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CAPER

(CONSOLIDATED ANNUAL PERFORMANCE & EVALUATION REPORT)

July 1, 2017 – June 30, 2018



**Department of Housing & Community Development
Mayor's Office of Human Services/Homeless Services Program**

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

The Consolidated Annual Performance and Evaluation Report (CAPER) for City fiscal year (CFY) 2018 examines Baltimore City's efforts in meeting the housing and community development goals set forth in its current Consolidated Plan and in the companion Annual Action Plan. The Consolidated Plan helps guide and describe community development efforts in Baltimore City and serves as the application request for funding from four federal housing and community development programs. The AAP is the detailed listing of activities that implement strategies proposed in the Consolidated Plan. It is updated and annually submitted to the U.S. Department of Housing and Urban Development (HUD) while the Consolidated Plan is in force for a five year period. This CAPER evaluates the third year of the five years covered by the Plan.

The CAPER primarily, and specifically, discusses the use of funds associated with four Federal programs. Community Development Block Grant (CDBG); Home Investment Partnership (HOME); Housing Opportunities for People With AIDS (HOPWA); and Emergency Solutions Grant (ESG). However, its scope extends to other Baltimore City activities and initiatives that relate to housing and community development. This report compares the City's actual performance during CFY 2018 - July 1, 2017 through June 30, 2018, - to the performance proposed in the Consolidated and Annual Action Plans.

This CAPER is the third CAPER to be produced using HUD Integrated Disbursement and Information System (IDIS) based eCon Planning Suite. The Suite places tight limits on the number of characters that can be used in response to the HUD established CAPER questions. It is submitted to HUD electronically.

As a review of the tables below reveals, progress consistent with reaching the Consolidated Plan five year goals was generally, though not universally, attained over the past year. Goals associated with housing were somewhat uneven with some attainment rates falling short of projections while others surpassed projections. After three years, the number of homeownership purchase assistance and rehabilitation units are on track to exceed five year goals, while tenant based rental assistance for special needs populations and construction of new rental units for low-income households is slightly behind.

The number of persons receiving social services has, after three years, exceeded its five year goal of 205,000 persons assisted. Tenant based assistance and rapid rehousing of the homeless has also surpassed its five year goals with 2,339 households assisted. The narrative at the end of this section examines specific aspects of goal attainment and discusses those circumstances where objectives were not fully achieved.

Due to the character limitation imposed by the eCon Suite it was necessary to add, as appendices, brief narratives, tables and maps addressing the following items: CR05 Goals (Appendix I.1.), narratives describing progress made in the ten redevelopment areas and in carrying out fair

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housing practices; CR15 Resources and Investments (Appendix I.2.) a table, narratives and maps examining geographic distribution of activities; CR30 Public Housing (Appendix I.3.) two tables summarizing actions taken to address the needs of public housing; CR35 Other Actions, (Appendix 1.4.) narrative concerning actions taken to overcome the effects of any impediments to fair housing choice.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Assist LMI Households in Becoming Homeowners	Affordable Housing	CDBG: \$ / General Fund: \$ / General Obligation Bond Funds: \$2500000 / Private Debt & Tax Credits: \$	Direct Financial Assistance to Homebuyers	Households Assisted	1500	1037	69.13%	295	302	102.37%
Assist Homeowners in Maintaining their Homes	Affordable Housing	CDBG: \$ / Public/Private Contributions: \$	Homeowner Housing Rehabilitated	Household Housing Unit	2000	1134	56.70%	313	270	86.26%

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Blight Elimination & Stabilization	Non-Housing Community Development	CDBG: \$ / General Fund: \$ / General Obligation Bond Funds: \$10000000 / STATE FUNDS: \$3000000	Facade treatment/business building rehabilitation	Business	0	12		3	12	400.00%
Blight Elimination & Stabilization	Non-Housing Community Development	CDBG: \$ / General Fund: \$ / General Obligation Bond Funds: \$10000000 / STATE FUNDS: \$3000000	Buildings Demolished	Buildings	4000	1433	35.83%	651	509	78.19%
Code Enforcement	Non-Housing Community Development	CDBG: \$ / Public/Private Contributions: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	150000	130921	87.28%	47000	46670	99.30%
Create Lead and Asthma Free Housing	Affordable Housing	CDBG: \$ / Public/Private Contributions: \$	Homeowner Housing Rehabilitated	Household Housing Unit	775	677	87.35%	158	208	131.65%

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Housing for Non-Homeless Special Needs Populations	Non-Homeless Special Needs	CDBG: \$ / HOPWA: \$ / HOME: \$ / Public/Private Contributions: \$	Rental units constructed	Household Housing Unit	0	9		26	9	34.62%
Housing for Non-Homeless Special Needs Populations	Non-Homeless Special Needs	CDBG: \$ / HOPWA: \$ / HOME: \$ / Public/Private Contributions: \$	Rental units rehabilitated	Household Housing Unit	194	3	1.55%	0		
Housing for Non-Homeless Special Needs Populations	Non-Homeless Special Needs	CDBG: \$ / HOPWA: \$ / HOME: \$ / Public/Private Contributions: \$	Homeowner Housing Added	Household Housing Unit	0	0		20	0	0.00%
Housing for Non-Homeless Special Needs Populations	Non-Homeless Special Needs	CDBG: \$ / HOPWA: \$ / HOME: \$ / Public/Private Contributions: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	160		0	160	

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Housing for Non-Homeless Special Needs Populations	Non-Homeless Special Needs	CDBG: \$ / HOPWA: \$ / HOME: \$ / Public/Private Contributions: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	3500	1813	51.80%	849	534	62.90%
Housing for Non-Homeless Special Needs Populations	Non-Homeless Special Needs	CDBG: \$ / HOPWA: \$ / HOME: \$ / Public/Private Contributions: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0				
Housing for Non-Homeless Special Needs Populations	Non-Homeless Special Needs	CDBG: \$ / HOPWA: \$ / HOME: \$ / Public/Private Contributions: \$	HIV/AIDS Housing Operations	Household Housing Unit	0	0				
Implement Fair Housing Practices	Fair Housing	CDBG: \$ / Private Debt & Tax Credits: \$0 / Public/Private Contributions: \$	Other	Other	4	3	75.00%	3	3	100.00%

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Oversight, Planning of Formula Funds & Section 108	Planning and Administration	CDBG: \$ / HOPWA: \$ / HOME: \$ / ESG: \$ / Continuum of Care: \$ / Public/Private Contributions: \$	Other	Other	19	19	100.00%	19	19	100.00%
Provide Affordable Rental Housing	Affordable Housing	CDBG: \$ / HOME: \$ / General Fund: \$0 / General Obligation Bond Funds: \$412000 / Public/Private Contributions: \$	Rental units constructed	Household Housing Unit	722	461	63.85%	141	81	57.45%

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Provide Affordable Rental Housing	Affordable Housing	CDBG: \$ / HOME: \$ / General Fund: \$0 / General Obligation Bond Funds: \$412000 / Public/Private Contributions: \$	Rental units rehabilitated	Household Housing Unit	100	6	6.00%			
Provide Affordable Rental Housing	Affordable Housing	CDBG: \$ / HOME: \$ / General Fund: \$0 / General Obligation Bond Funds: \$412000 / Public/Private Contributions: \$	Homeowner Housing Added	Household Housing Unit	0	0				

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Provide Affordable Rental Housing	Affordable Housing	CDBG: \$ / HOME: \$ / General Fund: \$0 / General Obligation Bond Funds: \$412000 / Public/Private Contributions: \$	Housing for Homeless added	Household Housing Unit	0	21				
Provide Affordable Rental Housing	Affordable Housing	CDBG: \$ / HOME: \$ / General Fund: \$0 / General Obligation Bond Funds: \$412000 / Public/Private Contributions: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0				

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Provide Housing for Homeless & At-Risk of Homeless	Homeless	CDBG: \$94560 / HOME: \$818421 / ESG: \$ / Continuum of Care: \$ / State/Service Linked Housing: \$	Rental units constructed	Household Housing Unit	0	12		21	21	100.00%
Provide Housing for Homeless & At-Risk of Homeless	Homeless	CDBG: \$94560 / HOME: \$818421 / ESG: \$ / Continuum of Care: \$ / State/Service Linked Housing: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	600	2339	389.83%	275	204	74.18%

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Provide Housing for Homeless & At-Risk of Homeless	Homeless	CDBG: \$94560 / HOME: \$818421 / ESG: \$ / Continuum of Care: \$ / State/Service Linked Housing: \$	Homelessness Prevention	Persons Assisted	950	9293	978.21%	140	173	123.57%
Provide Housing for Homeless & At-Risk of Homeless	Homeless	CDBG: \$94560 / HOME: \$818421 / ESG: \$ / Continuum of Care: \$ / State/Service Linked Housing: \$	Housing for Homeless added	Household Housing Unit	0	0		138	0	0.00%
Public Facilities & Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50		%	371764	371764	100.00%

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Rehab. of Existing Affordable Rental Housing	Affordable Housing	HOME: \$ / LIHTC: \$	Rental units rehabilitated	Household Housing Unit	4300	2865	66.63%	1457	1074	73.71%
Rehabilitation and/or Creation of Homeowner Units	Affordable Housing	CDBG: \$ / Public/Private Contributions: \$	Rental units constructed	Household Housing Unit	0	0		6	0	0.00%
Rehabilitation and/or Creation of Homeowner Units	Affordable Housing	CDBG: \$ / Public/Private Contributions: \$	Rental units rehabilitated	Household Housing Unit	0	0		0	0	
Rehabilitation and/or Creation of Homeowner Units	Affordable Housing	CDBG: \$ / Public/Private Contributions: \$	Homeowner Housing Added	Household Housing Unit	67	8	11.94%	70	0	0.00%
Rehabilitation and/or Creation of Homeowner Units	Affordable Housing	CDBG: \$ / Public/Private Contributions: \$	Homeowner Housing Rehabilitated	Household Housing Unit	2000	897	44.85%	0	270	

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Shelter & Serv. to Homeless Persons, Youth & Vets	Homeless	CDBG: \$ / ESG: \$ / Continuum of Care: \$ / Dept. of Social Services: \$0 / Public/Private Contributions: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	158				
Shelter & Serv. to Homeless Persons, Youth & Vets	Homeless	CDBG: \$ / ESG: \$ / Continuum of Care: \$ / Dept. of Social Services: \$0 / Public/Private Contributions: \$	Homeless Person Overnight Shelter	Persons Assisted	50000	12240	24.48%	2185	2139	97.89%
Social, Economic & Community Development Services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOPWA: \$ / Public/Private Contributions: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	205000	268537	130.99%	40000	80648	201.62%

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Social, Economic & Community Development Services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOPWA: \$ / Public/Private Contributions: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	2139	
Social, Economic & Community Development Services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOPWA: \$ / Public/Private Contributions: \$	Businesses assisted	Businesses Assisted	0	0		0	164	
Strengthen Homeownership Markets.	Affordable Housing	CDBG: \$ / Public/Private Contributions: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15000	14567	97.11%	3642	4485	123.15%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Provision and preservation of affordable housing is the highest ranked priority in the Consolidated Plan. Plan funds were used extensively during CFY 2018 for a wide range of activities to address this priority. Over 33% of CDBG funds expended during CFY 2018, some \$5,840,000, went toward affordable housing activities. The number of new rental units created, 112 (95 HOME and 17 CDBG), fell short of the 141 unit goal. This total included 11 units for special needs populations and 20 units for homeless households. Three years into the five-year Consolidated Plan period the construction of rental units remains on pace to meet five year goals. Some 1,074 long term existing affordable rental units were rehabbed, primarily public housing units that became part of the Rental Assistance Demonstration program. CDBG funded operating support assisted in the rehab of 160 units.

Three hundred and two low-income households received small downpayment assistance loans to become homeowners, slightly exceeding the annual goal. The large majority of these households were assisted with \$1,110,000 in CDBG funds. These CDBG funds helped leverage an estimated \$31,500,000 in mortgage financing for these households.

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The large majority of the HOPWA funds went toward 534 units of tenant based rental assistance. The goal of 759 units was again not reached due to slower than anticipated turnover in HOPWA vouchers. After three years this activity has reached slightly over half of its five-year goal and is somewhat off the pace needed to meet the goal.

Over \$2.6M of CDBG moneys spent on affordable housing went toward housing rehabilitation costs for 270 low income owner occupied households. Approximately two-thirds of these funds went toward capital construction costs and one-third towards operating costs including preparation of construction specifications and inspections. Four and one-half percent of all CDBG funds expended during the fiscal year - almost \$800,000 - were allocated to provide homeownership counseling and foreclosure prevention counseling.

Over \$760,000 in CDBG capital expenditures were for rental projects in CFY 2017 with seventeen units rehabbed in east Baltimore. Additionally, CDBG funds contributed operating support for the two entities - DHCD's Office of Project Finance and Rebuild Metro that produced the 112 units discussed above.

The second highest ranked priority, neighborhood revival, encompassed demolition, landscaping/ management of public open spaces and the boarding and cleaning of vacant properties in special code enforcement area efforts. CDBG funding for open space activities, including employment training, planning and technical support for community managed open space (CMOS) totaled over \$390,000 in the fiscal year. The number lots created and geographic breadth of CMOS has greatly surpassed goal projections. Code enforcement accounted for over 7% of all CDBG funds expended - some \$1,284,000 - and will meet its five year goal.

Reduce poverty was the third highest ranked Consolidated Plan priority, the achieving of which was in large part carried out through a wide range of CDBG funded public service activities such as employment training, literacy, education, and economic development programs. 5.6% some \$973,000 of all CDBG funds, were spent on this priority. The nonprofit agencies that carried out anti-poverty activities during CFY 2018 for the most part exceeded their projected number of persons served.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).
91.520(a)

CDBG	HOME	ESG	HOPWA	
Race:				
White	14814	4	783	48
Black or African American	52742	89	4136	600
Asian	254	0	20	0
American Indian or American Native	81	0	25	2
Native Hawaiian or Other Pacific Islander	11	0	10	0
Total	67902	93	4974	650
Ethnicity:				
Hispanic	415	3	141	4
Not Hispanic	67487	92	4450	646

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Use of the four Consolidated Plan programs by racial category composition was dominated by African American persons and households. They accounted for 78% of all users followed by Whites at 21%. The other four racial classes identified on Table 2 were assisted by the programs accordingly: Asian, .37%; American Indian or American Native, .15%; Native Hawaiian/Pacific Islander, .03%. Multi racial persons included 2 households served by the HOME program. Hispanic persons/households made up .76% of programs users.

By program, Black or African American persons/households accounted for 78% of the total persons/households served by CDBG; 94% of all HOME clients; 92% of all HOPWA users and 83% of all ESG clients. Based on 2016 American Community Survey data (1-Year Estimates, Table BO2001) African American persons accounted for 63% of the city's population.

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By program, White persons/households accounted for 22% of persons/ households served by CDBG, .04% of all HOME clients; 7% of all HOPWA users and 15.7% of all ESG clients. Based on 2016 Amercian Community Survey data (1-Year Estimates, Table BO2001) White persons accounted for 31% of the city's population.

By program, Asian persons/households accounted for .37% all persons/ households served by CDBG; 0% of all HOME clients; 0% of all HOPWA users and .40% of all ESG clients. Based on 2016 Amercian Community Survey data (1-Year Estimates, Table BO2001) Asians accounted for 2.5% of the city's population.

By program, American Indian or American Native persons/households accounted for .12% of persons/ households served by CDBG; 0% of all HOME clients; .31% of HOPWA users and .50% of all ESG clients. Based on 2016 Amercian Community Survey data (1-Year Estimates, Table BO2001) American Indian/American Native persons accounted for .29% of the city's population.

By program, Native Hawaiian/ Pacific Islander persons/households accounted for .02% of persons/ households served by CDBG; 0% of all HOME clients; 0% of HOPWA users and .20% of all ESG clients. Based on 2016 Amercian Community Survey data (1-Year Estimates, Table BO2001) this population accounted for .1% of the city's population.

