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly
	Geographic Areas Affected	City Wide
	Associated Goals	Implement Fair Housing Practices

	Description	<p>Provide city residents with the opportunity to have meaningful choice in choosing where they will live regardless of race, color religion, sex, handicap, familial status or national origin.</p> <p>Implement fair housing practices to ensure that all populations are provided the opportunity to have access to affordable and decent housing throughout Baltimore City. These practices will include:</p> <ul style="list-style-type: none"> • Continuing to use HABC's MTW status to be the conduit to fund the Baltimore Regional Mobility Program being implemented by the Baltimore Regional Housing Partnership pursuant to the Thompson Settlement Agreement; • Participating in the implementation of a pilot regional project based voucher program, subject to HUD approval; • Exploring strategies for creating an inclusionary housing requirement that will result in the creation of affordable housing in opportunity areas throughout the region; • Participating in the implementation of the Regional Actions Steps that resulted from the Baltimore Region Analysis of Impediments to Fair Housing; • Participating in the implementation of the Opportunity Collaborative Regional Housing Plan; • Creating units that meet federal accessibility standards for persons with mobility and/or hear vision disabilities; • Creating units for NEDs that are not concentrated and that are located in stable communities with various amenities; • Helping to fund a coordinator's position at the Baltimore Metropolitan Council and participating in efforts to implement a regional project based voucher program.
	Basis for Relative Priority	This is a high priority because the City has committed to ensuring that all residents have access to Fair Housing practices and avail of affordable housing of their neighborhood of choice without the fear of discrimination.
8	Priority Need Name	Planning and Administration
	Priority Level	High
	Population	Other
	Geographic Areas Affected	City Wide
	Associated Goals	Oversight, Planning of Formula Funds & Section 108

	Description	Funds are to provide effective oversight of the Community Development Block Grant, HOME Investment Partnership, Emergency Solutions Grant and Housing for Persons With AIDS Programs to ensure compliance with specific program regulatory requirements as well as compliance with Uniform Administrative Requirements, Cost Principles and Audits Requirements for Federal Awards. Funds will also be used for repayment of Section 108 Loans and planning activities. In addition, funds will be awarded to subrecipients for capacity building to increase the capacity of the organization and to provide information to the public regarding community development activities in their neighborhoods.
	Basis for Relative Priority	Baltimore City takes the oversight of Federal awards seriously. A portion of the four formula program funds are therefore set aside to ensure effective oversight and management of the programs.

Narrative (Optional)

The priority need for Baltimore City is essentially three-fold. Areas with heavy concentrations of vacant buildings and abandoned lots will need wholesale redevelopment. The second major need is for the strengthening of large areas of so-called “neighborhoods in the middle” that have relatively stable markets with low rates of vacancy, but do not necessarily have enough investment to deal with vacancies and other problems that do occur. The third need is for economic and social service activities in neighborhoods. These efforts include after-school tutoring, adult education and literacy programs, childcare, employment training, arts programming and crime awareness.

The needs analysis and objectives pertaining to Public Housing are largely taken from the Housing Authority’s annual Moving to Work Plan that details activities for the next year but also provides information about the Authority’s ten-year goals found in its Moving To Work Agreement (MTWA) with HUD.

Permanent supportive housing has been identified as the greatest need for the homeless in Baltimore. The past approach was to re-house people only after they had undergone a lengthy period of training and supportive services. Now Baltimore City has adopted the "Housing First" model where the method is to put people in housing as soon as possible and provide voluntary and flexible supportive services that will help them stay housed. The development of permanent housing is thus a major objective.

The vast majority of the State’s childhood lead poisoning cases are located in Baltimore City, where much of the housing stock is old and deteriorating. Most of these old houses have not had the structural upgrades necessary to eliminate lead hazards, fire risks and sources of carbon monoxide exposure. During the five-year period of the Consolidated Plan, the City will make a concentrated effort to make homes lead free and educate landlords and homeowners of the perils of lead.

The Plan notes the continued prevalence of poverty in Baltimore despite significant declines in the poverty rate over the last decade. This need will be addressed by providing employment opportunities in low-income neighborhoods through Federal Section 3 requirements, providing early childhood education through Head Start and Early Head Start, providing energy assistance to low income households and providing a wide range of other services through the Community Action Centers.

The Non-Homeless Special Needs Populations include some portion of the elderly, persons with HIV/AIDS, persons with alcohol or other drug addictions, persons with disabilities and other households that have supportive housing needs. It should be noted that while there are some data on the total number of people in these various categories, there is limited information on the number of households with specific housing and supportive needs. Moreover, many of these households belong to more than one category of need.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	While the Baltimore rental market remains affordable as compared to other large east coast cities, the relatively low vacancy rate for units in decent condition will create some difficulties for TBRA voucher-holders to obtain housing in better neighborhoods. Baltimore has one of the largest and most active mobility programs in the country through the Baltimore Regional Housing Partnership, which will ameliorate this problem to some degree.
TBRA for Non-Homeless Special Needs	The situation for this group is similar to that of the group above with the added burden that, for some categories of special needs renters, the limited availability of units that will help them manage their disabilities creates additional difficulties in obtaining housing. In particular, Baltimore's row-home residential buildings are difficult to make fully accessible.
New Unit Production	Financing rates remain favorable for new construction and market rate and subsidized units have recently been built and more are in the pipeline. Costs for land in desirable locations are rising and that may slow new construction development. Most new market rate housing is targeting residents at the upper end of the income spectrum since market rents in much of the City are too low to support new construction.
Rehabilitation	Rehabilitation projects have rebounded strongly in the recovering market probably in part to deferred maintenance during the recession but also because interest rates remain low. A number of neighborhoods in the east central and north central areas of town have seen an unprecedented amount of rehab activity. There has been some concern that the amount of work would create contractor and labor shortages but this issue has so far not materialized in a significant way.
Acquisition, including preservation	It is not currently anticipated that demand for rental housing will result in significant numbers of subsidized rental developments converting to market rate developments as contracts expire. As noted in the market analysis section, market rental rates in much of the City do not exceed subsidized rates.

Table 53 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a) (4), 91.220(c)(1,2)

Introduction

The following table lists, by Federal program, resources expected to be available in year one of the Consolidated Plan to address priority needs and specific objectives identified in the Strategic Plan. Future estimates are conservatively based on flat funding expectations from the most recent fiscal year award. Additionally, the list also identifies other Federal, City, State and private resources that will be available to address the priority needs and specific objectives identified in the Annual Action Plan:

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	18,754,863	720,000	0	19,474,863	77,899,452	Funds will be used for a wide range of activities that will benefit low- to moderate-income persons and households, assist in the elimination of slum and blight and for large scale redevelopment to revitalize distressed areas. Prior year funds will be used for creation of a park, affordable housing, blight elimination, stabilization, facade loan program and to provide loans to homeowners to renovate their homes.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	3,122,000	197,414	0	3,319,414	13,277,656	HOME funds will be used to fund construction and rehabilitation of housing to create affordable rental units for very low income persons
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	8,037,304	0	0	8,037,304	32,149,216	The HOPWA program will fund numerous services specifically for persons with HIV/AIDS, including Tenant Based Rental Assistance, short term rent, mortgage, and utility assistance, counseling, information and referral, resource identification, supportive services relating to health, mental health, permanent housing, drug and alcohol abuse treatment and counseling, day care, nutrition, job training and assistance in accessing other benefits and services.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	1,679,372	0	0	1,679,372	6,717,488	The Emergency Solutions Grant program will fund day resource centers, respite care, operation of emergency shelters and transitional housing facilities, services provided within the shelters, rapid re-housing for up to twenty-four months to homeless persons and families, and homelessness prevention activities for individuals and families at risk of homelessness.
Continuum of Care	public - federal	Permanent housing in facilities Short term or transitional housing facilities Supportive services	21,776,583	0	0	21,776,583	87,106,322	Under the fiscal year 2014 Continuum of Care application, Baltimore City received \$21,776,583 to provide transitional housing, permanent supportive housing and for continued housing subsidies under the Shelter Plus Care program.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Section 8	Public - federal	Section 8 vouchers to provide low-income individuals and families access affordable housing	\$184,967,529	0	0		739,870,116	The Housing Authority of Baltimore City (HABC) has received the funding formula from HUD for its Section 8 Housing Choice Voucher Program (HCVP) Housing Assistance Payment (HAP) for calendar year 2015. There is no Annual Adjustment Factor (i.e., no inflation) and the proration is at 101.249%. HABC is allocated a total HAP funding of \$184,967,529 in CY 2015, which includes \$29,004,141 for the Thompson partial consent decree vouchers, \$21,571,373 Thompson Remedial vouchers, and \$2,290,179 for the renewal funding of HUD/VASH, which provides Section 8 vouchers for homeless veterans in conjunction with supportive services.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
General Fund	public - local	Acquisition Admin and Planning Homebuyer assistance Housing Other	5,500,000	0	0	5,500,000	22,000,000	General Funds will be used for acquisition, demolition, stabilization, construction of mixed income housing, homeownership assistance, support Healthy Neighborhoods and Choice neighborhood programs, redevelopment of obsolete and blighted public housing units. However, a total of \$3,850,000 in General Funds available in Year 1 is not included under SP 45 or AP 35 as mixed income housing, choice & healthy neighborhoods, acquisition and redevelopment of public housing units are not part of the projects proposed under the consolidated Plan.
LIHTC	public - state	Housing Multifamily rental rehabilitation	142,862,500	0	0	142,862,500	251,450,000	LIHTC equity raised for the next 5 fiscal years. This assumes closing on 12 RAD deals in 2016 and the second phase of RAD in 2017. Along with the RAD deals, it assumes 2.5 LIHTC 9% deals each year and one 4% deal of 200 units.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	private	Acquisition Admin and Planning Homeowner rehab Housing Multifamily rental new construction Public Services	38,777,707	0	0	38,777,707	37,400,000	Funds leveraged by non-profits to be used for operating and capital support to undertake CDBG - eligible activities in Baltimore City.
Other	private	Homebuyer assistance	38,682,700	0	0	38,682,700	188,431,500	Private Mortgage debt leveraged by first time homebuyer.
Other	public - state	Acquisition Public Improvements Other	2,500,000	0	0	2,500,000	10,000,000	State Capital Funds will be used for demolition of whole blocks. Project includes acquisition, relocation and greening as appropriate to achieve whole block outcomes. Properties are strategically selected to eliminate blight. Additionally, approximately \$5 million in State funds are also earmarked for acquisition, construction of non-city owned buildings to benefit East Baltimore Development area and site improvements to public areas and rights of way. As EBDI project is not part of the Consolidated Plan projects, funding set aside for this project is not included under SP 35.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Overnight shelter Services	432,778	0	0	432,778	1,731,112	Homeless Women's Crisis & Services Funds are to fund programs that provide Domestic Violence Shelter Services.
Other	public - state	Overnight shelter Services Supportive services Transitional housing	1,346,414	0	0	1,346,414	5,385,656	Emergency and Transitional Housing Services (ETHS) funds will be used to provide Street Outreach, operating costs of Emergency Shelters and Transitional Housing facilities.
Other	public - state	Overnight shelter Services Transitional housing	314,128	0	0	314,128	1,256,512	Funds from the State Department of Social Services are to support the operations of Emergency Shelters
Other	public - state	Rental Assistance	367,000	0	0	367,000	1,468,000	Homeless Prevention Program Funds are to provide eviction prevention rental assistance to families that are at risk of homelessness.
Other	public - state	Services	172,583	0	0	172,583	690,332	Service Linked Housing Funds are for staff costs for Resident Advocates for Permanent Supportive Housing

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Acquisition Homebuyer assistance Housing New construction for ownership Permanent housing in facilities Other	10,100,000	0	0	10,100,000	40,400,000	Bond funds will be used for acquisition, demolition, relocation, infrastructure improvements, homeownership incentive programs, stabilization, provide permanent supportive housing for the homeless, and redevelopment efforts in the Johnston Square and Poppleton neighborhoods. However it should be noted that an approximately \$6,450,000 Bond Funds available for Year 1 for acquisition, relocation, infrastructure improvements and redevelopment efforts in the Johnston Square and Poppleton neighborhoods is not included in SP 36 or AP 35 as these projects do not have entitlement funds set aside under this Consolidated Plan.