By program, multi racial persons/households accounted for 0% of persons/ households served by CDBG; .02% of all HOME clients; 0% of HOPWA users and 0% of all ESG clients. Based on 2016 Amercian Community Survey data (1-Year Estimates, Table BO2001) Native Hawaiian/ Pacific Islander persons accounted for 2.34% of the city's population.

By program persons/households identifying as Hispanic accounted for .61% of persons/ households served by CDBG, 3.16% of all HOME clients; .62% of all HOPWA users and 2.8% of all ESG clients. Based on 2016 Amercian Community Survey data (1-Year Estimates, Table BO3003) this population accounted for 5% of the city's population

CR-15 - Resources and Investments 91.520(a)**Identify the resources made available**

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	20,016,093	17,412,593
HOME	HOME	4,561,240	4,150,975
HOPWA	HOPWA	8,411,433	8,709,960
ESG	ESG	3,781,204	1,272,622
Continuum of Care	Continuum of Care	20,505,225	14,410,888
General Fund	General Fund	6,000,000	8,640,878
LIHTC	LIHTC	117,756,808	56,027,610
Section 8	Section 8	208,185,141	202,000,000
Other	Other	127,711,098	125,000,000

Table 3 - Resources Made Available

The LIHTC expenditures are associated with the rehab of six existing affordable housing developments. 1,074 units were completed in CFY 2018. Three – Ellerslie, Chase Senior and Govans – were Rental Assistance Demonstration (RAD) funded projects of what are now formerly public housing developments. Total construction costs for the six projects was \$190.5M which were covered by LIHTC, State assistance and private debt. Three other RAD projects began construction during the fiscal year but did not complete construction.

The total amount of CDBG expenditures during CFY 2018 of \$17.4M was some \$2M less than the amount received in the fiscal year. Expenditures included \$1,110,000 in CDBG funded direct homeownership assistance (DHA) activities which helped leveraged \$31,523,310 in other mortgage funds. This was almost \$3M less than was leveraged in CFY 2017 as the number of CDBG assisted units fell to 222 from 272 in the prior year.

The HOME program, for the first time in a number of years, received and expended over \$4M in funds in the course of the fiscal year. This increase is due to both a larger award allocation and an increase in program income funds earned by the program. General fund expenditures were much greater than anticipated due to increases in code enforcement and demolition costs in DHCD, and the inclusion of administrative support costs for services for homeless persons on the part of MOHS. that had not been previously identified.

The 2017 ESG allocation included a one-time supplemental award of \$2,061,704, bringing the total allocated to \$3,781,204. Due to the late allocation and approval of funds, the majority of the funds will be spent in the second year of the two-year spending period

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City Wide	100	96.41	A wide range of housing, social service and economic development activities were carried out.
Low Moderate Income Areas	100	0.17	\$750K was spent by 13 organizations carrying out 16 LMA activities throughout Baltimore.
Special Code Enforcement Areas	100	2.17	46,670 parcels were boarded & cleaned throughout the target areas during PY 2017.
Strategic Demolition Areas	100	1.25	509 structures were demolished in the east and west central portions of the target area.

Table 4 – Identify the geographic distribution and location of investments

The Consolidated Plan for the July 2015 – June 2020 period erroneously classified the *Planned Percentage of Allocation* as 100% within each individual category instead of applying the percentage distribution against all four Target Area categories. The percentage distributions should have been as follows:

City Wide: 97.30%. Low & Moderate Income Areas: 0.12%. Special Code Enforcement Areas: 1.31%. Strategic Demolition Areas: 1.27%.

In comparing the planned percentage of Consolidated Plan funds allocated in the specific target areas versus actual expenditure of funds in these areas, the following is noted:

City Wide Target Area. This category's allocation percentage was slightly less than the planned percentage but it continues to dominant expenditures by target area type. Its dominance is due to the amount of funds spent on affordable housing construction and preservation and on tenant based rental assistance. This pattern will continue for the two years remaining in the current Consolidated Plan.

Low Moderate Income Areas. The percentage of funds spent on Low/Mod area activities (\$748,765 excluding code enforcement activities) was .17% of total expenditures. This was a greater percentage than projected in the Consolidated Plan. CMOS/greening programs, crime prevention and economic technical assistance programs were the main LMA activities.

Special Code Enforcement Target Areas. A subset of Low/Mod areas where code enforcement activities are eligible for CDBG support, this target area category accounted for 2.1% of all expenditures. This was the most expended for this target area category in the three years of the current Consolidated Plan. Over \$9.3M was spent in these areas. The source of most funding was general funds, although CDBG contributed \$1.3M.

Strategic Demolition Target Areas. The percentage of funds expended for strategic demolitions (1.25%) was close to the 1.27% projected. The amount of State funds expended for strategic demolition rose in PY 2017 although the number of demolitions declined slightly to 509. The number of strategic demolitions continues to lag significantly from the amount projected in the 2015 – 2020 Consolidated Plan.

Please see section *Appendix I. 2. CR-15 Resources and Investments* at the end of this document for additional narrative and maps examining the geographic distribution of activities funded with Consolidated Plan resources. Due to character limitations imposed by the eCon Suite software; these materials do not fit in the space available.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

HOME PROGRAM

The total costs from all sources of funding (HOME, other loans from federal, state and local sources, as well as private loans and grants) for the projects eligible for reporting during this period was \$37,620,652. HOME program funds in the amount of \$2,230,035 leveraged \$35,390,617 in other private and public funds and represent 6% of total project costs.

DHCD expects five HOME projects will be completed and fully leased by the end of the next fiscal year. Franklin Lofts & Flats and Bon Secours' New Shiloh Village II have finished construction and are currently leasing. Metro Heights at Mondawmin, North Avenue Gateway II, Historic East Baltimore III and L on Liberty are all under construction. These projects will combine \$90,266,842 of funding with \$5,800,000 of HOME funds, about 6% of the \$96,066,842 total funds.

CDBG Program

The \$1,110,000 in CDBG funds spent on direct homeownership assistance by DHCD for down payment and closing cost support leveraged \$31,523,310 in private mortgage funds for the purchase of 222 houses during CFY 2018. Every dollar of CDBG funds helped leverage \$29.40 dollars in other funding.

CDBG expenditures for 108 repayments decreased by \$856,500 in CFY 2018 to \$1,833,974 over 2017 levels. This amount accounted for almost 11% of all CDBG expenditures for the fiscal year. The one 108 loan still being repaid with CDBG funds that still has projects under construction is the EBDI 108. CFY 2018 saw the completion of a new hotel and the construction of more market rate housing in the EBDI Phase I site. As most of the expenditures for these activities had taken place in CFY 2017, there was not a substantial increase in total expenditures in the 108 foot print and the ratio of 108 loan funds (\$21,200,000) to total expenditures at the site rose slightly to 1:27. This leverage ratio is still surpassed by the Warner 108 loan (1:32.3).

ESG Program

The 2017 Emergency Solutions Grant funds were matched with \$9,186,650 in local general funds and \$2,450,910 in state funds.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	9,946,712
2. Match contributed during current Federal fiscal year	1,100,000
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	11,046,712
4. Match liability for current Federal fiscal year	398,975
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	10,647,737

Table 5 – Fiscal Year Summary - HOME Match Report

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Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
8256	11/16/2016	600,000	0	0	0	0	0	600,000
8290	04/19/2017	500,000	0	0	0	0	0	500,000

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
1,346,424	2,570,723	35,195	0	3,881,952

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	12,605,736	0	0	0	0	12,605,736
Number	1	0	0	0	0	1
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	12,605,736	0	12,605,736			
Number	1	0	1			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

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Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	21	583
Number of Non-Homeless households to be provided affordable housing units	1,642	1,542
Number of Special-Needs households to be provided affordable housing units	1,026	671
Total	2,689	2,796

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	849	1,115
Number of households supported through The Production of New Units	190	433
Number of households supported through Rehab of Existing Units	1,650	1,248
Number of households supported through Acquisition of Existing Units	0	0
Total	2,689	2,796

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The actual number of households supported through production of new units was more than twice the projected amount. This difference may be due to incorrect goal tabulation rather than an abundance of production which, while respectable, was not stellar. The 433 unit total is a mixture of rental and homeownership production. They include: 95 new construction rental units funded by the HOME program and 16 rehabbed rental row house units in east Baltimore units funded with CDBG and 1 with

HOPWA moneys. 222 low-income renter households became homeowners with modest (\$5,000) CDBG downpayment support and another 80 were assisted with other sources.

The number of households in existing affordable units who were helped by having their units rehabilitated fell short by 402 units, almost 25% of the goal. The shortfall was largely due to three RAD projects, notably McCulloh Homes Extension with 350 units, beginning but not completing construction before the fiscal year ended. These units will come online during CFY 2019 marking the end of a five year period that saw an unprecedented number of units in the publically subsidized housing inventory rehabbed and preserved. RAD accounted for the majority of these units, but the State of Maryland also supported thousands of non-RAD rehabs.

The 15% shortfall in the number of special needs households provided housing was primarily due to fewer households receiving HOPWA funded tenant based rental assistance (TBRA) than projected. Also contributing was a somewhat lower than anticipated number of HOME units completing construction during the fiscal year. The HOME program remains on track to surpass its overall five-year rental goal and in CFY 2018 reached its five-year UFAS goal.

The HOPWA program in the Baltimore EMA has been able to successfully house 534 households with permanent housing, in the form of TBRA. HOPWA does not require that households be homeless in order to qualify for assistance. Because this housing is permanent, applicants are often maintained on the waiting list for years. When a slot does open those persons that were homeless at the time of application tend to be in living situations that do not meet the HUD's definition of homelessness. STRMU assistance was provided to 113 households. This STRMU assistance is utilized to prevent the homelessness of persons living with HIV/AIDS.

The number of permanent supportive housing units made available for homeless special needs households exceeded the initial estimate significantly due to the creation of several new Permanent Supportive Housing projects, overleasing underspending rental assistance projects, and new private funding. MOHS also leverages approximately 800 Section 8 homeless set aside vouchers, pairing them with supportive services, to complement the units provided directly by MOHS.

Discuss how these outcomes will impact future annual action plans.

Over the course of the first three years of the current Consolidated Plan affordable housing production has, with the exception of HOPWA TBRA and critical repairs for low-income owner occupant households, largely met annual action plan goals. The 2020 annual action plan, the last one of the five-year period, will support the continuation of this trend, particularly making sure resources are in place to meet production of affordable rental units. It is also likely to expand the amount of funding available for owner occupant rehab in an effort to close the goal gap and address the ever growing demand for this category of housing assistance.

Due to HOPWA Modernization the Baltimore EMA is expected to lose approximately \$3 million over the next five years. This drastic loss of funding would ultimately create a decrease in the number of households expected to be served. The goal will be to prevent any households from becoming homeless due to the loss of funds. Given this projection, an assessment of the need will need to take place. The Mayor's Office of Human Services is working in partnership with Baltimore City Health Department and Maryland Department of Health to conduct an assessment. The goal is to determine the housing needs

of those living with HIV/AIDS and develop a plan to address the needs identified after the completion of the assessment.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	120	33
Low-income	264	11
Moderate-income	208	51
Total	592	95

Table 13 – Number of Households Served

Table 13 includes tallies of households that received newly constructed rental housing supported with HOME (95 units); households in new affordable rental units created through CDBG funded rehabilitation (16 units); homeowners that received CDBG funded downpayment assistance in buying an existing home (222 units); owner households that were assisted with CDBG in making critical repairs to their homes (174 units); rehab admin support for renters in existing affordable housing (160 RAD units) and rehab of houses for new low-income homeowners (20 units). The overall number served increased slightly over that of CFY 2017.

Almost two-thirds of all households that received housing assistance with HOME or CDBG funds earned 50% or less of AMI in CFY 2018. This was an increase of over 8% from the prior year. The percentage of those assisted in the 31 – 50% AMI category increased by over 10% from CFY 2017 and accounted for 40% of all households served. The number of moderate income households served declined by 8% to 38% of the total while the number of extremely-low income served declined by 3% to 22% of the total. In all categories existing and new homeowners dominated household types assisted. In a reversal of prior year patterns, renters assisted concentrated in the moderate income category normally occupied by homeowners assisted, who now dominate the low-income category. While the costs associated with renter assistance remains greater on a per capita basis, it is much less pronounced than in the past as the amount spent on rehab assistance to existing homeowners has risen.

During the program year, 641 housing units complying with standards found at *Sec. 215 Qualification as affordable housing* of the National Affordable Housing Act of 1990 were created with Consolidated Plan resources. This includes the 111 units of new rental housing funded with HOME and CDBG dollars, the 222 units whose owners received CDBG assistance to purchase their home; the 160 RAD units that received rehab admin support and 128 units of owner occupied housing in which critical repairs were made.

Efforts Taken to Address Worst Case Needs

[Due to character limitations imposed by eCon Suite, the narrative describing efforts taken to address worst case needs does not fit in the space available. The narrative is found in Appendix I.3- CR 20 Affordable Housing at the end of this document.]

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

Objective 1: Coordinate Street Outreach Efforts

The City convened weekly meetings of street outreach providers (including ESG subrecipients) throughout the fiscal year, coordinating outreach schedules and geographic coverage area, and conducting case conferencing. Across the CoC, over 1,057 unduplicated people were unsheltered and received street outreach services. Approximately 40% of street outreach clients across the Continuum of Care exited to successful destinations (shelter, some institutions, temporary, and permanent housing).

Objective 2: Increase Coordinated Access Navigator Staffing

Housing navigators assess and assist unsheltered and sheltered households for a variety of housing options, including permanent housing openings that are filled through the city's Coordinated Access system. Housing navigators are located at drop-in centers, shelters, and on outreach teams.

The City utilized 2017 Supplemental ESG funds to increase assessment and case management capacity in emergency shelters, bringing caseloads to best practice standards in the two largest shelters (Sarah's Hope and Weinberg Housing and Resource Center). Additional case managers for street outreach to unsheltered persons was secured through increased city general funds, community partners such as Behavioral Health Systems Baltimore, and privately raised funds facilitated by the City.

Over the course of the fiscal year, the city increased the number of trained housing navigators to 335, increasing intake, referral, and assessment capacity for homeless households to access permanent housing. Street outreach referrals made up 31% of all permanent housing placements made through Coordinated Access placements, up from 20% reported in the previous CAPER.

Objective 3: Monitor City-Funded Projects for Coordinated Access Compliance

The City incorporated Coordinated Access compliance measures into annual monitorings of subrecipients, and City staff provided in-depth training and technical assistance to street outreach providers in assessing need of unsheltered persons via a vulnerability and homeless history assessment.

Addressing the emergency shelter and transitional housing needs of homeless persons

Objective 1: Increase exits to permanent housing and reduce length of stay

The number of homeless persons served in emergency shelter, transitional housing, and safe haven rose slightly in FY2017 and FY2018, to a total 5305 people annually. While the average length of time

continued to reduce significantly and shelters experienced greater turnover, a large reduction in transitional shelter beds (100) impacted the total number of people served. Over the course of the last three years, the City has reduced the length of time homeless by 30%. The city and Continuum of Care worked together to significantly increase rapid re-housing and permanent supportive housing opportunities, which allowed households to move more quickly through the shelter system. Exits to permanent housing increased by 4%, and returns to homelessness within 2 years remained consistent at approximately 14%.

Objective 2: Implement Coordinated Access for entry into emergency shelters and transitional housing

Due to the release of new HUD regulations that went into effect in January 2018 for Coordinated Access, this goal was postponed until Program Year 2018 and 2019.

Objective 3: Increase shelter beds for homeless youth

ESG funds were utilized to open the City's first shelter for transition-aged youth, 18-24. The facility is operated by the Historic East Baltimore Community Action Coalition and has 10 beds. The City also supported the development of host homes, an alternative to emergency shelter that matches youth with adults who own their home to homeshare.

Objective 4: Provide professional development and resource-sharing opportunities for staff at shelters and transitional housing programs to increase program outcomes and quality service delivery.

In FY2018, homeless service providers were offered over twenty days of low-cost trainings (\$25 per participant or less) coordinated by the city, and funded in part by private foundation partners and the Continuum of Care board. Additionally, the city provided technical assistance to shelters and transitional housing providers throughout the year to revise their program policies and procedures to include best practices, build cultural competency, reduce barriers, and implement housing first approaches. The city also convened roundtables by project type to problem-solve common service issues and provide coaching and mentoring.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Objective 1: Provide comprehensive eviction prevention services to families at-risk of homelessness that include legal counseling, landlord-tenant mediation, and rental and utilities arrears.

Over 2,911 persons at risk of homelessness received assistance to prevent an eviction through the city and Continuum of Care partner agencies in FY2018. Services provided included financial and legal counseling, direct financial assistance, and landlord-tenant mediation.

Objective 2: Use Coordinated Access framework to help hospitals, corrections programs, mental health and substance abuse facilities, and mainstream social services programs make appropriate

housing referrals for their participants experiencing homelessness. Coordinate with publicly funded institutions and systems of care to reduce discharges into homelessness.

Of the 45 new housing navigators trained by the city in FY2018 to use Coordinated Access, approximately 30% were staff at hospitals, mental health and substance abuse treatment facilities, and police. The city continued to partner with local hospitals, outreach, police, and EMS activities. These efforts are aimed at reducing the number of people who are referred from other systems of care and who are most likely to become homeless so they can be diverted from the homeless system if possible. The city continued facilitating the CoC's workgroup on youth and young adult homelessness in FY2018, which is currently partnering with the local child welfare agency to reduce the number of youth aging out of or running away from foster care, as well as the Department of Juvenile Services to reduce the number of older youth that are discharged without stable housing. This included entering into an MOU with HABC and the PCWA to streamline referrals for FUP vouchers.

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

Objective 1: 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.

The city and Continuum of Care updated the ESG and CoC written standards, which apply a minimum set of requirements for all programs receiving public funds for homeless services. These standards are rooted in housing first, trauma-informed care, person-centered services, and emphasize cultural competency in working with youth, LGBTQ+ individuals, elderly, and other special populations. The city coordinated 10 housing first trainings for permanent housing providers.

Objective 2: Increase the number of rapid re-housing slots for families, individuals, and unaccompanied youth.

The City expanded funding for rapid re-housing program serving families, adults, and youth, adding enough capacity to serve over 200 additional households each year.

Objective 3: Increase PSH beds and form new community partnerships to increase regular affordable permanent housing dedicated to homelessness.

The City entered into an MOU with HABC and DHCD to renovate and dedicate family public housing units to homeless families, which will be identified and referred through the CoC's Coordinated Access System. CDBG and HABC funds will fund the construction/renovation, and MOHS will provide supportive services. The City also launched a new Medicaid pilot program with Health Care for the Homeless and the Maryland Department of Health to create new permanent supportive housing for over 100 medically-vulnerable, chronically homeless households.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

During CFY 2018, ORS continued to operate youth training programs in the employment fields of construction and MicroSoft certification with the goal of providing greater opportunities to public housing youth ages 18 to 24 in order to achieve economic self-sufficiency. During CFY 2018, emphasis shifted to skills training in various occupations using training partners. A key partnership with the Baltimore City Community College (BCCC) prepares housing residents for success in training programs. Located on-site at six computer labs, BCCC focuses on increasing literacy proficiency.

Jobs Plus Program—HABC was awarded a four year grant in the amount of \$2,498,734 to target services to the residents of Gilmore Homes that will result in long term, sustainable employment. Located in the Sandtown Winchester community of West Baltimore, Gilmore Homes is considered one of the most economically challenged family developments in HABC inventory. The term of this initiative is 9/26/16 through 9/25/2020 with the major components begun in 2018.

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

[Due to character limitations imposed by the eCon Planning Suite program, tables summarizing actions taken to address resident's needs and improve the physical condition of public housing do not fit in the space available. These tables are found in Appendix I.4- CR 30 Public Housing at the end of this document.]

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

Efforts begun by the Housing Authority of Baltimore City, working through its Office of Resident Services (ORS) in cooperation the Resident Advisory Board (RAB), several years ago to build capacity of the Resident Councils to organize and train residents to become involved in management and service implementation at their developments again suffered during FY 2018. Participation in the Rental Assistance Demonstration (RAD) program under which HABC has relinquished ownership of over 2,400 units at a number of developments which has resulted in the loss of some fifteen Resident Councils being supported by the ORS/RAB.

The Housing Choice Voucher Homeownership Program (HCVHP) allows a qualified family to convert its housing choice voucher rental assistance payment into mortgage assistance for a fifteen year period.

During FY 2018 several workshops were held to connect families to increased down payment assistance. Families employed by educational institutions, hospitals and City agencies were all informed of additional funds available when purchasing a home with the HCVHP.

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

Reasons for termination (24 total) include:

- 7 Families failed to recertify
- 9 Families were over-income
- 4 Deaths
- 3 Families voluntarily left the program
- 1 Family foreclosed

Actions taken to provide assistance to troubled PHAs

Not applicable. HABC is not a troubled housing authority.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

As noted in the Consolidated Plan, Baltimore City does not support public policies that 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.

One public policy element identified in the City's Analysis of Impediments is undue restrictions on the number of persons living in group homes. Removing these restrictions will require action on the part of the Baltimore City Council. During PY 2017, the City Council did not remove existing restrictions or impose new ones and at year's end the law remains unchanged.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

In the Address Obstacles to Meeting Underserved Needs portion of the Other Actions section of the CFY 2018 Annual Action Plan, it was noted that the 5-Year Consolidated Plan showed that the City has a large number of households with housing needs and the City would address the needs of some of these households through available Annual Plan resources. Specifically, the Plan stated that it would use "funds to provide rental assistance using HOPWA resources; HOME and CDBG resources will be used to develop affordable rental and homeownership units. Additionally, existing homeowners are to be assisted through programs that (a) offer loans and grants to address code and health and safety issues; and (b) assist households at risk of losing their homes through foreclosure counseling. The implementation of the ten-year plan to end homelessness will assist chronic homeless individuals with accessing affordable housing."

As Table 1 in module CR-5 – Goals and Outcome at the beginning of this document shows, these actions were successfully carried out. Specifically, in the third year of the current Consolidated Plan program resources were used to achieve the following: HOPWA provided 534 households with tenant based rental assistance; HOME funds were used to create 95 units of new affordable rental housing; CDBG funds were used to create 21 units of affordable homeownership, assist 270 homeowners address code and health and safety issues and provide 585 households with foreclosure counseling.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

In CFY 2018, the Baltimore Housing Lead Hazard Reduction Program made 83 homes lead safe and protected 99 children six and under from lead hazards. Approximately, 202, older children and adults were also protected from the preventable disease. Most of the households who received services were low- income and moderate income. Approximately 32 families had incomes between 0-30 percent AMI; 25 families had incomes between 30-50% AMI; 25 families had incomes between 50-80 % AMI; and 1 family was over 80% AMI. The racial and ethnic breakdowns of those served are as follows: 226 African Americans, 27 Caucasians, 0 Hispanics, 0 Asian /Pacific Islander, 2 Native American/Alaskan Native, and 14 other. There were 61 female headed households and 22 male headed households. Also, 34

households contained a disabled person or a person with special needs. Every participant received education on lead hazards, sources of lead-based paint poisoning, and ways to reduce and eliminate such hazards; cleaning kits to reduce lead levels before lead risk reduction work began; and post remediation education for purposes of maintenance of work. Participants' homes were screened for eligibility and tested for lead hazards. Lead hazards identified were treated through abatement and/or interim controls. These efforts were directed at both secondary and primary prevention, providing remediation in homes of children who have or have not been lead poisoned.

In addition to the Baltimore City agencies efforts, a CDBG-funded nonprofit organization also implements a healthy homes initiative. The Green and Healthy Homes Initiative's (previously the Coalition to End Childhood Lead Poisoning) Safe At Home Baltimore project reduced childhood lead poisoning, pervasive residential lead-paint hazards and other home-based environmental health and safety hazards (allergens, mold, mildew and general safety hazards) in 82 older, low- to moderate-income housing units. Building on the Green and Healthy Homes Initiative's *Windows of Opportunities Comprehensive Action Plan for the Elimination of Lead Poisoning in Baltimore*, the Safe at Home Baltimore Project concentrates its efforts in Baltimore neighborhoods targeted by the City's Lead Poisoning Prevention Initiative. The Green and Healthy Homes Initiative is also a funded partner with DHCD for community education, healthy home visits, post-remediation services and program consultation.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Baltimore Community Action Partnership (CAP) administers services and delivery systems that promote self-sufficiency and provide opportunities for low-income households. This program operates five geographically dispersed Community Action Partnership Centers located in Govans, Park Heights, Cherry Hill, Highlandtown, and Oliver.

In keeping with the City's priority of building stronger neighborhoods, the CAP centers aim to reduce and prevent the causes and effects of poverty by directing resources to programs that assist, educate, and promote economic stability. CAP works to reduce the number of poverty-level families by providing case management and a variety of other services to address food and nutrition, financial literacy and housing and energy needs. CAP also provided free tax preparation and asset development services.

During CFY 2018, ninety-nine persons were Section 3 hires on construction projects funded by the HOME program.

The CDBG program funds a number of non-profits to provide job and employment readiness training to low- and moderate-income persons. In CFY 2018, Maryland New Directions assisted 269 low- and moderate-income individuals with employment preparation, career counseling, life skills training, computer literacy training, job placement and follow up services to help find and retain jobs; the Caroline Center provided job training/education to 212 low income women to enable them obtain jobs through a 15 week tuition-free program that includes soft skills training and occupational skills training in geriatric nursing and as a pharmacy technician; Chesapeake Center for Youth Development through the Workforce Development Program in Brooklyn/Curtis closed prior to the end of the fiscal year, however 24 low income residents were assisted in moving from poverty to self sufficiency by providing Job Readiness/Life Skills training classes, publish job opportunities and organize job fairs. Druid Heights CDC assisted some 76 ex-offenders integrate back into society through job training and

employment opportunities. Living Classroom Foundation's Workforce Development Center provided workforce development services for 78 public housing residents from Perkins Homes, Douglass Homes, Latrobe Homes and Albemarle Square

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

During program year 2017 Baltimore City developed three programs to help fund affordable housing and community development activities. They are:

The Community Catalyst Grants Program (CCG) is a competitive awards program, managed by the City's Housing Department, that supports community-driven revitalization efforts. The program annually offers \$3 million in capital funds and \$2 million in operating funds to neighborhood-based development organizations to advance neighborhood revitalization projects.

The Neighborhood Impact Investment Fund, creates a funding pool for neighborhoods that experience difficulty in generating private investment. The fund will be overseen by a nonprofit board and have full time staff. The City will seed the Fund with some \$50M in public moneys. The board will attract additional private investment to the Fund.

The Affordable Housing Trust Fund will annually provide \$20M in public funding for projects that create affordable housing for households earning 50% or less of AMI. The Fund will be overseen by a board appointed by City government based on requirements established by a charter amendment approved by voters in 2016.

It is anticipated that the three programs will make their first grants and loans during program year 2018.

Program year 2017 also saw significant restructuring of the Baltimore City Department of Housing and Community Development (DHCD) following its separation from the Housing Authority of Baltimore City (HABC) in program year 2016. The two entities had functioned as a joint agency for forty-nine years. DHCD added new staff and departments and realigned existing staff. It added a Chief of Operations position, divided housing and code enforcement into two departments and created IT, Policy & Partnerships and Strategic Communications departments.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Government agencies, for-profit and nonprofit organizations all work to coordinate services for individuals in public and private housing. CAP continues to work with these entities to address community needs. "Pop Up" locations in areas outside of the immediate center neighborhoods are used to increase the visibility and access to programs. In addition, CAP provides energy assistance grants to qualifying households receiving Section 8 vouchers and conducts energy assistance clinics at area senior buildings.

The Mayor's Office of Human Services – Homeless Services Program (HSP) is the City's Continuum of Care lead applicant. HSP administers Housing Opportunities for Persons With AIDS (HOPWA) for the Baltimore Eligible Statistical Metropolitan Area. HSP also administers a number of federal, state and local grants that target homeless and disabled persons and families. Persons living with HIV/AIDS and

are homeless receive priority for eligibility purposes.

HSP and its grantees use Coordinated Access System, with a priority and focus on the chronically homeless, to place homeless persons into permanent supportive housing. Coordinated Access enables clients to apply for multiple programs in one place, rather than having to apply separately at each location. The vision for the Coordinated Access system is “to ensure that individuals and families at-risk of or experiencing homelessness will have an equitable and centralized process for timely access to appropriate resources, in a person-centered approach, which preserves choice and dignity.”

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

This section sets forth the steps taken by the Baltimore City Department of Housing and Community Development (DHCD) and the Housing Authority of Baltimore City (HABC) and to affirmatively further fair housing during the period July 2017 through June 2018.

In CFY 2012 Baltimore City and Anne Arundel, Baltimore, Harford and Howard Counties completed a new Analysis of Impediments to Fair Housing (“AI”). The AI contained sections specific to each jurisdiction and a section that addressed regional impediments to fair housing. Baltimore City submitted its AI section to HUD on May 17, 2012. During program year 2017 these regional partners began a new AI/ Affirmatively Furthering Fair Housing study that is anticipated to be completed by late in calendar year 2019.

Due to character limitations imposed by the eCon Suite program, the table listing analysis of impediment goals, and the actions taken during CFY 2018 to address these impediments, do not fit in the space available. These tables are found in Appendix I. 5. CR 35 Other Actions at the end of this document.

CR-40 - Monitoring 91.220 and 91.230

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

CDBG - DHCD 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 is to ensure compliance with applicable Federal, state and local laws, regulations, policies and procedures and to safeguard against improper use of Federal funds. Program and Financial Compliance Officers are responsible for conducting the necessary monitoring of subrecipients awarded CDBG funding. The primary purpose of the monitoring process is to ensure that all subrecipients are maintaining appropriate documentation to support the applicable CDBG national objective(s) and eligibility category(s) outlined in their agreement. 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 and allied matters. 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 detailing the outcome of the monitoring and requesting the agency to address findings if any.

HOME - DHCD provides, through its Office of Project Finance, a comprehensive review of the HOME projects that have benefited from receiving HOME funds. 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. Monitoring policies and procedures have been developed that address compliance with regulatory obligations, eligibility of HOME funded activities and internal management controls. The goals of monitoring are to identify deficiencies and provide corrective measures to improve reinforce or augment program performance in the management and administration of HOME funds.

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 in compliance with program rules and regulations. MOHS monitors programs of an agency as a whole including ESG, HOPWA, and six other State and Federal programs. A monitoring checklist, modeled on the one that HUD uses to monitor its grantees, is used in the review process. It 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 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.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The following notice of the draft CAPER's release was published in the Baltimore Sun on Saturday November 10, 2018.

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT FOR THE ESG, HOPWA, HOME, AND CDBG PROGRAMS

The City of Baltimore will release on November 15, 2018 a draft Consolidated Annual Performance and Evaluation Report (CAPER) for the federally funded Emergency Solutions Grants (ESG), Housing Opportunities for Persons With AIDS (HOPWA), HOME Investment Partnership (HOME) and Community Development Block Grant (CDBG) programs. The draft CAPER covers Program Year 2017 activities – July 1, 2017 through June 30, 2018. The report identifies financial resources received through the ESG, HOPWA, HOME and CDBG programs; describes activities funded through these programs; and assesses the City's success in meeting goals contained in the Consolidated Plan covering the July 2015 through June 2020 time period. Following the public comment period, the CAPER will be submitted to the U.S. Department of Housing and Urban Development (HUD) on or about November 30, 2018.

The draft report will be available for review and comment at 417 E. Fayette Street, Room 1101 and on the Baltimore City Department of Housing and Community Development website – www.DHCD.baltimorehousing.org. Questions and comments concerning the CAPER should be directed to Steve Janes at 410-396-4051 or by e-mail at steve.janes@baltimorecity.gov.

Written comments on the draft CAPER will be accepted until 4:30 p.m. November 29, 2018. A summary of comments received and responses to comments will be submitted to HUD as part of the final document.