Table 54 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

In addressing housing and community development needs, Baltimore City will continue its policy of using federal grant funds to leverage State, foundation and private financing. Among the criteria by which potential development or public service proposals were analyzed, the amount of funds leveraged was one of the most important in deciding if the City would support a given activity.

In consideration of potential capital development projects for which HOME or CDBG funds will be requested, several factors are essential for approval. These include, but are not limited to: the amount of developer equity, private financing or lender commitments, tax credit and syndication proceeds, State participation, either through bonds or housing and community development and/or mortgage programs, foundation or institutional grants, community in-kind and sweat equity contributions, and volunteer provision of goods and services. As the HOME Program sets a limit on the amount that can be spent on the development of each housing unit, greater emphasis is placed on the leverage factor when such funds are involved. On occasion CDBG capital funds will be used to fill gaps in HOME funded projects. It should be noted that some CDBG funded activities - both operating and capital - serving very- and extremely-low income households do not leverage significant additional resources. In contrast, modest CDBG grants assisting first time homebuyers have extremely high grant to total expenditure ratios.

The other federal grants – ESG and HOPWA programs - are leveraged in a different manner. MOHS relies on Consolidated Plan funds to provide a foundation for our community and economic development activities. However, they are by no means the only investments the City or the community at large make in programs and services to support low- and moderate-income populations.

The amount of funding awarded is based on benefit to be derived and economies of scale, thereby leveraging efficiency and maximum cost-effectiveness. Although the fiscal impact and diversity of funding of ESG and HOPWA activities is often smaller than for CDBG and HOME projects, the efforts of volunteers, the value of donated materials and private or other government contributions are considered important factors before City commitments are made. Non-Profit agencies leverage private/public funds from Foundations, donations, other federal and state funds to supplement the CDBG funds available to them for operating and capital support.

The State and Local funds to complement the ESG program will exceed the FFY 2015 entitlement award of \$1,679,372.

The City meets the required HOME matching contribution in three ways:

- With General Obligation Bond funds
- Contribution of Land or Infrastructure
- Permanent cash contributions from developers, foundations and other sources

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The city will continue to make the properties that it owns available for housing and a wide range of redevelopment projects. This will involve hundreds of properties in the five-year period covered by this Plan.

MOHS currently leases property and buildings to several nonprofit providers in the continuum at low- to no-cost, and in the near future, will be renovating and reconstructing a former elementary school building to increase the capacity of a family shelter from 75 beds to 138 beds.

Discussion

As noted elsewhere in the Consolidated Plan, the housing and community development needs in Baltimore City are greater than can be met with Consolidate Plan and associated resources. The City will make every effort to leverage its resources to maximize their effectiveness but such efforts will not, by themselves, increase the resource base to the level required to fully address all needs.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Department of Housing & Community Development	Government	Economic Development Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Mayor Office of Human Services	Government	Homelessness Non-homeless special needs	Jurisdiction
THE HOUSING AUTHORITY OF BALTIMORE CITY	PHA	Public Housing	Jurisdiction
BALTIMORE DEVELOPMENT CORPORATION	Other	Economic Development	Jurisdiction
Baltimore Metropolitan Council	Regional organization	Economic Development Ownership Rental	Region

Table 55 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The institutional structure by which housing and community development efforts are delivered in Baltimore is under duress due to the deep and extended decline of the economy. With the exception of the Federal government all sectors – governmental, non-profit and for profit – have, for the past several years, been struggling with declines in operating funds, curtailed access to capital moneys and reductions in staff. Several non-profit providers have gone out of business. While the Federal government’s stimulus spending provided much needed program support, it was not of a level to offset declines in other sectors. This situation has exacerbated the central and long standing delivery system gap: the lack of resources to adequately address the housing and community development service needs of extremely-, very-, and low-income households in the city.

While overcoming this lack of resources in its totality will require changes in economic and social policy at the national level, the institutional structure through which housing and community development services are delivered can become more effective in coordinating the use of those resources that are available. In this regard Baltimore Housing will undertake two initiatives in the five-year period covered by this Consolidated Plan.

1) Work with the foundation community to jointly fund housing and community development activities in neighborhoods that are experiencing disinvestment but are otherwise stable and have a viable real estate market.

2) Working in concert with non-profit umbrella organizations, improve the functioning and capacity of non-profit housing development organizations so that they increase their scale of operation in terms of units produced and the impact their development efforts have on neighborhoods.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement			
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
	X	X	X

Table 56 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Mayor's Office of Human Services (MOHS), the Baltimore City Continuum of Care (CoC) organization, coordinates all local programming and initiatives to provide homeless services, in addition to administering all federal, state, and local funds for direct services to individuals and families experiencing homelessness or at-risk of homelessness. Direct services are provided to homeless persons, including chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth through a highly cooperative and collaborative network of

service providers contracted by MOHS. MOHS works to expand the available resources for homeless individuals and families by partnering and coordinating strategic initiatives with area health providers, community housing developers, legal services, philanthropic foundations and partners, the business community, and other nonprofits.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The City of Baltimore's Continuum of Care (CoC) has built an impressive and wide-ranging network of services for people experiencing homelessness, enabling individuals and families to receive wraparound care that addresses all of their housing, health, income, and nutrition needs. The CoC invests strategically in evidence-based housing models such as Housing First and Rapid Re-Housing that quickly move people from homelessness to stability and a higher quality of life. The Journey Home Board, a collective impact initiative which oversees the CoC and Baltimore's 10-Year Plan to End Homelessness, draws on the talents and connections of over 30 local leaders to increase the capacity of the homeless services system and establish the highest-quality services possible through the adoption of performance measures and systems.