Michael Braverman
Commissioner
Baltimore City Department of Housing and Community Development

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

This CAPER covers the third year of the current Consolidated Plan's five years during which the objectives identified in the Plan have been, for the most part, substantially met. Given the relatively successful level of attainment achieved, and that only one Annual Action Plan remains to be produced under this Consolidated Plan, no changes are currently contemplated in program objectives. In reaching this conclusion the following elements found in the Self Evaluation section of the old CAPER format were considered.

- ***Are the activities and strategies making an impact on identified needs***

Yes. As an example, the current Consolidated Plan was the first to identify the rehabbing of existing publicly subsidized housing as a major goal. This was done as many thousand of such units were, due to age, at risk of being lost. This Con Plan period has coincided with the greatest refurbishment of the existing affordable housing inventory in the history of the city. This effort will make a major difference in the quality of life of thousands of low-income households for decades to come. Major redevelopment efforts also had a good year: the mixed income Poppleton project was finally under construction; the new hotel at EBDI overlooking Eager Park finally opened; the last phase of rental units at Orcahrd Ridge were completed. All of these projects have revitalized blighted and disinvested areas and created, or are creating, viable mixed income neighborhoods.

- ***What barriers may have a negative impact on fulfilling the strategies and overall vision***

The ongoing inability of some CDBG funded nonprofit housing providers to access capital in a timely fashion to carryout rehab and new construction projects remains a major problem in completing neighborhood based revitalization strategies and creating special needs housing. While some providers, particularly those carrying out major rehabs of existing housing, have thrived, others have moved at a glacial pace because they could not attract capital. As noted in the institutional structure section of CR-35 Other Actions, new sources of capital will be available starting in program year 2018 that may alleviate some funding problems.

- ***Are any activities or type of activities falling behind schedule***

In addition to the above referenced homeownership and rental projects, the number of structures demolished continues to significantly lag projections. Under the current Con Plan only 1,433 structures have been demolished, slightly more than half of the three year goal. The number of low-income homeowners who get assistance to address critical housing systems is also off the pace needed to meet its five year goal of 2,000 units rehabbed. After three years 1,134 units have been rehabbed about 57% of the total needed. Neither demolitions nor homeowner rehabs are likely to make up the needed difference in the two years that remain under this Con Plan.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

Yes

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Two 108 Program funded industrial site redevelopment projects, known as the Warner Street and Montgomery Park 108 Projects, were awarded Brownfields Economic Development Initiative (BEDI) grants in addition to 108 loan funds. Formerly used in conjunction with the 108 program, BEDI grants were designed to assist cities with the redevelopment of abandoned and underused industrial and commercial property by enhancing either the security of the 108 loans or the viability of the projects financed with 108 loans.

The Montgomery Ward project received a BEDI award of \$1,000,000 and Warner-Acme \$975,000. For both projects, the BEDI grants serve as a reserve 108 loan repayment source in the event that a payment is not made. Once the 108 loans have been entirely repaid, the BEDI funds will be treated as CDBG program income and become part of the City's CDBG program and be expended for CDBG eligible activities. During CFY 2018 the annual principal payments were made in July of 2017 and the annual interest payments in February of 2018 for both 108 loans and BEDI funds remained in reserve untouched.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

During the City's fiscal year (July 1, 2017 – June 30, 2018), fifty (50) file inspections were conducted at forty-four (44) properties. 567 separate files were inspected. There were zero (0) properties cited for non-compliance. Since Baltimore City conducts inspections based on the calendar year not the fiscal year, seventeen (17) active HOME projects will have been file inspected after the fiscal year. Approximately 142 files will be inspected during that time. Four (4) active projects are not due for an inspection in 2018.

The results for the Fiscal Year 2018 Physical Inspections are as follows. For this reporting year, inspections occurred at thirty-eight (46) properties. Of the 46 properties, thirty-six (36) passed their initial inspection and the remaining ten (10) passed upon re-inspection. There were no properties cited for non-compliance at that time. The results of one property (Baltimore Station) were inconclusive as they were in the midst of renovations at the time of inspection. The property will be re-inspected when renovations are complete. Eighteen (18) active properties will be inspected after the FY 18 and five (5) properties are not due for an inspection in 2018.

[Due to character limitations imposed by eCon Suite program, detailed inspection lists categorizing physical and file inspections by inspection time period do not fit in the space available. These lists are found in Appendix I.6 CR 50: HOME Grantees.]

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

During the reporting period HOME staff continued to implement the Regulations set forth at 24 CFR 92.351 by referencing the affirmative marketing provisions in all documents and security instruments signed by the Borrowers. The loan document holds the Borrower legally accountable and establishes compliance, which is a condition of receiving HOME funds. Non-compliance triggers default under the terms of the HOME loan. Borrowers participating in a HUD multifamily housing program administered by the Office of Project Finance (OPF) are required to carry out a marketing program to attract prospective tenants of all minority and non-minority groups within the housing market area regardless of race, color, religion, sex, disability, familial status or national origin. During the onsite compliance monitoring, the compliance staff reviews evidence of compliance with the written agreement.

While implementing Baltimore City's HOME Program, several methods are utilized to ensure that all HOME recipients are aware of and comply with Affirmative Marketing Provisions of the Fair Housing Act.

Baltimore City's Affirmative Marketing Policy is further described in the Department's Letter of Intent, Commitment Letter, and security instruments for all projects receiving HOME funds.

All Community Housing Development Organizations (CHDO's) and for-profit property managers of HOME-assisted rental projects are required to display the federal FHEO and drug-free workplace signs in areas visible to the public. In addition to any general marketing activities, each rental housing development must carry out an affirmative marketing program. The affirmative marketing efforts are to include but not be limited to groups that, because of the development's location or other factors, are

considered 'least likely' to apply for housing at the development. The affirmative marketing program must also include outreach efforts to all persons with disabilities. In addition, those developments with accessible or adaptable apartments are to include, in their affirmative marketing program, specific outreach efforts to persons with physical disabilities.

Baltimore City continues to monitor affirmative marketing efforts through the annual certification of the project's tenant demographic information and continues to provide training for both for-profit and non-profit developers. Regulatory information is mailed annually to assist owners and property managers in their compliance efforts.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

The HOME PROGRAM began the fiscal year with \$1,346,424.34 in program income and collected \$2,570,722.57 during the fiscal year. \$420,480.07 of the balance on hand was committed to the project known as L on Liberty from which \$35,195 was drawn during the year. Once completed L on Liberty will bring 71 affordable units to downtown Baltimore consisting of thirty-two (32) one bedroom, thirty-one (31) two bedrooms and eight (8) three bedroom units. Fourteen (14) units are dedicated to tenants at 30% or less of the area median index, forty-six (46) units at 40% or less and eleven (11) at 50% or less.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

The commitment of HOME funds and their mandatory period of affordability is the primary method that the Department of Housing and Community Development/Office of Project Finance uses to foster and maintain affordable housing, but it is not the only method. When available, Baltimore City bond funds are used to fund the construction and rehabilitation of affordable rental and homeownership projects.

The Office of Project Finance contributed \$1,000,000 of city bond funds to the construction Restoration Gardens II. Restoration Gardens II is a forty-two (42) unit new construction dedicated to housing young adults who are between the ages of 18 and 24 and aging out of the foster care system. HABC is providing renewable Housing Assistance Payment "HAP" contracts to all of the residents. Construction was completed and leasing began during the fiscal year.

The Office of Project has lent its support to seven (7) potential LIHTC projects in the latest Tax Credit round. The projects are located in choice, distressed and commercial markets throughout Baltimore City incorporating parts of neighborhoods that include Union Square, Gwynn Oak, Hampden, Downtown and the first phase of the Perkins/Somerset/Oldtown Transformation Plan. If approved, these projects could provide up to three hundred ninety three (393) affordable housing units.

CR-55 - HOPWA 91.520(e)**Identify the number of individuals assisted and the types of assistance provided**

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	100	113
Tenant-based rental assistance	759	534
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	98	29
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0	3
Total	957	679

Table 14 – HOPWA Number of Households Served

Short-term rent, mortgage and utility payments:

Five HOPWA-funded programs, Baltimore County, Carroll County, Chase-Brexton Health Services, Project PLASE and University of Maryland, Baltimore Institute of Virology assisted one hundred thirteen (113) HOPWA eligible households to stay in their homes through short-term rental, mortgage and utility assistance funds.

Rental assistance:

A total of 759 rental subsidies were planned for persons living with HIV/AIDS across the Baltimore EMSA from the FY 2017 Allocation. 534 households were provided assistance during the year. Five counties in the EMSA have directed the majority of their funds to tenant-based rental subsidies. In most counties, TBRA is administered through the housing agencies. This is consistent with the goals of increasing availability of affordable housing opportunities and housing for the disabled.

Facility-based housing:

The goal to create 98 permanent housing units for persons living with HIV/AIDS during FY 2017 was not met. However, 29 permanent housing units and 3 transitional units were utilized during the year through Project PLASE's Permanent and Transitional Housing Programs. Project PLASE, which was anticipated to expand one of its projects was defunded. Twenty-five (25) permanent housing slots would have been designated to serve medically fragile PLWHAs. The City will continue to develop partnerships to expand the resources made available to PLWHAs.

CR-60 - ESG 91.520(g) (ESG Recipients only)ESG Supplement to the CAPER in *e-snaps***For Paperwork Reduction Act****1. Recipient Information—All Recipients Complete****Basic Grant Information**

Recipient Name	BALTIMORE
Organizational DUNS Number	140231759
EIN/TIN Number	526000769
Identify the Field Office	BALTIMORE
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Baltimore City CoC

ESG Contact Name

Prefix	Mr
First Name	Chris
Middle Name	0
Last Name	Rafferty
Suffix	0
Title	Deputy Director of Programs, Mayors Office of Human Services

ESG Contact Address

Street Address 1	7 E. Redwood Street
Street Address 2	0
City	Baltimore
State	MD
ZIP Code	21202-
Phone Number	4103964885
Extension	0
Fax Number	0
Email Address	chris.rafferty@baltimorecity.gov

ESG Secondary Contact

Prefix	
First Name	
Last Name	
Suffix	
Title	
Phone Number	
Extension	
Email Address	

2. Reporting Period—All Recipients Complete

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Program Year Start Date 07/01/2017
Program Year End Date 06/30/2018

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: BALTIMORE

City: Baltimore

State: MD

Zip Code: 21202, 3421

DUNS Number: 140231759

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Unit of Government

ESG Subgrant or Contract Award Amount: 128962

Subrecipient or Contractor Name: HEBCAC

City: Baltimore

State: MD

Zip Code: 21213, 3303

DUNS Number: 179992375

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 125000

Subrecipient or Contractor Name: House of Ruth

City: Baltimore

State: MD

Zip Code: 21218, 1627

DUNS Number: 145383642

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 79198

Subrecipient or Contractor Name: St. Vincent de Paul of Baltimore

City: Baltimore

State: MD

Zip Code: 21218, 5292

DUNS Number: 074929530

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 255159

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Subrecipient or Contractor Name: Health Care Access Maryland
City: Baltimore
State: MD
Zip Code: 21202, 1535
DUNS Number: 111256079
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 426043

Subrecipient or Contractor Name: Mercy Medical Center
City: Baltimore
State: MD
Zip Code: 21202, 2102
DUNS Number: 074943556
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 92174

Subrecipient or Contractor Name: Manna House
City: Baltimore
State: MD
Zip Code: 21218, 5320
DUNS Number: 166587006
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 43300

Subrecipient or Contractor Name: Health Care for the Homeless
City: Baltimore
State: MD
Zip Code: 21202, 4800
DUNS Number: 798562815
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 196550

Subrecipient or Contractor Name: Paul's Place
City: Baltimore
State: MD
Zip Code: 21230, 1817
DUNS Number: 029198921
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 154408

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Subrecipient or Contractor Name: Loving Arms, Inc.

City: Baltimore

State: MD

Zip Code: 21217, 3036

DUNS Number: 830006081

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 64427

Subrecipient or Contractor Name: Strong City Baltimore, Inc.

City: Baltimore

State: MD

Zip Code: 21218, 2405

DUNS Number: 089006613

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 154279

CR-65 - Persons Assisted**4. Persons Served****4a. Complete for Homelessness Prevention Activities**

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 18 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0

Total	0
--------------	----------

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	0
Female	0
Transgender	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 21 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	0
18-24	0
25 and over	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 22 – Age Information**7. Special Populations Served—Complete for All Activities****Number of Persons in Households**

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	0	0	0	0
Victims of Domestic Violence	0	0	0	0
Elderly	0	0	0	0
HIV/AIDS	0	0	0	0
Chronically Homeless	0	0	0	0
Persons with Disabilities:				
Severely Mentally Ill	0	0	0	0
Chronic Substance Abuse	0	0	0	0
Other Disability	0	0	0	0
Total (Unduplicated if possible)	0	0	0	0

Table 23 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes**10. Shelter Utilization**

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	179,215
Total Number of bed-nights provided	157,680
Capacity Utilization	87.98%

Table 24 – Shelter Capacity**11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)**

Outreach (HCAM): Returns to homelessness from permanent housing within 6 months- **1%**; Percentage of contacted households that engaged- **88%**; Successful placement from Street Outreach- **14%**.

Emergency Shelters (Salvation Army, WHRC, New Vision House of Hope, Loving Arms): Average Length of Stay- **213 days**; Percent of person exiting to permanent housing- **17%**; Returns to homelessness from permanent housing within 2 years- **19%**; Increase Earned Income- **4%** ; Increase Non-Earned Cash Income- **3%**; Increase Total Cash Income- **4%** ; Increase Mainstream Benefits- **3%** ; Utilization rate of units/Beds for homeless or formerly homeless persons- **87%**

Rapid Rehousing (SVDP, HCAM, Paul's Place): Percent of person exiting to permanent housing - **64%** ; Returns to homelessness from permanent housing within 2 years- **9%** ; Increase Earned Income- **21%** ; Increase Non-Earned Cash Income- **11%**; Increase Total Cash Income- **26%** ; Increase Mainstream Benefits- **15%**

CR-75 – Expenditures**11. Expenditures****11a. ESG Expenditures for Homelessness Prevention**

	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	491,192
Subtotal Homelessness Prevention	0	0	491,192

Table 25 – ESG Expenditures for Homelessness Prevention**11b. ESG Expenditures for Rapid Re-Housing**

	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
Expenditures for Rental Assistance	14,202	0	143,514
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	14,202	0	143,514

Table 26 – ESG Expenditures for Rapid Re-Housing**11c. ESG Expenditures for Emergency Shelter**

	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
Essential Services	83,819	43,678	334,955
Operations	0	0	0
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	83,819	43,678	334,955

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2015	2016	2017
Street Outreach	0	0	161,303
HMIS	0	0	0
Administration	0	0	0

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2015	2016	2017
	98,021	43,678	1,130,964

Table 29 - Total ESG Funds Expended

11f. Match Source

	2015	2016	2017
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	0	0	0
Local Government	0	0	5,062,044
Private Funds	0	0	0
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
Total Match Amount	0	0	5,062,044

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2015	2016	2017
	98,021	43,678	6,193,008

Table 31 - Total Amount of Funds Expended on ESG Activities

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APPENDICES

I.1. - I.6

APPENDIX I.1

CR-05 - Goals and Outcomes

CR-05 - Goals and Outcomes

Two major Consolidated Plan activities, major redevelopment areas and fair housing practices, are not specifically quantified in Table I of Section CR – 05. Below is a brief narrative summarizing progress made and actions taken under these initiatives in the past fiscal year.

I. Major Redevelopment Areas

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.

During CFY 2018, the Residence Inn by Marriott Baltimore at The Johns Hopkins Medical Campus opened to the public, creating jobs which are filled by local residents. The second phase of the Townes at Eager Park broke ground. 34 units are currently offered for-sale, and are part of larger efforts to diversify the residential market. The community's first Starbucks opened as part of the 1812 Ashland lab retail space, and is one of 15 national Starbucks that emphasize job training and working with local mbe/ wbe suppliers.

ORCHARD RIDGE – This project involves the new construction of 73 affordable homeownership units and 378 affordable rental units built on former public and FHA housing sites. Started in 2005, it is expected to be completed in the fall of 2019. Five rental and several homeownership phases have been completed.

The last homeownership phase is in predevelopment. The project is almost complete. Total Development Cost will be \$385,000,000

O'DONNELL HEIGHTS- The current master plan calls for a mixed-income development of approximately 925 units including row homes, two story walk-up flats and a low rise apartment building for senior citizens. The project started in the spring of 2010.

The future direction of this project is under review as part of HABC's Strategic Planning initiative due to changes in the State 2018 QAP regarding low income housing tax credits. The first phase of construction, consisting of 76 rental units, was completed in 2016.

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. Three rental phases and several homeownership phases have been completed. When complete, the project will include 322 units with a Total Development Cost of \$90,000,000.

All rental units were completed by the end of CFY 2018. 47 homeownership units were completed as of the end of the fiscal year.

POPPLETON – The Poppleton redevelopment initiative will replace or redevelop more than 500 vacant properties in a 13.8-acre footprint in west central Baltimore. It will include approximately 1,600 mixed-income, mixed-tenure residential units (1,178 homeownership and 477 rental) with approximately 52,000 square feet of retail and commercial space. Buildout is expected to require between 15-20 years and cost \$800 million and 475 rental units.

During CFY 2018 Phase 1A, Center West began leasing units in the first of the two buildings that are currently under construction. The project will create 262 units of rental housing and 17,500 square feet of retail. 52 units will be offered to households earning at or below 50% of the AMI. The City is completing the acquisition, relocation, and demolition in Phases 3 and 4 of the development area.

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-two acre site. Acquisition of the first 49 acres was completed in CFY 2016, the same year that demolition of dilapidated structures on the site began.

During CFY 2018, \$45 million in renovations began on Pimlico Elementary/Middle School, one of 11 schools that are part of the City's 21st Century Schools program. Works is expected to begin on a second school, Arlington Elementary in CFY2019. Park Heights is the only community to have two schools slated for redevelopment through the 21st Century program. DHCD began redeveloping 8 vacant homes across from Pimlico, one is complete and offered for-sale. Efforts continue on a new family housing development in the 4300 block of Park Heights Avenue and on a new senior housing development at the intersection of Wylie Avenue and Reisterstown Road.

UPLANDS – The Uplands redevelopment is located in west Baltimore on a former FHA housing site. 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. When completed, new development will consist of two rental and five homeownership phases on approximately 60 acres. One rental phase of 104 units and two homeownership phases totaling 74 units have previously been completed. Some 60 former residents of the Uplands Apartments are tenants in the new rental units.

During CFY 2018, all of the for-sale units were sold.

CENTRAL WEST BALTIMORE – Originally conceived as a HUD Choice neighborhood site, the project was not awarded a Choice implementation grant. During CFY 2016 it was however awarded tax credits for a 90 unit rental development that was to begin construction during CFY 2017.

No construction took place during CFY 2018.

PERKINS – This project entails the total redevelopment of the Perkins Homes and Somerset public housing developments as well as the redevelopment and revitalization of the adjacent Washington Hill and Dunbar Broadway neighborhoods and the Old Town Mall into a mixed-income, mixed use community.

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During CFY 2018 the City and HABC applied for a Choice Neighborhoods Implementation Grant for the Perkins/Somerset/Oldtown project. Following a HUD site visit, the project was awarded a \$30M grant shortly after the fiscal year ended. Work on implementing the redevelopment plan began in CFY 2018 and is planned to continue for six years. The Old Town/Somerset Redevelopment activity is now subsumed under the Perkins Homes Redevelopment activity.

I. Fair Housing Practices

The current Consolidated Plan identifies the implementation of fair housing practices to ensure that all populations are provided the opportunity to have access to affordable and decent housing throughout Baltimore City as one of its strategic priorities. These practices, and the actions taken to advance them during FY 2018, include:

- Continuing to use the MTW status of the Housing Authority of Baltimore City (HABC) 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;

Actions Taken: During FY 2018, HABC, using its MTW status, continued to be the conduit for funding the Baltimore Regional Mobility Program being implemented by the Baltimore Regional Housing Partnership (BRHP). As a result, 390 families in the BRHP program initially leased units with mobility vouchers during the period July 1, 2017 through June 30, 2018.

- Participating in the implementation of a pilot regional project based voucher program, subject to HUD approval;

Actions Taken: In FY 2016, HABC, the Housing Commission of Anne Arundel County, the Baltimore County Office of Housing, the Harford County Department of Housing and Community Development and the Howard County Housing Commission (collectively the Baltimore metropolitan area PHAs), BRHP, and the Baltimore Metropolitan Council (BMC) submitted a proposal to HUD for three years of funding to create a new Regional Project-Based Voucher (PBV) program in the Baltimore area. HUD approved the proposal and awarded three years of funding in the amount of \$550,000. The Regional PBV program includes funding for an educational effort regarding successful affordable housing in high opportunity areas. During the period July 1, 2017 through June 30, 2018, the Baltimore metropolitan area PHAs, BRHP and BMC: (1) awarded 21 project based vouchers to two proposed developments through an RFP issued in May 2017; (2) rescinded the 16 project based vouchers awarded to the Ellicott City development, Dorsey Overlook, awarded in 2016 because the development converted to senior only due to school capacity constraints; (3) issued an RFP in February 2018, which for the first time included applications for existing housing units; (4) awarded 31 project based vouchers to proposed developments resulting from the 2018 RFP; and (5) received HUD approval to extend the grant-funded program into a fourth year at the existing grant funding level.

- Exploring strategies for creating an inclusionary housing requirement that will result in the creation of affordable housing in opportunity areas throughout the region;

Actions Taken: An Inclusionary Housing Task Force was created by the Baltimore City Council during CFY 2016 in preparation for efforts to revise Baltimore's inclusionary housing law. The task force helped draft a bill to modify the existing inclusionary housing law. This bill was introduced early in CFY 2017 but did not make it out of committee during the year and efforts to revive the Bill are currently moribund.

- Participating in the implementation of the Regional Action Steps that resulted from the Baltimore Region Analysis of Impediments to Fair Housing.

Actions Taken: Baltimore City and HABC are active participants in the Baltimore Regional Fair Housing Group (the Group), which consists of representatives of Baltimore City and Anne Arundel, Baltimore, Harford and Howard Counties. The Group continued to meet monthly with the Housing Policy Coordinator at BMC to coordinate implementation of the 2012 Regional Fair Housing Action Plan. The following lists steps taken in implementing the Regional Action Steps:

- ✓ The Baltimore Regional Affordability Preservation Task Force held its second and third meetings in October 2017 and May 2018 where information about the following was provided:
 - The Montgomery Housing Partnership's successful effort to use the Maryland Department of Housing and Community Development (MD DHCD) MD-BRAC fund to preserve affordable housing; and
 - A new Attorney General opinion letter on the Maryland Assisted Housing Preservation Act (MAHPA) and discussions with MD DHCD and the U.S. Department of Housing and Urban Development (HUD) regarding enforcement of the Act.
- ✓ The Preservation Task Force work resulted in BMC creating a letter template, with input from MD DHCD, that may be used by agencies, developers, and organizations to request copies of advance notices of the subsidy opt-out that owners send to MD DHCD as required by the Maryland Assisted Housing Preservation Act and the federal Low Income Housing Preservation and Resident Homeownership Act (LIHPRA).
- ✓ BMC refined its affordable housing database with assistance and information from MD DHCD, the local jurisdictions and PHAs; refinements included:
 - Adding Low Income Housing Tax Credit information ; and
 - Adding accessibility and affordability level information.
- ✓ The Fair Housing Group held another educational session for high-level local government law, housing and planning officials regarding the duty to affirmatively further fair housing at BMC in December 2017. Twenty-eight officials attended, including seven planning staff from four jurisdictions, two law department staff, and nine cabinet-level officials from all six jurisdictions represented. Participants were briefed by Baltimore County and MD DHCD representatives on recent fair housing conciliation agreements entered into by these jurisdictions.
- ✓ The Fair Housing Group, working with fair housing and disability stakeholders, continued to follow up with MD DHCD on FY 2017 affirmative fair housing marketing suggestions and a suggestion that MD Housing Search automatically populate Fair Housing Act-required accessibility features based on age and type of structure.
- ✓ BMC had a conversation with management at an affordable property in a high opportunity area located in the region as part of its outreach to create "story of us" materials around high opportunity communities that include affordable housing.
- ✓ BMC and PHAs edited a new booklet for voucher briefings to present basic information on the porting rights of voucher holders and differing policies among PHAs regarding bedroom size and interim reporting.
- ✓ BMC and PHAs explored the potential impact of the loss of 50th percentile rents on FY 2019 payment standards.

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- ✓ All of the Fair Housing Group jurisdictions contracted with Baltimore Neighborhoods, Inc. (BNI) to perform paired testing in FY 2018 and the local government funders of the paired testing began to require use of new form, developed in FY 2017, designed to track testing progress toward conclusive determinations regarding discrimination in housing rental and sales.
 - ✓ The Fair Housing Group focused on the housing-transportation collaboration by devoting the May 2018 Housing Committee discussion on transportation issues where the following briefings were conducted:
 - MTA director of service development, Tom Hewitt, spoke about the BaltimoreLink performance; and
 - DHCD director of multifamily housing, Gregory Hare, spoke about the new transportation-related provisions of 2018 Qualified Allocation Plan (QAP).
 - ✓ A Memorandum of Understanding (MOU) was entered into by six local governments (including the City of Annapolis) and five PHAs (including the Havre de Grace PHA), consistent with HUD 2018 guidance, clarifying roles and allocating funding to carry out a Regional Analysis of Impediments to Fair Housing Choice (AI). The Regional AI will follow the Regional Assessment of Fair Housing (AFH) process and template and the MOU provides that if HUD guidance changes, the Regional AI will satisfy Regional AFH requirements.
 - ✓ All Regional AI participants updated or began to update their Community Participation Plans to include the community participation requirements set forth in the 2015 HUD rule on affirmatively furthering fair housing section addressing the AFH process.
 - ✓ BMC continued to assist a committee of Howard County stakeholders exploring the creation of a Columbia Housing Center on the model of the Oak Park Regional Housing Center.
 - ✓ The Housing Committee continued to meet and provide a regular opportunity for interaction and cooperation among stakeholders regarding implementation of Fair Housing Action Plan.
- Participating in the implementation of the Opportunity Collaborative Regional Housing Plan;

Actions Taken: BMC continued to convene meetings of Housing Committee, which was established to oversee the preparation of the Opportunity Collaborative Regional Housing Plan. As members of the Group, Baltimore City and HABC actively participated in these meetings, which provide a routine opportunity for interaction and cooperation among stakeholders regarding implementation of the Regional Housing Plan.

- Creating units that meet federal accessibility standards for persons with mobility and/or hearing vision disabilities;

Actions Taken: During the reporting period, eight units that meet the Uniform Federal Accessibility Standards (UFAS) for wheelchair accessibility were created to be occupied by residents of and applicants for HABC public housing who need the features of the units. Eight additional UFAS units were created in affordable housing projects that may be occupied by persons who meet the income eligibility requirements and need the features of the units. Thus, a total of sixteen affordable UFAS units were created during the reporting period. HABC installs hearing vision modifications to its units upon request from residents for such modifications.

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- Creating units for NEDs that are not concentrated and that are located in stable communities with various amenities;

Actions Taken: During the reporting period, 28 units were created for NEDs, which are occupied by NEDs on HABC's project based voucher waiting list.

- Helping to fund a coordinator's position at the Baltimore Metropolitan Council and participating in efforts to implement a regional project based voucher program.

Actions Taken: The Group members and BMC operated under an MOU to continue the coordinator's position for FY 2016, 2017, and 2018. The Group jurisdictions doubled their CDBG contributions to fund the coordinator's position through BMC.

APPENDIX I.2
CR-15 - Resources and Investments - 91.520(a)

Identify the resources made available

Expenditures by Program/ Funding Source in Support of Action Plan (AAP) Activities		CFY 2017 Annual
Program/ Funding Source	Projected Allocation Amounts in the CFY 2017 AAP	Actual Expenditures
CDBG	\$19,819,736	\$17,412,593
HOME	\$3,319,414	\$4,150,975
HOPWA	\$8,331,845	\$3,271,942
ESG	\$1,688,313	\$1,272,622
Formula Grant Program Totals	\$33,159,308	\$26,108,132

Geographic distribution and location of investments

Narrative

The geographic location of activities funded through the four Consolidated Plan programs are displayed on the maps on the following pages.

The first map utilizes the latest *Low and Moderate Income Summary Data* (LMISD) made available to grantees from HUD. The data is based on the 2006 – 2010 American Community Survey (ACS) which is a statistical survey conducted by the U.S. Census Bureau that samples a percentage of the population every year to provide updated community information.

Activities provided during FY18 are displayed against a background of census tracts, colored yellow, where at least 51% of the population had incomes that were 80% or less of an adjusted regional household median income. For the city in its entirety, the overall low/mod percentage is 61.9% (371,795 persons). Of the 200 census tracts that make up Baltimore City, 152 had at least 51% moderate/low-income households.

As shown in Map I, most of the Consolidated Plan activities were within predominantly low-moderate income areas. Those that were not were primarily scattered in the north, northeast and downtown harbor areas.

The data identifies many of the locations where Consolidated Plan formula grant funds were expended for capital projects, provision of services and operating support. The type of activity, by formula program, associated with each legend symbol is as follows:

CDBG (blue square):

Identifies the administrative locations of non-profit subrecipients and governmental entities that provide a wide range of CDBG funded housing and social service activities. The number of blue squares equates with organizational location, not the number of activities carried out. Many organizations undertake multiple activities at a given site. Additionally, many activities – housing rehab, boarding of abandoned properties, landscaping of vacant lots - are carried out away from the administrative location and are not represented by the blue squares.

The majority of these administrative locations are found within the geographic center of the city. All but a few are in low- and moderate-income areas.

ESG (red star)

Identifies the locations of eleven facilities that provide services to the homeless. All receive Emergency Solutions Grant (formerly Emergency Shelter Grant) funds. All but two are located through the middle of the city from south Baltimore to Barclay. The majority are within a mile of the inner harbor. All but one are in low- or moderate-income areas.

CDBG Homeownership (green square)

Identifies the location of properties purchased by first time homebuyers that received CDBG down payment assistance through Baltimore Housing. These locations are dispersed throughout the city with the exception of north Baltimore. 78.4% of these properties are located in low-and moderate-income

areas.

CDBG Rehab (red circle)

Identifies the location of owner occupied properties that received rehabilitation loans from Baltimore Housing. These locations are dispersed throughout the city with the highest number of loans in the eastern and western sections of the city. The majority of loans (86%) were in low/mod areas.