The CoC has three current gaps in services—adding new permanent supportive housing units, insufficient funding for rental assistance and homeless prevention for low-income households, and the availability of shelter for unaccompanied youth.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The Mayor's Office of Human Services and the Journey Home board have championed the need for more affordable housing and permanent supportive housing solutions in Baltimore. Recently, MOHS and the Journey Home Board commissioned the Corporation for Supportive Housing to analyze the Continuum of Care's housing stock and provide recommendations for reallocating units to meet emergent and priority needs. Additionally, MOHS will be evaluating transitional housing programs to explore whether there are any projects that could be reallocated to permanent supportive housing.

To meet the needs of unaccompanied youth, MOHS will be funding operation costs of an 8-bed shelter in the next year and will be supporting the renovation costs of another existing drop-in center to expand their services for the many youth that are turned away.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Code Enforcement	2015	2019	Non-Housing Community Development	Special Code Enforcement Areas	Neighborhood Revival	CDBG: \$9,038,145 Public/Private Contributions: \$330,000	Housing Code Enforcement/Foreclosed Property Care: 150000 Household Housing Unit
2	Provide Affordable Rental Housing	2015	2019	Affordable Housing	City Wide	Affordable Housing	CDBG: \$1,196,650 HOME: \$11,000,000 Public/Private Contributions: \$15,185,000	Rental units constructed: 722 Household Housing Unit Rental units rehabilitated: 100 Household Housing Unit
3	Create Lead and Asthma Free Housing	2015	2019	Affordable Housing	City Wide	Reduce Lead Based Paint Hazards	CDBG: \$3,177,000 Public/Private Contributions: \$13,635,005	Homeowner Housing Rehabilitated: 775 Household Housing Unit
4	Social, Economic & Community Development Services	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	City Wide	Reduce Poverty Services to Non-Homeless Special Needs Population	CDBG: \$20,624,515 HOPWA: \$8,852,130 Public/Private Contributions: \$69,603,020	Public service activities other than Low/Moderate Income Housing Benefit: 205000 Persons Assisted
5	Public Facilities & Improvements	2015	2019	Non-Housing Community Development	Low Moderate Income Areas	Neighborhood Revival	CDBG: \$1,393,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Housing for Non-Homeless Special Needs Populations	2015	2019	Non-Homeless Special Needs	City Wide	Affordable Housing	CDBG: \$725,900 HOPWA: \$30,128,795 HOME: \$1,500,000 Public/Private Contributions: \$3,103,560	Rental units rehabilitated: 194 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 3500 Households Assisted
7	Blight Elimination & Stabilization	2015	2019	Non-Housing Community Development	Strategic Demolition Areas	Neighborhood Revival	CDBG: \$2,870,000 General Fund: \$16,000,000	Buildings Demolished: 4000 Buildings
8	Rehabilitation and/or Creation of Homeowner Units	2015	2019	Affordable Housing	City Wide	Affordable Housing	CDBG: \$2,087,950 Public/Private Contributions: \$1,310,000	Homeowner Housing Added: 67 Household Housing Unit
9	Assist Homeowners in Maintaining their Homes	2015	2019	Affordable Housing	City Wide	Affordable Housing	CDBG: \$11,433,045 Public/Private Contributions: \$2,598,670	Homeowner Housing Rehabilitated: 2000 Household Housing Unit
10	Assist LMI Households in Becoming Homeowners	2015	2019	Affordable Housing	City Wide	Affordable Housing	CDBG: \$9,347,935 General Fund: \$11,500,000 Private Debt & Tax Credits: \$188,413,500	Direct Financial Assistance to Homebuyers: 1500 Households Assisted
11	Strengthen Homeownership Markets.	2015	2019	Affordable Housing	City Wide	Affordable Housing	CDBG: \$4,451,695 Public/Private Contributions: \$5,800,530	Public service activities other than Low/Moderate Income Housing Benefit: 15000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Provide Housing for Homeless & At-Risk of Homeless	2015	2019	Homeless	City Wide	Affordable Housing	ESG: \$3,909,665 Continuum of Care: \$92,557,890 State/Service Linked Housing: \$862,915	Tenant-based rental assistance / Rapid Rehousing: 600 Households Assisted Homelessness Prevention: 950 Persons Assisted
13	Shelter & Serv. to Homeless Persons, Youth & Vets	2015	2019	Homeless	City Wide	Preventive & Emergency Services to the Homeless	CDBG: \$589,600 ESG: \$3,857,430 Continuum of Care: \$13,510,965 Public/Private Contributions: \$7,168,610	Homeless Person Overnight Shelter: 50000 Persons Assisted
14	Rehab. of Existing Affordable Rental Housing	2015	2015	Affordable Housing	City Wide	Affordable Housing	HOME: \$2,437,365 LIHTC: \$394,312,500	Rental units rehabilitated: 4300 Household Housing Unit
15	Oversight, Planning of Formula Funds & Section 108	2015	2019	Planning and Administration	City Wide	Planning and Administration	CDBG: \$29,459,535 HOPWA: \$1,205,595 HOME: \$1,659,705 ESG: \$629,765 Continuum of Care: \$2,814,050 Public/Private Contributions: \$4,133,490	Other: 19 Other
16	Implement Fair Housing Practices	2015	2020	Fair Housing	City Wide	Fair Housing	CDBG: \$979,345 Public/Private Contributions: \$1,280,650	Other: 4 Other