HOPWA (fuchsia square)

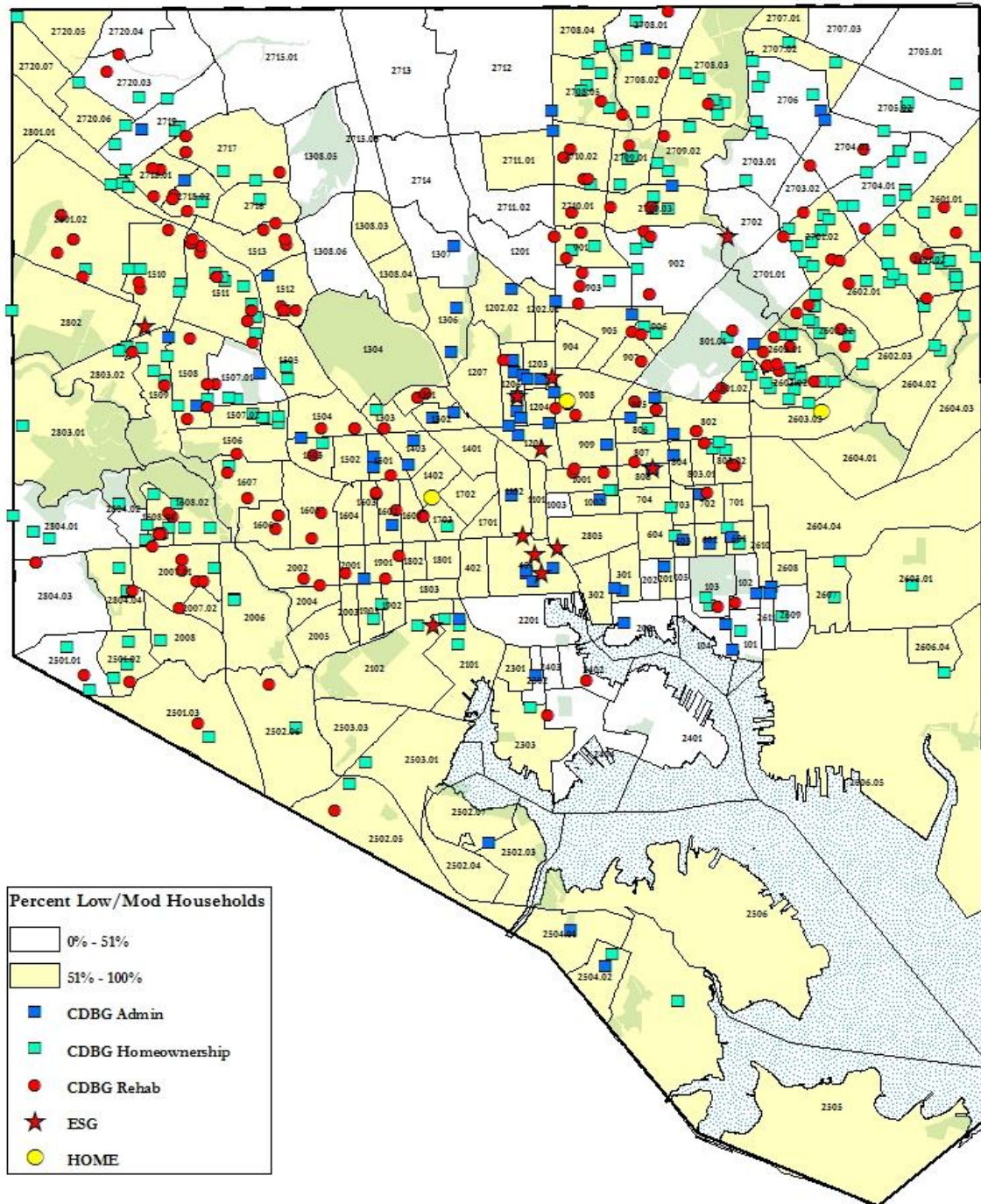
Identifies the locations of the facilities providing housing and supportive services for person with AIDS within Baltimore City. All but one are located on a north-south axis running through the middle of the city, primarily in downtown and mid-town. All are in low- or moderate-income areas.

While these facilities account for a significant amount of HOPWA expenditures, the majority of funds are spent on rental payments to private landlords. For reasons of confidentiality, addresses associated with these rent payments are not available for mapping. Based on descriptions from a HOPWA administrator, these properties are distributed throughout the city, with the majority found in low- and moderate-income areas.

HOME (yellow circle)

Identifies the location of the three HOME funded projects completed during CFY 2018. The projects include: Orchard Ridge V where 26 units of affordable rental units were newly constructed, North Barclay Green Phase III where, 57 affordable rental units were newly constructed and Sojourner Place at Argyle Avenue where, 12 units of affordable rental units were newly constructed. The projects are all located within low- or moderate-income areas.

Map I
Low / Moderate Income Areas
July 1, 2017 - June 30, 2018



While the background of Map I (above) shows low-and-moderate income census tracts, the background of Map II on the following page shows *residential census block groups* that are categorized by their Housing Market Typology.

During the fiscal year 2017, a new Housing Market Typology was developed. This Typology, like previous ones is a classification scheme that uses housing data variables and a process called cluster analysis to categorize Baltimore's residential housing market. Cluster analysis is a statistical technique that groups data that are relatively similar to each other while simultaneously maximizing dissimilarities with data from other groupings. For the Typology, the data was aggregated to census block groups, a level of geography that generally ranges from five to ten city blocks.

Data variables used for the Typology include: sales price, foreclosure filings, housing density, owner occupancy, building permit activity, vacant building and land area, sales price variation and subsidized rental units as a % of all occupied housing units. The Typology was jointly developed by The Reinvestment Fund, Baltimore City DHCD and the Baltimore City Department of Planning. The initial typology was created in 2005 and has been modified and updated every three years. The Typology categorizes most residential areas of the city into one of five "Market Typologies": Regional Choice, High Value, Steady, Transitional, and Distressed. Census blocks with fewer than five residential sales are not assigned to any of these five categories.

The characteristics of the five typologies as defined by the Department of Planning are as follows:

Regional Choice (A)

The block groups in this market represent competitive housing markets with the highest sales prices and the lowest foreclosure activity in the region. Vacant buildings are rare and these areas are amongst the lowest residential density of all categories. Market interventions are not necessary in these markets, but basic municipal services such as street maintenance and code enforcement are essential to maintaining these markets.

High Value (B and C)

The block groups in these markets represent above City average sales prices, maintained by high levels of permit activity. Market "B" has high ownership rates, compared to market "C" which has the second highest subsidized rental market; while both are among the highest residential density across the city. Modest incentives and strong neighborhood marketing should keep these communities healthy, with the potential for growth.

Steady (D and E)

The block groups in these markets are near the City average in sales prices but with markedly higher foreclosure activity compared to "A", "B", and "C" markets. The highest level of owner occupancy, low subsidized rental, and low residential density are represented by market "D". These markets combined represent 25% of all households, including 31% of all owner occupied households in the City. Interventions are geared toward aggressive code enforcement, which in turn supports existing homeowners.

Transitional (F, G and H)

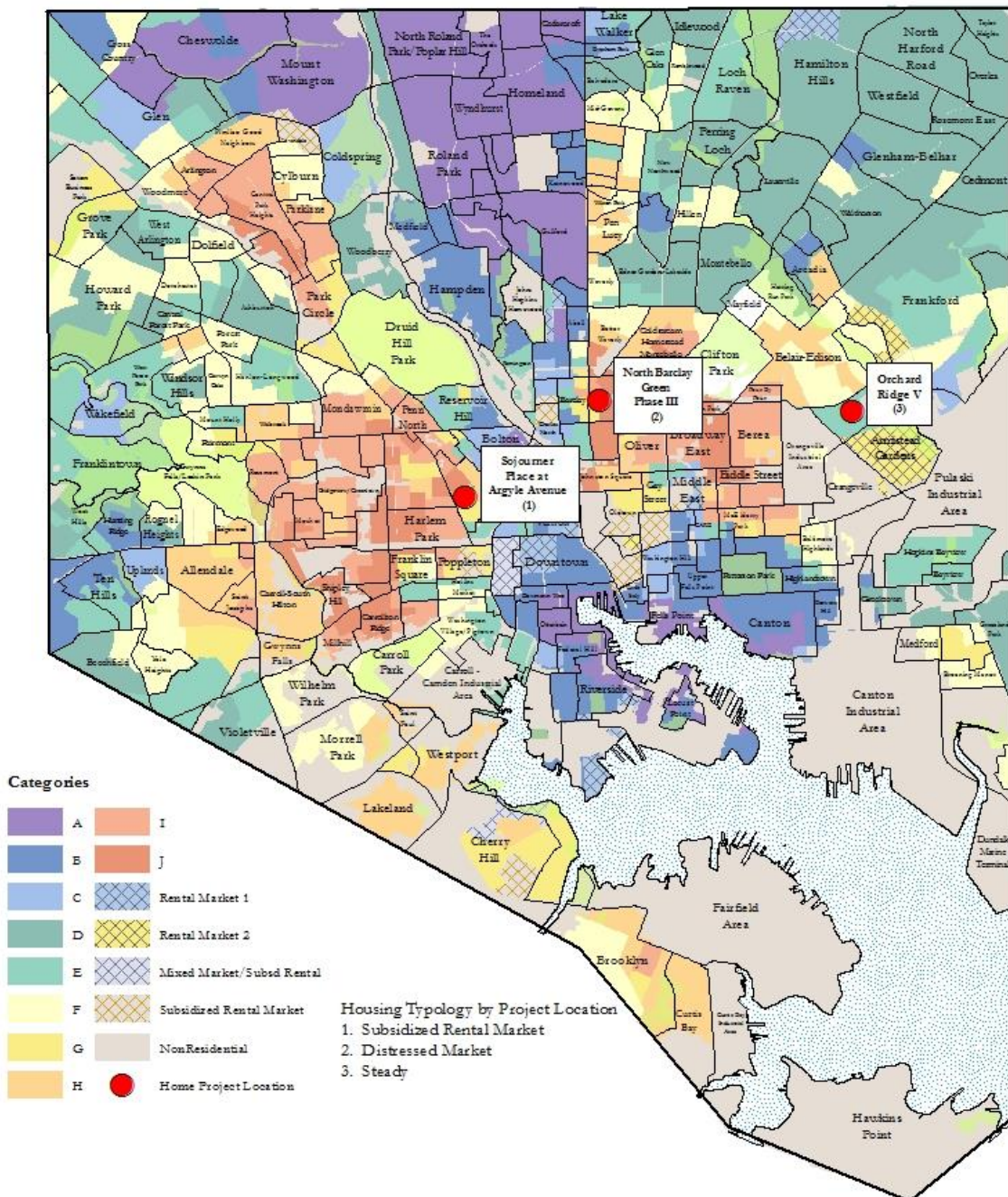
The block groups in these markets experience sales prices ~30-50% below the city average, while keeping foreclosure activity similar to markets “D” and “E”. Markets “F” and “H” have significant levels of owner occupancy, while market “G” represents the lowest level of owner occupancy and the highest level of subsidized housing units (19%). These markets combined represent 27% of all households, including 27% of all owner occupied households in the region. Intervention strategies aim to support homeowners living in communities with limited access to resources and under-appreciated assets, such as historic housing stock.

Distressed Market (I and J)

The block groups in these markets experience the lowest sales values in the city, roughly 80-90% lower than the City average. These markets contain the lowest levels of permit activity, low foreclosure activity, and the highest vacancy rate. One-fifth of all residential land in market “J” is either vacant land or vacant buildings. These markets combined represent 13% of all households, and only 11% of all owner occupied households in the region. They have experienced some of the most substantial population losses in the City during the past decades. Comprehensive housing market interventions should be targeted in this market category, including site assembly, tax increment financing, and concentrated demolitions to create potential for greater public safety and new green amenities.

Against this background of housing market types, Map II shows the location of the three HOME funded rental housing projects that were completed during the fiscal year. One, Sojourner Place is located in the Upton neighborhood and is within a subsidized rental market typology. North Barclay Green Phase III, located in central Baltimore is within a distressed typology area and Orchard Ridge V is within a steady housing market typology area is located in the northeastern section of the city.

Map II
New Affordable Housing Projects
Financed with HOME Funding by Housing Typology
July 1, 2017 - June 30, 2018



APPENDIX I.3

CR-20 - Affordable Housing

CR-20 - Affordable Housing 91.520(b)

Narrative Information

Efforts Taken to Address Worst Case Needs

Worst case housing needs as defined by HUD include: low-income renter households who pay more than half their income for rent, those who live in seriously substandard housing (including the homeless) and those who have been involuntarily displaced.

I. Low-Income Severely Cost Burdened Renter Households

Tables 7 and 30 of the 2015 – 2020 Consolidated Plan find that slightly more than 26% of all renters in Baltimore City are severely cost burdened. (Severely cost burdened households pay more than 50% of income for housing. All tables referenced are populated with HUD CHAS data based on 2007 – 2011 American Community Survey data unless otherwise noted.) 80% of these households - 25,300 of 31,780 – are households earning 30% or less of Area Median Income (AMI). Most of the remaining burdened households (5,395 of 6,330) earn 31 - 50% of AMI. The City seeks to address the housing needs of these households by lowering or eliminating their rental costs through the creation and maintenance of subsidized housing units; the provision of Public Housing units and providing rental payments through the Housing Choice Voucher (HCV) program.

During Federal program year 2017, 44 units of HOME assisted rental housing, and 2 CDBG units were added to the subsidized housing inventory for households earning 0 – 50% of AMI. Thirty-three of these households holds earned less than 30% of AMI, 13 households in the 31 – 50% AMI range. CDBG funds supported the rehab of 160 units of existing public housing as part of the RAD program. All of these households earned less than 50% of AMI.

II. Substandard Housing

Table 37 of the 2015 – 2020 Consolidated Plan finds that over 53% of occupied residential units (127,272 of 238,959) in Baltimore City were built before 1950. The age of the housing stock in combination with thousands of households with incomes too low to adequately maintain these units (see Section I. above) leaves Baltimore with a significant number of seriously substandard housing units. Substandard conditions are found in both rental and owner occupied units.

The latter accounts for thousands of substandard units, although the exact count is unknown as there is little in the way of inspection data for owner occupied units. There are almost 16,000 units with severely cost burdened owners with incomes below 80% of AMI. This includes over 4,000 elderly households with incomes 0 – 30% of AMI. (Consolidated Plan; Table 10.) Some 60% of owners live in pre-1950 housing, a rate markedly greater than that of renters. (Consolidated Plan; Table 37.) This combination of cost burdened owners, particularly those that are elderly, in aged housing creates the circumstances for substandard conditions. Further, the owner occupied universe does not generally undergo housing quality inspections as is common for tens of thousands of rental properties annually.

Efforts to address substandard conditions during Federal program year 2017 included using CDBG resources, often in combination with State of Maryland capital resources, to support the rehabilitation of 174 owner occupied residences. Ninety of the households served (52%) had income of less than 30% of AMI; 54 households (31%) were between 31 and 50% of AMI.

To help preserve the existing subsidized rental housing stock – much of this inventory was developed over twenty-five years ago – the City supports the Housing Authority of Baltimore City's (HABC) participation in the Rental Assistance Demonstration (RAD) program. During program year 2017 four RAD properties with a total of 541 units completed rehabilitation under their new owners. As noted above 160 of these units received CDBG rehab admin support. An additional 533 units received State of Maryland rehabilitation assistance, primarily Low Income Housing Tax Credits, to remain a viable part of the publically subsidized housing inventory.

III. Individuals Who Have Been Involuntarily Displaced

Baltimore Housing's Relocation Office expended General funds, City Bond funds and Video Lottery Terminal funds for the relocation of residential households, businesses and mixed use facilities during the fiscal year beginning July 1, 2017.

There were many reasons for the relocation of these households and businesses including the initiation of new construction projects; rehabilitation of existing properties and preparation of property sites for future development. Displaces received counseling and individuals who were displaced from Section 8 housing were issued written guarantees to assure their return to comparable units. Each family was advised of the maximum replacement housing payment to which it was entitled prior to displacement.

APPENDIX I.4

CR-30 – PUBLIC HOUSING

Actions taken to address the needs of public housing (Continuation)

Capital Improvements

Major capital work scheduled for the last quarter of FY 2018 and being completed in FY 2019 includes: the replacement of roofs at various scattered sites; the replacement of windows and/re-caulking at Stricker St. and other various scattered sites; two year cycle painting at limited lead free sites; the installation of metal doors at Midtown; the upgrade of the electrical distribution system at Douglas Homes; design and construction work to replace the fire pump at Rosemont Tower began in 2018 and will be completed in 2019; complete elevator overhauls at J Van Story Branch began in 2018 and will be completed in 2019; emergency water piping repairs, speed bumps and pothole repairs at O'Donnell Heights; installation of sump pumps to alleviate crawl space flooding in Cherry Hill Homes, Latrobe Homes, Douglass Homes and Gilmore Homes; the replacement of sidewalks and erosion control at various sites as needed to include INSPIRE work done in conjunction with Baltimore City for Cherry Hill Homes; and the renovation of long term vacant scattered site and family site units; McCulloh Homes, Gilmore Homes and Laurens House, Rosemont, Dukeland, O'Donnell Heights and various scattered sites are undergoing boiler room upgrades or furnace replacements as needed. Due to the agency's full separation of various staff from DHCD there have been various staffing moves within the main headquarters at 417 E. Fayette St. Construction was completed in 2018 for Eager St and 9th floor of the Benton Building. Planning and designs to accommodate staffing changes and office restructuring for the 5th, 12th, 13th, 2nd and 4th floors began in FY2018. Demolition of 74 units at O'Donnell Heights began in 2018 and will be completed in 2019. HABC is committed to continuing work on the investigation and repair of drainage and erosion problems at various sites; addressing trip hazards; repairing/replacing 504 ramps; installing and repairing fencing; and conducting tree trimming as needed.