Table 57 – Goals Summary

Goal Descriptions

1	Goal Name	Code Enforcement
	Goal Description	Funds will be used over the five-year period to clean and board vacant structures in areas which are deteriorating/deteriorated and are a threat to public health and safety.
2	Goal Name	Provide Affordable Rental Housing
	Goal Description	Funds will be utilized to create through new construction or rehabilitation, affordable rental units for Extremely- and Very Low-income households.
3	Goal Name	Create Lead and Asthma Free Housing
	Goal Description	Implement a comprehensive approach to reduce childhood lead poisoning, asthma triggers and other home based environmental health and safety hazards in Baltimore's older, low and moderate income neighborhoods
4	Goal Name	Social, Economic & Community Development Services
	Goal Description	<p>Social and economic development activities that will improve the quality of life for households living in low- and moderate-income neighborhoods, residents of public housing and non-homeless special populations.</p> <p>Services will include, but not be limited to art and cultural programs, after school tutoring, recreation and reading programs, summer camps for low- to moderate-income youth, legal services including immigration, unfair eviction, tenant/landlord issues, substandard living conditions, hospice care, health care, meals to homebound persons with HIV/AIDS, case management and psycho-social services.</p> <p>Provide legal services and technical assistance to community based organizations regarding dump nuisance abatement, illegal dumping and the elimination of vacant blighting properties. Assist community efforts to prevent crime and bring safety and stability in the communities.</p> <p>Provide GED prep, job training and job preparedness, employment and life skills training, education and career placement programs to assist low- to moderate-income persons gain and/or maintain employment.</p> <p>Provide transportation and other services to seniors.</p> <p>Provide Technical Assistance to existing and/or new businesses, provide micro-enterprise assistance to startup businesses.</p> <p>Provide referrals to health, substance abuse counseling and services, crisis intervention.</p> <p>Provide through Section 3 program requirements, construction employment opportunities to low income persons.</p>
5	Goal Name	Public Facilities & Improvements
	Goal Description	Provide funds to develop open green spaces, murals, urban farming, parks, landscaping and vacant lot improvements

6	Goal Name	Housing for Non-Homeless Special Needs Populations
	Goal Description	Non-Homeless Special Needs Populations focuses on persons with disabilities and persons with HIV/AIDS. The former group will be provided rental housing designed and constructed to accommodate their needs, using a variety of funding sources, while non-elderly persons with disabilities will be given a housing preference in public housing and the Section 8 program. Persons with HIV/AIDS and their families will be provided housing through the Tenant Based Rental Assistance and STRMU programs.
7	Goal Name	Blight Elimination & Stabilization
	Goal Description	Demolition of properties to eliminate specific conditions of blight and physical decay. Additionally, in neighborhoods where the market has largely failed and intensive public efforts are needed to resuscitate it, the City will facilitate redevelopment to stimulate market activity, increase opportunities for local residents, maintain and attract residents to Baltimore City and increase the City's tax base. Funds will also be used to stabilize vacant city owned properties to preserve and/or stabilize neighborhoods.
8	Goal Name	Rehabilitation and/or Creation of Homeowner Units
	Goal Description	Funds will be utilized to rehabilitate and/or create affordable housing units for first time homebuyers.
9	Goal Name	Assist Homeowners in Maintaining their Homes
	Goal Description	Funds will be utilized to assist low- and moderate-income homeowners with maintaining their homes through loans and grants for renovations to their properties, roof replacement, weatherization and other minor renovations for safety and health reasons.
10	Goal Name	Assist LMI Households in Becoming Homeowners
	Goal Description	Funds will be utilized to provide closing costs and settlement expense loans to first time homebuyers.
11	Goal Name	Strengthen Homeownership Markets.
	Goal Description	<ul style="list-style-type: none"> Funds will be utilized to prevent foreclosure or mitigate consequences of foreclosure through foreclosure prevention counseling. Provide homeownership counseling to persons or families interested in becoming homeowners.

12	Goal Name	Provide Housing for Homeless & At-Risk of Homeless
	Goal Description	<p>Provide permanent supportive housing and services for youth transitioning from foster care, living on the street or unstably housed.</p> <p>Support housing for homeless veterans</p> <p>Funds will be set aside to continue with the Housing First program for chronic homeless and homeless persons, Continuum of Care and provide assistance to clients for utility and rental arrearages to avoid the risk of homelessness.</p> <p>Funds will be utilized to provide permanent and transitional housing as well as comprehensive services to homeless persons and families under the Continuum of Care program.</p> <p>Funds to support the Resident Advocate position. The RA provides services to homeless persons in housing to ensure that they remain housed.</p>
13	Goal Name	Shelter & Serv. to Homeless Persons, Youth & Vets
	Goal Description	<p>Funds will be utilized to provide (1) direct client services to homeless individuals, families and youth in emergency shelters and transitional housing facilities; (2) subsidize a portion of the operating costs of emergency shelters and transitional housing facilities; (3) provide operating support for Day Resource centers; (4) a Convalescent Care Program for medically fragile homeless individuals of Baltimore City, and (5) outreach services.</p>
14	Goal Name	Rehab. of Existing Affordable Rental Housing
	Goal Description	<p>Funds will be utilized to preserve existing affordable rental units for families and seniors as well as assist non-profit and for-profit developers in the rehabilitation of existing, largely occupied, publicly subsidized rental housing. Somewhat over half the funding for projects will be through low income tax credits with the remainder coming from a combination of developer debt and public and philanthropic subsidy. This subsidy may, in some cases, include a limited amount of Consolidated Plan funds. In addition, payment in lieu of taxes may be agreed to by the City to make projects financially viable.</p>
15	Goal Name	Oversight, Planning of Formula Funds & Section 108
	Goal Description	<p>Provide effective planning, general management, oversight, and coordination of federal funds under the four formula programs. Funds will also be set aside for Section 108 Loan repayment and awarded to subrecipients to provide information to the public regarding activities in their communities and capacity building.</p>