Other Capital work that was completed in FY 2018 includes:

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

Energy Performance Contracting

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

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

Partnerships

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

HABC continues to evaluate and/or propose projects with various partners such as the Weatherization Assistance Program and the Parks & People Foundation. HABC continues its partnership with the Mayor's Office of Criminal Justice (MOCJ) and Information Technology (MOIT). Camera maintenance, safety and security concerns, and safety grants are some of the work performed as a result of these partnerships. Additionally, there has been an ongoing review of the useful life of 182 cameras and associated equipment at Cherry Hill, Perkins, Gilmor, Latrobe, McCulloh and Poe Homes. HABC has been working with security consultants to establish a security plan for the agency and establish a central HABC security command center.

Development Initiatives

As of June 30, 2018, 757 of the required 756 UFAS units required by the Bailey Decree, as amended, have been created and certified. However, the Bailey Consent Decree also included a bedroom distribution requirement. HABC has created an excess of one and two-bedroom UFAS units. However, there is a shortage of five three-bedroom UFAS units. HABC expects the remaining five three-bedroom UFAS units to be completed by December 2021.

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

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

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

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

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

Residents Served in Economic Self-Sufficiency Programs FY 2018

Service Program Area	Served		
Employment Services People Accessing Continued Employment (PACE)		Projected	Actual
	Enrollment Total # Served	350	206
	Employment Services	700	226
	*Job Placements	200	69
	Average Hourly Wage	\$10.00	\$11.24
	Skills Training	60	62
Youth Services		Projected	Actual
	*Training	25	32
	*Job Placements	20	109
	Average Hourly Wage	\$10.00	\$10.00
Family Self-Sufficiency		Projected	Actual
	Total families Served	600	476
	Graduates	30	45
	New Escrow Accounts	35	50
	Home Ownership Education Sessions Attended	30	34
	Financial Literacy Management Education Sessions Attended	40	58
	Job Training	50	62

Residents Served in Support Service Programs FY 2018

Service/Program Area	Projected # Residents Served	Actual # Served
Service Coordination Enrollments	900	2894
Service Referrals	1800	3738

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Congregate Housing Services Program	25	27
Our House Early Head Start program	57	57
Pre and Post Occupancy Training	500	1,230
Youth Services	250	1319

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

During FY 2018 the HABC spent a total **\$31,375,974** on physical improvements to public housing at some fifteen developments and numerous scattered site locations as well as on creating UFAS units and procuring architectural and engineering services. The following table summarizes these capital activities.

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

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Spending Plan			FY'18	FY'18
Year of Funding Award	Development Name	Description of Work	Original MTW Planned Spending July 1, 2017 -- June 30, 2018	MTW Actual Spending July 1, 2017 -- June 30, 2018
		Extraordinary Vacancy renovation work added to the FY18 Capital Plan. Emergency Repairs were required to the Underground Sewer Lines and were also added to the Plan. Site Modifications started in FY17 and completed in FY18. Actual expenditures are reflected.		
FFY 15, 16, 17	Poe Homes	Site Modifications	-	57,731
		Work started in FY17 and completed in FY18. Actual expenditures are reflected.		
FFY 15, 16, 17	Douglass Homes	Electrical Distribution Upgrades, Domestic Hot Water Replacement, Install Sump Pumps, Steam Heating System (Radiator Controls and Traps), Playground Repair, Vacancy Renovations,	3,988,480	2,984,085
		Extraordinary Vacancy renovation work added to the FY18 Capital Plan. Steam Heating System will be installed under the EPC Program. Delays with Electrical Distribution. Will be complete in FY19. Installation of Sump Pumps started in FY18 and will be completed in FY19. Actual expenditures are reflected.		
FFY 15, 16, 17	Gilmor Homes	Exit Light Fixtures, Dumpsters, Underground Storage Tank, Install Filtration System for Heating, Vacancy Renovations, Window Replacement/ Repairs, Emergency Installation of Security Doors,	111,952	998,531

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Spending Plan			FY'18	FY'18
Year of Funding Award	Development Name	Description of Work	Original MTW Planned Spending July 1, 2017 -- June 30, 2018	MTW Actual Spending July 1, 2017 -- June 30, 2018
		Extraordinary Vacancy renovation work added to the FY18 Capital Plan. Underground Storage Tanks started in FY17 and complete in FY18. Window Replacement/Repairs added in FY18. Emergency Installation of Security Doors added in FY18. Actual expenditures are reflected.		
FFY 15, 16, 17	Key's Point	Phase 1 B - Partial Funding for 68 Rental Units	3,440,337	2,570,615
		All work scheduled to be complete in FY19. Actual expenditures are reflected.		
FFY 15, 16, 17	O'Donnell Heights	Emergency Repairs, Demolition of 74 Units, Vacancy Renovations, Asphalt and Water Lateral Replacements	1,100,000	880,626
		Extraordinary Vacancy renovation work added to the FY18 Capital Plan. Asphalt and Water Lateral Replacements added in FY18. There was a 90 day delay on the demo permit being issued. Demolition of 74 units started in FY18		
FFY 15, 16, 17	Cherry Hill	Roof Replacement (MD 2-12 and MD 2-17), Windows MD 2-11, Replace HVAC, Repair/Replacement of Playgrounds, Repair Basketball Court, Replace/Install Sump Pumps, ECM's, Site Improvements, Vacancy Renovations. Install Filtration System	3,799,740	3,519,242

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Spending Plan			FY'18	FY'18
Year of Funding Award	Development Name	Description of Work	Original MTW Planned Spending July 1, 2017 -- June 30, 2018	MTW Actual Spending July 1, 2017 -- June 30, 2018
		Extraordinary Vacancy renovation work added to the FY18 Capital Plan. Site Improvements started in FY17 and was completed in FY18. Installation of Filtration System for Heating started in FY17 and was completed in FY18. Actual expenditures are reflected.		
FFY 15, 16, 17	Brooklyn Homes	Replace Rectifiers, Repair/Replace 504 Ramps, Site Modifications, Vacancy Renovations, Installation of Security Screens	185,000	508,480
		Extraordinary Vacancy renovation work added to the FY18 Capital Plan. Replace Rectifiers moved to FY19. Site Improvements started in FY17 and was completed in FY18. Installation of Security Screens adds in FY18. Actual expenditures are reflected.		
FFY 15, 16, 17	Mt. Winans/Westport	Replace Furnaces, Gas Pipe Survey and Mapping, Replace Wood Decking (2nd floor apartments), Waterproofing and Masonry Repairs, Underground Storage Tank Removal, Vacancy Renovations, Emergency Foundation Repairs	861,094	141,230

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Spending Plan			FY'18	FY'18
Year of Funding Award	Development Name	Description of Work	Original MTW Planned Spending July 1, 2017 -- June 30, 2018	MTW Actual Spending July 1, 2017 -- June 30, 2018
		Extraordinary Vacancy renovation work added to the FY18 Capital Plan. Replace Rectifiers moved to FY19. Replace Furnaces funded out of EPC Program, Wood Decking didn't need replacing at this time. Underground Storage Tank Removal added in FY18, Emergency Foundation Repairs added in FY18. Actual expenditures are reflected.		
FFY 15, 16, 17	Rosemont	Install ADA Ramp at Mgmt Office, Gas Pipe Replacement, Replace Exterior Doors, Furnace Replacement, Site Improvements, Vacancy Renovations	1,772,994	536,989
		Extraordinary Vacancy renovation work added to the FY18 Capital Plan. Site Improvements started in FY17 and completed in FY18. Exterior Repairs of Brick and Soffit started in FY18 and will be complete in FY19. Gas Pipe and Furnace Replacement to be funded out of the EPC program. Funds were reprogrammed. Actual expenditures are reflected.		
FFY 15, 16, 17	Dukeland	Playground Equipment, Furnace Replacement, Site Improvements, Vacancy Renovations	93,172	39,814

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Spending Plan			FY'18	FY'18
Year of Funding Award	Development Name	Description of Work	Original MTW Planned Spending July 1, 2017 -- June 30, 2018	MTW Actual Spending July 1, 2017 -- June 30, 2018
		Extraordinary Vacancy renovation work added to the FY18 Capital Plan. Site Improvements started in FY17 and completed in FY18. Gas Pipe and Furnace Replacement to be funded out of the EPC program. Funds were reprogrammed. Installation of Playground Equipment moved to FY19. Actual expenditures are reflected.		
FFY 15, 16, 17	Van Story Branch (West Twenty)	Elevators and RAD Related Improvements	1,000,000	861,829
		All work completed in FY18. Actual expenditures are reflected.		
FFY 15, 16, 17	Somerset Extension	RAD Related Improvements	3,960,889	8,860
		Funds were set aside to provide gap financing for the RAD conversion of this property. The closing was delayed, but was approved by HUD in August of 2017. We anticipate a financial closing in FY 19. Emergency repairs were required to repair a water leak. Actual expenditures are reflected.		
FFY 15, 16, 17	Hollander Ridge and AHI Grant	Redevelopment for Replacement Housing (potential RAD)	9,990,147	7,249,638

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Spending Plan			FY'18	FY'18
Year of Funding Award	Development Name	Description of Work	Original MTW Planned Spending July 1, 2017 -- June 30, 2018	MTW Actual Spending July 1, 2017 -- June 30, 2018
		Planned expenses overstated. Project will continue in FY19. Actual expenses are reflected.		
FFY 15, 16, 17	Rosemont Towers	Emergency Fire Pump Replacement	-	62,755
		Emergency Replacement added in FY18 and will be complete in FY19. Actual expenditures are reflected.		
FFY 15, 16, 17	Midtown	Replace Steel Doors, Exterior Painting	-	9,494
		Work started in FY17 and completed in FY18. Actual expenditures are reflected.		
FFY 15, 16, 17	Uptown Apartment	Exterior Painting	-	1,066
		Work started in FY17 and completed in FY18. Actual expenditures are reflected.		
FFY 15, 16, 17	Stricker Street	Replace Windows, Exterior Painting	-	50,316
		Work started in FY17 and completed in FY18. Actual expenditures are reflected.		
FFY 15, 16, 17	Bailey -New Construction UFAS Units	Bailey - New Construction (3 UFAS nits)	-	185,168

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Spending Plan			FY'18	FY'18
Year of Funding Award	Development Name	Description of Work	Original MTW Planned Spending July 1, 2017 -- June 30, 2018	MTW Actual Spending July 1, 2017 -- June 30, 2018
		Work started in FY17 and completed in FY18. Actual expenditures are reflected.		
FFY 15, 16, 17	Scattered Sites	Roof Replacement, Vacancy Renovation, Basement Waterproofing, Window Replacement, Painting, Replace Lighting with LED Fixtures	1,796,947	376,107
		Roofing, Basement Waterproofing, Window Replacement, and Painting are annual on-going programs for the scattered site units. The next EPC program may address the installation of energy efficient lighting pending available funds. Actual expenses are reflected.		
FFY 15, 16, 17	Perkins, Douglass, Poe, Rosemont, Dukeland, Oswego, McCulloh LR, Laurens, Mt Winans, Spencer, Carey	Infrastructure Projects	2,000,000	-
		Delays in closing the next EPC Program. Moved to FY19		

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Spending Plan			FY'18	FY'18
Year of Funding Award	Development Name	Description of Work	Original MTW Planned Spending July 1, 2017 -- June 30, 2018	MTW Actual Spending July 1, 2017 -- June 30, 2018
FFY 15, 16, 17	Perkins, Douglass, Poe, Rosemont, Dukeland, Oswego, McCulloh LR, Laurens, Mt Winans, Spencer, Carey	Install Low Flow Faucet Aerators in Tenant Apartments and Common Areas (ECM)	655,344	-
		Delays in closing the next EPC Program. Moved to FY19		
FFY 15, 16, 17	Perkins, Douglass, Poe, Rosemont, Dukeland, Oswego, McCulloh LR, Laurens, Mt Winans, Spencer, Carey	Install Efficient Lighting in Tenant Apartments and Common Areas (ECM)	178,704	-
		Delays in closing the next EPC Program. Moved to FY19		

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Spending Plan			FY'18	FY'18
Year of Funding Award	Development Name	Description of Work	Original MTW Planned Spending July 1, 2017 -- June 30, 2018	MTW Actual Spending July 1, 2017 -- June 30, 2018
FFY 15, 16, 17	Perkins, Douglass, Poe, Rosemont, Dukeland, Oswego, McCulloh LR, Laurens, Mt Winans, Spencer, Carey	Install Electric Sub meters for apartments (ECM)	728,750	-
		Delays in closing the next EPC Program. Moved to FY19		
FFY 15, 16, 17	Perkins, Douglass, Poe, Rosemont, Dukeland, Oswego, McCulloh LR, Laurens, Mt Winans, Spencer, Carey	Install New Programmable/Fixed Set-Point Thermostats for Apartments and EMCS Upgrades	717,581	-
		Delays in closing the next EPC Program. Moved to FY19		
FFY 15, 16, 17	Central Office	Office Reconfiguration	-	601,575
		Office renovations required as a result of moving Resident Services. Actual expenses are reflected.		

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Spending Plan			FY'18	FY'18
Year of Funding Award	Development Name	Description of Work	Original MTW Planned Spending July 1, 2017 -- June 30, 2018	MTW Actual Spending July 1, 2017 -- June 30, 2018
FFY 15, 16, 17	Authority-Wide	Electrical Distribution Upgrades, Domestic Hot Water Replacement, Install Sump Pumps, Steam Heating System (Radiator Controls and Traps), Playground Repair	1,005,502	-
		Funds were reprogrammed to the Agency's Vacancy Renovation Program and reallocated based on actual expenses per development.		
FFY 15, 16, 17	Authority-Wide	Kitchens, Baths, Windows, Electrical, Mechanical, Non-Dwelling Structures, Vacancy Renovation	1,237,723	-
		Funds were reprogrammed to the Agency's Vacancy Renovation Program and reallocated based on actual expenses per development.		
FFY 15, 16, 17	Authority-Wide	Submetering Maintenance and Service	30,000	520
		Maintenance wasn't required as much as planned. Actual expenses are reflected.		
FFY 15, 16, 17	Authority-Wide	Consulting Fees -A & E, Environmental, Utility and Env. Training	811,000	572,325

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Spending Plan			FY'18	FY'18
Year of Funding Award	Development Name	Description of Work	Original MTW Planned Spending July 1, 2017 -- June 30, 2018	MTW Actual Spending July 1, 2017 -- June 30, 2018
		Planned expenses understated. Actual expenses are reflected.		
FFY 15, 16, 17	Authority-Wide	Consulting Fees - Legal, Planning, IT, etc.	180,000	113,218
		Planned expenses understated. Actual expenses are reflected.		
FFY 15, 16, 17	Authority-Wide	ELA Program and Development of Non-Elderly Disabled Units, Vacancy Renovations of NED's units	-	9,150
		Bailey Units added in FY18. Work will be complete in FY19. Actual expenses are reflected.		
FFY 15, 16, 17	Authority-Wide	Management Improvements - IT Software and related costs	-	234,245
		Funds reprogrammed from Operating Cost. Actual expenses are reflected.		
FFY 15, 16, 17	Authority-Wide	RAD Subsidy	186,660	216,743

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Spending Plan			FY'18	FY'18
Year of Funding Award	Development Name	Description of Work	Original MTW Planned Spending July 1, 2017 -- June 30, 2018	MTW Actual Spending July 1, 2017 -- June 30, 2018
		Some Developments scheduled for closing in FY17 closed in FY18. Actual expenses are reflected.		
FFY 15, 16, 17	Central Office	Technical Salaries and Benefits	1,435,570	982,858
		Planned expenses overstated. Actual expenses are reflected.		
FFY 15, 16, 17	Central Office	Non-Technical Salaries and Benefits	974,811	1,869,257
		Planned expenses understated. Actual expenses are reflected.		
FFY 15, 16, 17	Central Office	Resident Meetings and Training	9,600	4,252
		Planned expenses overstated. Actual expenses are reflected.		
FFY 15, 16, 17	Central Office	Operating Costs, Sundry and Audit Fees	522,248	88,364
		Funds reprogrammed to Management Improvements. Actual expenses are reflected.		