16	Goal Name	Implement Fair Housing Practices
	Goal Description	<p>Implement fair housing practices to ensure that all populations are provided the opportunity to have access to affordable and decent housing throughout Baltimore City. These practices will include:</p> <ul style="list-style-type: none"> • Continuing to use HABC's MTW status to be the conduit to fund the Baltimore Regional Mobility Program being implemented by the Baltimore Regional Housing Partnership pursuant to the Thompson Settlement Agreement; • Participating in the implementation of a pilot regional project based voucher program, subject to HUD approval; • Exploring strategies for creating an inclusionary housing requirement that will result in the creation of affordable housing in opportunity areas throughout the region; • Participating in the implementation of the Regional Actions Steps that resulted from the Baltimore Region Analysis of Impediments to Fair Housing; Participating in the implementation of the Opportunity Collaborative Regional Housing Plan; Creating units that meet federal accessibility standards for persons with mobility and/or hear vision disabilities; Creating units for NEDs that are not concentrated and that are located in stable communities with various amenities; • Helping to fund a coordinator's position at the Baltimore Metropolitan Council and participating in efforts to implement a regional project based voucher program.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Affordable Rental Units Created

- 0-30% of AMI - 576
- 31-50% of AMI - 212
- 51-80% of AMI - 104

Total projected number of units created over 5 years – 892

Affordable Homeowner Units Created

- 0-30% of AMI - 0
- 31-50% of AMI - 20
- 51-80% of AMI - 67

Total projected number of units created over 5 years - 87

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The consent decree entered in Bailey, et al. v. HABC et al., Civil Action No. JFM-02-CV-225 and in United States v. HABC, Civil Action No. JFM-04-CV-03107 (the “Bailey Consent Decree”) on December 20, 2004 provides for HABC to create 755 UFAS and 75 near-UFAS units. As of 5/31/15, HABC had created 701 of the 755 UFAS compliant units and all of the 75 near UFAS compliant units required by the Bailey Consent Decree. The remaining units are expected to be completed during the five-year period covered by this Plan.

Activities to Increase Resident Involvements

HABC has a very robust reasonable accommodation process in place. Signs are posted at each development and in HABC’s offices advising residents that they may submit reasonable accommodation requests to the manager of the property in which they live (by walk-in or by telephone) at any time. The signs provide examples of reasonable accommodation requests. HABC has also conducted a number of meetings with residents at its developments regarding the right of persons with disabilities to make reasonable accommodation requests. In addition, a Reasonable Accommodation Information form is reviewed with each head of household during the re-certification to find out if the head of household or a member of the household has a disability and would like to request a reasonable accommodation. Once a reasonable accommodation is received, procedures are in place to respond to the request in a timely manner.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

Not Applicable

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Baltimore does not have, and does not support, policies such as large lot zoning and impact fees that are common methods of using public policy to limit the creation of housing for lower income households. While having less than a quarter of the region's population, Baltimore has over three-quarters of the regions subsidized housing as well as the largest reservoir of market rate housing affordable to households with incomes of less than 80% of AMI. Baltimore will continue to use Consolidated Plan and other resources to create new publically assisted affordable housing and strengthen neighborhoods with market rate affordable housing.

The major residential investment barrier Baltimore faces is the large number of households with incomes insufficient to support the creation, rehabilitation and operation of market rate housing and who hence need some form of housing subsidy. The amount of subsidy available is overmatched by the number of households needing the subsidy. This need has not been created by housing policies.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

In addition to using Consolidated Plan resources to create affordable housing, Baltimore will also use them to provide services that improve employment possibilities for some households and thus help address the broader problem of income.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Mayor's Office of Human Services, Homeless Services Program (MOHS-HSP) and Behavioral Health System Baltimore (BHSB) fund four outreach teams, with a total of approximately 12 outreach workers, targeted to serve homeless persons in Baltimore City. These teams are required to meet weekly to discuss priority cases, minimize duplication, and collectively troubleshoot barriers. The weekly outreach meetings typically include other organizations that provide outreach (or in-reach) to street-dwelling persons, such as the Maryland VA Health Care System, drop-in centers, and other providers. Outreach workers help persons living on the street access shelter, transitional, and permanent housing and apply for income, insurance and other benefits.

Citizens who observe vulnerable homeless persons on the street can call the City's 311 line, and MOHS-HSP or BHSB will dispatch the call to an outreach team. The outreach teams typically operate during normal business hours with limited evening and weekend availability.

Outreach programs also coordinate with two high-utilizer projects – one outreach organization operates a program for high-utilizers of 911 services, and another operates a program for high-utilizers of psychiatric inpatient facilities. The teams also coordinate with the City's Crisis Response hotline through the weekly outreach meetings. The city is currently pursuing a plan to fund social workers to ride with police officers on mental health calls. When this project is implemented, the social workers will coordinate with the homeless outreach teams when police are called to respond to a person experiencing mental illness and homelessness.

Aside from outreach, persons experiencing homelessness access services through any of the 12 drop-in centers throughout Baltimore City that provide services such as meals, showers, or computer labs and use these engagement tools to engage clients in case management services. Persons experiencing homelessness can also call 211 for referrals to eviction prevention, shelter, transitional housing, rapid re-housing, or permanent supportive housing.

If a person meets Category 1 or 4 of the HUD Homeless Definition, the person will be assessed for permanent supportive housing using the Coordinated Access common assessment tool, locally known as the Baltimore Decision Assistance Tool (BDAT). This tool is administered by over 55 agencies across Baltimore City, including street outreach teams, drop-in centers, shelters, Safe Havens, transitional housing facilities, behavioral health providers, and 2-1-1 Maryland.

The City also hosts an annual Project Homeless Connect event which serves over 2,000 people each year, and provides a wide array of services including everything from haircuts and tooth extractions to housing and treatment referrals. Outreach teams use this event as an opportunity to find and engage new clients, as well as to build trust and rapport with existing clients who are resistant to services.

Addressing the emergency and transitional housing needs of homeless persons

On a typical day, there are 1,113 emergency shelter beds available in the City. When a severe weather (Code Blue) alert is called by the Health Department, these shelters increase their capacity by 239 beds, for a total of 1,352. Approximately 60% of the beds are relatively low-barrier (closer to 80% during a Code Blue alert), meaning a person can enter the shelter if they are under the influence of illegal substances, as long as there are no medical or immediate behavioral issues that require a 911 call.

While the City does not currently have data on the number of people seeking shelter each night, anecdotal reports estimate that the need for emergency shelter exceeds current supply by approximately 200-500 beds. During extreme weather conditions, some shelters exceeded maximum fire code capacity to prevent hypothermia risk, and the City, in turn, needed to open another emergency overflow location on a temporary basis.

The City's Coordinated Access system, when fully implemented, will have a central repository of data on all persons seeking shelter and transitional housing. This will be critical to getting a true estimate of demand for shelter beds, as well as the need for specific types of shelter beds serving single adults, families, and other subpopulations. This system will also be an important indicator of how well the supply of transitional housing in the City matches the demand for this type of program, especially abstinence-based substance abuse programs, temporary supportive congregate residential programs for youth, and temporary residential programs that are lower-barrier and more supportive than higher-volume shelters (e.g. Safe Havens).

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The goals for addressing the permanent housing needs of homeless persons include:

Develop written standards and guidance for how to operationalize housing first in permanent supportive housing programs, which aligns with The Journey Home, Baltimore's plan to end homelessness.

Evaluate the current housing inventory for service gaps and reallocate funds/programs to permanent supportive housing as necessary and able to shorten the length of time individuals and families experience homelessness by increasing rapid rehousing and financial assistance for security deposits, rent, and utility deposits.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.

Individuals and families at risk of homelessness may be assisted to avoid homelessness through eviction prevention financial assistance and legal services. MOHS-HSP funds two programs in Baltimore City that provide financial assistance for eviction prevention and two programs that provide legal services.

Other programs to help the population at-risk of homelessness include energy assistance programs, case management, and housing counseling for persons at risk of foreclosure. Clients receiving other types of assistance can access eviction prevention services and other types of assistance by calling 2-1-1 Maryland for information and referrals to community providers.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards.

In addition to directly addressing LBP hazards through lead hazard control services in eighty homes per year making those homes lead safe, DHCD will work with the Maryland Department of the Environment (MDE) in maintaining a registry of lead safe rental properties. The DHCD Code Enforcement and Permit Division will ensure that rental properties in Baltimore City have been tested and approved for lead paint safety. DHCD will provide home visits and community outreach education focused on lead poisoning prevention. Additionally, HCD will support community partners in these activities, especially the Baltimore City Health Department Green and Healthy Homes Initiative.

How are the actions listed above related to the extent of lead poisoning and hazards?

The actions above are directly and indirectly related to reducing the incidence of childhood lead poisoning and reducing lead hazards in both homeownership and rental properties. The annual reports of the MDE indicate that the incidence of lead poisoning has been reduced by more than 90% over the past 20 years. The planned actions and services aim to further reduce lead poisoning and hazards.

How are the actions listed above integrated into housing policies and procedures?

DHCD housing inspections have incorporated lead safety checks for young children into standard operating procedures. Information about the Lead Hazard Reduction Program and Health Department and community services are mailed to houses with lead paint violations. The Lead Hazard Reduction Program has a 120-page HUD-approved operating manual that helps guide policy and procedure integration.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The Plan notes the continued prevalence of poverty in Baltimore despite significant declines in the poverty rate over the last decade. The strategic plan portion of the section emphasizes providing employment opportunities in low-income neighborhoods through Federal Section 3 requirements, providing early childhood education through Head Start and Early Head Start and providing a wide range of other services through the Community Action Centers.

Baltimore City Community Action Partnership (BCCAP) under the leadership of MOHS administers services and delivery systems through 5 centers that promote self-sufficiency and provide opportunities for low-income households. The goals of BCCAP are as follows:

- Increase public benefits and utility grants
- Increase ability to maintain affordable housing
- Strengthen economic security and asset building
- Expand financial education services and workshops
- Increase access to services

The centers offer direct services to residents covering a wide range of programs. BCCAP programs include:

Office of Home Energy Programs (OHEP) helps families pay their utility bills.

Low Income Water Assistance Program (LIWAP) is designed to assist households who have received a delinquent, turn-off, or tax sale notice due to being in arrears on a water bill.

Low Income Senior Citizen Water Discount Program homeowners and tenants (whose lease holds them responsible for paying the water bill) can apply for the discount annually. Those who qualify receive a 39% discount on their water and sewer rates charged on each quarterly bill.

Eviction Prevention Rapid Re-housing (EPRR) offers security deposits, rental assistance, and rental arrearages assistance.

Volunteer Income Tax Assistance (VITA) is a program offered at BCCAP centers that provides free tax preparation assistance to individuals that make \$53,000 or less.

Renters/Homeowners Tax Application Assistance is a program that provides property tax credits for renters who meet certain requirements.

Financial Planning Day is a free event that gives Baltimore residents an opportunity to speak one-on-one with professional financial planners and attend financial literacy workshops at no cost.

Earn Benefit Screening provides families assistance in accessing online government and nonprofit benefits.

Self-Sufficiency Case Management assesses a client's barriers to self-sufficiency and provides ongoing support on an individual basis.

Weatherization Assistance Program (WAP) helps eligible low-income households with the installation of energy conservation materials in their dwelling units.

Baltimore Energy Initiative (BEI) provides assistance to low income families with kWh usages between 10,000 to 15,000.

Your Money, Your Goals is a financial literacy workshop that provides financial education at all of our centers.

Eat Healthy, Shop Smart is a six-week food and nutrition program that provides interactive instruction on how to eat, prepare and shop for healthy foods as well as how to develop a grocery budget and save money.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City recognizes the need to take a more coordinated approach to addressing poverty and affordable housing needs. The mission of various governmental entities is to improve the conditions of individuals and households living in poverty. With respect to resources made available through the Consolidated Plan, chiefly CDBG funds for operational support, anti-poverty efforts are carried out through multiple agency efforts. The Mayor's Office of Human Services which administers Community Action Partnership, Prisoner ReEntry, Head Start and Homeless Services is one of the leads. In 2014, Community Action Partnership took over the Office of Home Energy Programs (OHEP) and added energy assistance services to our other programs.

Community Action Partnership is aligned with an anti-poverty strategy in its mission and programming. The Community Action model, by design, is intended to leverage government and private resources to address poverty in urban communities as our services assist families in obtaining financial empowerment, housing, employment and education to move toward self-sufficiency. In addition to assisting low income residents, BCCAP works with the disabled and senior population.

The BCCAP Eviction Prevention Rapid-Rehousing program enables us to provide comprehensive eviction prevention services to families at risk-of homelessness. Grant assistance includes rental arrears, utility arrears, security deposit and intensive case management to prevent homelessness.

As part of our goal to strengthen economic security and asset building, BCCAP launched the Your Money, Your Goals this year. It is an initiative which is being utilized by Community Action Agencies across the country to help low-income clients set goals, choose financial products and build skills in managing money, credit and debt. BCCAP staff teaches a six-week financial education workshop that assists clients with managing their money, increasing their savings and reducing debt.

Baltimore City households have the most significant low-income energy needs, costs and challenges in the BGE service territory. The Baltimore Energy Initiative (BEI) focuses a number of energy and non-energy programs into a coordinated system that addresses some of the core problems that lead to energy insecurity and unstable housing. The goal of BEI is not to only integrate services but to also align the strategic efforts of community, government, non-profit and utility partners. Housing and Community Development, General Services, Office of Sustainability and the Mayor's Office of Human Services are City entities tasked to help implement BEI.

BCCAP is a Volunteer Income Tax Assistance (VITA) partner site. BCCAP provides free tax preparation assistance to qualifying individuals as well as asset development programs for their tax refunds. A variety of tax credits are designed specifically for working families with children. The Earned Income Tax Credit (EITC), Child Tax Credit (CTC), and Child and Dependent Care Tax Credit (CDCTC) all allow families to channel extra money towards necessities and long-term goals such as education and homeownership. The CTC offers a credit of \$1,000 per child under the age of seventeen.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Department of Housing & Community Development through its CDBG Office provides a comprehensive review of subrecipient and local government agency performance related to the use of CDBG funds. The primary objective of this responsibility is to ensure compliance with applicable Federal, state and local laws, regulations, policies and procedures and to safeguard against improper use of Federal funds.

CDBG - Program and Financial Compliance Officers within the CDBG Office are responsible for conducting the necessary monitoring that has been awarded funding through the CDBG Program. The primary purpose for this monitoring is to ensure that all subrecipients are maintaining appropriate documentation to support the applicable CDBG national objective(s) and eligibility category(s) outlined in the subrecipient agreement or memoranda of understanding. Toward this end, monitoring procedures are designed to focus on contract compliance, compliance with local and federal regulations, soundness of internal controls, eligibility of program costs, program income, adequacy of administrative and financial systems.

The monitoring review has two phases – In-house review (data collection and planning, review of quarterly reports) and on-site visit (review individual files, financial & income documents, income verification, exit interview). The conclusion of the on-site visit is followed by a monitoring letter.

HOME - DHCD will provide, through its Office of Project Finance, a comprehensive review of the HOME projects that have benefited from receiving HOME funds to assist the developers and or owners in either new construction or rehabilitation of Affordable Housing in Baltimore City. The annual HOME compliance reviews are based on performance evaluations related to the use of HOME program funds in Baltimore City. The primary objective of this review is to ensure compliance with applicable federal laws, regulations, policies and procedures and to safeguard against improper use of federal funds.

The goals of monitoring are to identify deficiencies and provide corrective measures to improve reinforce or augment program performance. The emphasis will be on correction and prevention of deficiencies in the management and administration of HOME funds. Monitoring policies and procedures have been developed that address compliance with the regulatory obligations, eligibility of HOME activities and internal management controls.

HOPWA & ESG - The Mayor's Office of Human Services through its Homeless Services Office (MOHS) conducts the monitoring of State, local, and Federally funded homeless programs and fiscal activities through site visits and a monthly review of client activity, project utilization, and review of monthly expenditure reports. The purpose of the monitoring is to ensure that agencies receiving funding are undertaking the activities for which they are funded and they are in compliance with the program rules and regulations.

MOHS monitors all the programs of an agency as a whole including ESG, HOPWA, and six other State and Federal programs. A monitoring checklist, tailored to specific funding stream requirements is used in the review process.

A Monitoring Tool based on the tool that HUD uses to monitor its grantees or provided by the State, is used during the review of documents and to record the status of the operation and any findings. Once the monitoring is completed, an exit interview is conducted with the agency staff to advise them of the outcome of the monitoring. A written report is mailed to the agency within sixty days of the monitoring site visit requesting the agency to address any findings within thirty days. If needed, the agency is notified in the letter of the intent to conduct a follow-up site visit. The monitoring report is kept in the agency's file.