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Spending Plan			FY'18	FY'18
Year of Funding Award	Development Name	Description of Work	Original MTW Planned Spending July 1, 2017 -- June 30, 2018	MTW Actual Spending July 1, 2017 -- June 30, 2018
FFY 15, 16, 17	Central Office	Debt Service-1st and 2nd Phase EPC	3,819,092	3,638,777
		GRAND TOTAL	48,823,806	31,375,974

APPENDIX I.5

CR-35 –OTHER ACTIONS

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j) (Continued)

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Goal 1: Establish over-arching fair housing policy to establish a foundation for affirmatively furthering fair housing
Task 1: Prepare and adopt a formal policy with a clearly stated commitment to affirmatively further fair housing.
Status: HABC's statement setting forth its commitment to affirmatively furthering fair housing is on its website. DHCD's statement will appear on its newly created website once construction is complete. It was under construction for much of program year 2017.
Task 2: Establish selection criteria for proposed HOME activities giving preference to projects that expand the supply of affordable rental housing in opportunity areas as identified in the City's typology map.
Status: The DHCD NOFA that is issued when HOME money is available includes a threshold category under which projects must meet two of five possible public policy goals. One of the goals is that the project is located in a regional choice, middle market choice, or middle market area on the City's typology map.
Goal 2: Increase access to City programs for persons with limited English proficiency.
Task: Complete four factor analysis of needs and language access plan according to HUD's LEP guidance.
Status: During fiscal year 2018, the Baltimore City Department of Housing & Community Development (DHCD) and HABC stopped operating under the umbrella name of Baltimore Housing. They are now two distinct and separate agencies under different leadership. DHCD continued to rely on the analysis conducted by Baltimore City, which determined that the languages spoken by 5% of the population or 1,000 individuals are French, Spanish, Chinese, Russian and Korean. To provide access to services for persons with limited English proficiency, the City has contracted with a language interpretation service and a language translation service. City staff was trained on how to access these services. In addition, the City has translated a number of documents that are available in its Intranet web site. During fiscal year 2018, HABC adopted an LEP Plan and Procedures, which were distributed to staff. In addition, staff received training on the Plan and Procedures. Given that HABC is in Baltimore City and serves the residents of Baltimore City, it is relying on the City's analysis of languages spoken. HABC has also contracted with a language interpretation service and a language translation service. Decisions about which documents to translate are made on a case by case basis. HABC's Intranet web site included a quick link to LEP resources. By clicking on this link, staff had access to the Language ID Card, the Over-the-Phone Interpretation Language List and the Language Interpretations Services Available Poster. A three minute video that was created to educate staff on the steps to take to serve LEP individuals remained on the HABC Intranet web site with the other LEP information so that staff may watch the video at any time.
Goal 3: Ensure that members of the protected classes are represented on appointed volunteer boards.
Task 1: Survey current board members on a voluntary basis to document race, gender, ethnicity and disability status.
Status: Baltimore City developed a survey in fiscal year 2015 to document that members of the protected classes are represented on appointed volunteer boards. The survey was distributed to the members of the appointed volunteer boards. Because completion of the survey was voluntary, not all of the board members completed the survey. However, based on the surveys received, members of protected classes

are represented on the boards. Another survey was not conducted in fiscal year 2018.
Task 2: Affirmatively recruit protected class members to fill vacancies on appointed boards and commissions.
Status: Baltimore City actively seeks protected class members to fill vacancies on appointed boards and commissions as is reflected by the membership of the boards.
Goal 4: Increase the supply of housing affordable to households below 80% MHI specifically in opportunity areas.
Task: Create affordable housing through a number of strategies including, but not limited to, the Vacants to Value program, neighborhood reinvestment projects and the inclusionary housing ordinance.
Status: In CFY 2018, the City and its non-profit and private sector partners created, using HOME, CDBG, HOPWA and other resources, 112 new units of rental housing (34 of the units are occupied by households earning 30% of AMI or less, 13 of the units are occupied by households earning between 31 and 50% of AMI, 65 of the units are occupied by households earning between 51 and 80% of AMI).
In carrying out Goal 1, Task 2 above, opportunity areas were defined as Regional Choice, Middle Market Choice and Middle Market areas on the 2014 Housing Market Typology. Mulberry at Park is in a Regional Choice neighborhood of Mt. Vernon. The other project, Bon Secours Gibbons, is located on the campus of the former Cardinal Gibbons High School, which is in the Distressed neighborhood of Wilhelm Park.
The locations of these HOME funded developments have been mapped against the 2014 Housing Market Typology. This map is found at the end of this section of the CAPER.
Goal 5: Expand the availability of housing options for persons with disabilities.
Task 1: After HABC completes creating all 755 UFAS units required by the Bailey consent decree, HABC should determine the need for accessible housing and then develop strategies for creating units to meet the need, taking into account funding availability.
Status: HABC has not completed the creation of the 755 UFAS units required by the Bailey Consent Decree. When HABC is nearing completion of the required number of UFAS units, it will assess whether there is a need for additional accessible housing and, if there is, identify strategies for creating additional UFAS units with the decreasing resources that are available.
Task 2: Contingent upon funding availability, provide project based vouchers to developers who create accessible units funded with tax credits and/or HOME funds.
Status: Until the State of Maryland abolished the requirement that developers seeking tax credit applications obtain a letter for support from the jurisdiction in which the proposed units were to be built, DHCD required that developers who wanted support for their tax credit applications agree to make 10% of the total units that they create fully UFAS compliant. After the requirement for a support letter was eliminated, DHCD continued to impose the 10% UFAS requirement on developers seeking HOME funds until its 2015 NOFA. With respect to the UFAS units that are being created as a result of the NOFAs issued before 2015, DHCD ensures the long term affordability of the UFAS units created by developers that exceed 5% of the total number of units by ensuring that the excess UFAS units with project based vouchers provided by HABC. The owners/managers of these excess UFAS units are required to occupy them with residents on HABC's reasonable accommodation transfer waiting list and with applicants on HABC's public housing waiting list who need the features of a UFAS unit.
Task 3: Continue to maintain a current list of landlords with accessible units to offer a high level of assistance to persons with disabilities.
Status: HABC uses Go Section 8 as the mechanism for landlords to list units available for rental. HABC encourages landlords to identify any accessible features that are in their units through its monthly landlord orientation sessions and via periodic mailings to landlords. HABC is also identifying units created through the tax credit program that are UFAS compliant or meet the Fair Housing Act accessibility requirements because tax credit projects may not reject applicants solely because they have a voucher. The parties to the Bailey Consent Decree agreed to use the approximately \$95,000 remaining from a fund created pursuant to the Bailey Consent Decree to pay for reasonable accommodation modifications in units

leased by participants in HABC's Housing Choice Voucher Program (HCVP). A procurement was conducted to select a contractor to perform the reasonable accommodation modification services and a contractor was selected. During the period July 1, 2017 through June 30, 2018, accessibility modifications were made in thirteen units leased by participants in HABC's HCVP through this program.
Goal 6: Review and/or restructure the existing process for receiving, investigating and recording housing discrimination complaints.
Task 1: Evaluate the role of the Community Relations Commission relative to its responsibility to process complaints, in light of budgetary limitations. Refer persons filing fair housing complaints whose claims are covered by Maryland's Fair Housing law to the Maryland Commission on Human Relations.
Status: The Community Relations Commission (CRC), which is now the Office of Civil Rights and Wage Enforcement, receives a very small number of housing discrimination cases annually. The majority of the fair housing complaints are filed with Maryland Commission on Civil Rights and the US Department of Housing and Urban Development. The role of the CRC will be examined as part of the regional Affirmatively Furthering Fair Housing study that will be undertaken in CFY 2019.
Goal 7: Amend policy and program documents to affirmatively further fair housing.
Task 1: Amend draft ordinance to remove undue restrictions on group homes.
Status: The ordinance was not amended by the City council during CFY 2018.
Task 2: Prepare a written policy that encompasses the Site and Neighborhood Selection requirements at 24 CFR 983.6
Status: The City is complying with the HOME regulations that call for Site and Neighborhood Standards to be reviewed for every new construction HOME development. The Standards are reviewed in accordance with the 24 CFR 983.6 and the City continues to believe that a policy statement would not augment the process in a meaningful way.
Task 3: In each year's CAPER, map the addresses of all new affordable housing projects financed with formula grant funds to depict their location relative to the City's typology map.
Status: The new affordable housing projects financed with formula grant funds are displayed across the Housing Typology map in this CAPER.
Goal 8: Mitigate the extent to which mortgage loan denials and high cost lending disproportionately affect minorities.
Task 1: Continue to engage HUD certified counselors to target credit repair education through advocacy organizations that work with minority populations.
Status: Baltimore City's DHCD continues to support, using CDBG funds, over a half dozen non-profit entities to provide a range of housing counseling activities. Between them, these agencies serve the entire city, providing long-term financial and credit repair counseling as well as pre-purchase homeownership counseling. All agencies are HUD certified and the preponderance of their clients are minorities.
Task 2: Continue to facilitate home ownership education and outreach with particular attention to members of the protected classes.
Status: DHCD, using CDBG funds, helped support nine housing counseling agencies and its own Office of Homeownership during CFY 2018. The housing counseling agencies are geographically dispersed and most operate in neighborhoods with large minority populations. Of the 4,485 households that received housing counseling, 70% were African Americans. In addition, DHCD supported with general funds the Live Baltimore Home Center, which promotes homeownership in Baltimore City through special events, incentives and home tours. The Office of Homeownership managed the CDBG Homeownership Program for families at or below 80% of area median income. Of the 302 low and moderate income households, that received down payment assistance, some 251 (83%) were African American; 35 (12%) were white; One was American Indian, two were Asian and 13 were multi-racial. A large majority of the clients served by the CDBG homeownership program and the housing counseling agencies are minorities.
Task 3: Determine whether an organization exists with the experience needed to conduct mortgage lending testing based on race and ethnicity.
Status: Baltimore Neighborhoods Incorporated (BNI) has been the principal non-profit organization in

Baltimore City with the mission of promoting fair housing enforcement. BNI investigated complaints of discrimination based on loan terms. If BNI determined that there may be systemic discrimination occurring, it referred the complaint to HUD. BNI also conducted real estate sales testing in response to complaints it received and, if there was a loan component to the property being sold, BNI investigated whether the loan terms were offered equitably. In addition, during the education and outreach sessions that BNI conducted, it alerted consumers that if they believed that they may have been the victims of mortgage lending discrimination, they may contact BNI. BNI ceased to operate effective 8/31/18.

APPENDIX I.6

CR-50 – HOME Grantees

HOME Properties PHYSICALLY INSPECTED from July 1, 2017 to June 30, 2018

IDIS #	Property Name	HOME Units	Sample	Inspection Date
58	LANDMARK APARTMENTS	58	12	7/12/2017
6533	JOHN MANLEY HOUSE	30	6	7/18/2017
7178	LILLIAN JONES APARTMENTS	74	14	7/19/2017
6345	ORCHARD RIDGE RENTAL III	77	15	7/26/2017
7641	ORCHARD RIDGE IV	64	12	7/26/2017
5996	CHAPEL GREEN	48	9	8/4/2017
4130	EDNOR APARTMENTS	25	5	8/8/2017
5818	EDNOR GARDENS II	81	16	8/8/2017
5654	CASON ARMS APARTMENTS	48	8	8/9/2017
121	GALLAGHER MANSION	40	8	8/14/2017
6946	CARROLLTON HOUSE	6	6	8/15/2017
3010	OAKS AT LIBERTY	74	14	8/16/2017
152	EVERALL GARDENS	69	13	8/17/2017
2327	BON SECOURS LIBERTY	84	16	8/22/2017
5696	ORCHARD RIDGE RENTAL- I	80	16	9/12/2017
5850	ORCHARD RIDGE RENTAL II	20	4	9/12/2017
6940	M ON MADISON	74	14	9/14/2017
7414	KEY'S POINTE APARTMENTS	75	15	9/20/2017
4528	PRINTER'S SQUARE	30	6	9/21/2017
5653	COLEMAN MANOR APARTMENTS	49	10	9/21/2017
7183	GREENS AT IRVINGTON MEWS	100	20	9/25/2017
1692	WALKER COOP	76	14	9/26/2017
4922	NEW SHILOH SENIOR VILLAGE	80	16	9/28/2017
6943	UNION ROWE APARTMENTS	72	14	10/4/2017
3797	WOODBOURNE WOODS	71	14	10/17/2017
7388	RENAISSANCE GARDENS	60	12	10/18/2017
7413	FELLS POINT STATION	34	6	11/8/2017
7650	BENET HOUSE	101	20	11/28/2017
58	LANDMARK APARTMENTS	58	12	2/14/2018
5653	COLEMAN MANOR APARTMENTS	49	10	2/16/2018
4132	CLARE COURT	30	6	2/26/2018
4528	PRINTER'S SQUARE	30	6	2/28/2018
7868	BON SECOURS AT GIBBONS	80	16	3/7/2018
7642	WEINBERG FAMILY CENTER	18	18	3/9/2018

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3010	OAKS AT LIBERTY	74	14	4/4/2018
5840	JENKINS HOUSE	22	22	4/6/2018
7178	LILLIAN JONES APARTMENTS	74	14	4/23/2018
6667	VINTAGE GARDENS	111	22	4/25/2018
2675	COLLINGTON 18	18	4	4/27/2018
6940	M ON MADISON	74	14	5/9/2018
5996	CHAPEL GREEN	48	9	5/11/2018
7644	ASHBURTON APARTMENTS	24	5	5/14/2018
7185	2301 N. CHARLES STREET	7	7	5/16/2018
3425	AHEPA SENIOR HOUSING	56	11	5/17/2018
5850	ORCHARD RIDGE RENTAL II	20	4	5/18/2018
8055	BARCLAY GREEN III	57	11	5/25/2018
7654	CALLAWAY ROW	32	6	6/14/2018
7413	FELLS POINT STATION	34	6	6/15/2018
3820	BAKER STREET STATION	10	10	6/18/2018
5995	COLLINGTON SQUARE MENS OXFORD HOUSE	7	7	6/18/2018
7641	ORCHARD RIDGE IV	64	12	6/19/2018
8062	ORCHARD RIDGE V	65	12	6/19/2018
7626	MANOR SOUTH	90	18	6/22/2018
7869	MULBERRY AT PARK	68	14	6/26/2018
3431	BROADWAY HOMES	84	16	6/27/2018
121	GALLAGHER MANSION	40	8	6/28/2018

HOME Properties not scheduled for Physical Inspection in 2018 (2 year inspection cycle)

IDIS #	Property Name
39	Refuge Housing
4460	Lester Morton Court
5660	Serenity Place
7416	TRF Oliver Rental Phase 1A
8256	Sojourner Place at Argyle Avenue

HOME Properties PHYSICALLY INSPECTED after June 30, 2018

IDIS #	Property Name
160	Monestary Gardens
199	Johnston Square

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1607	Park Heights Place
2620	Parkview at Coldspring
3406	Bon Secours Smallwood Summit
3429	Harlem Gardens
4056	Bon Secours Chesapeake
4859	Venerable II Apts
5656	Holly Lane
5657	Lakewood Berea
5662	Alcott Place
6095	Calverton
6534	Orchard Ridge Rental III
6661	Uplands
6941	Dayspring Programs
7184	1512 Mt. Royal
7412	Barclay 2 Rental
7863	Penn Square II Apartments (Fulton-Gethsemane Village Apts.)

HOME Properties FILE INSPECTED from July 1, 2017 to June 30, 2018

IDIS #	Property Name	HOME Units	Sample	Inspection Date
58	Landmark Apartments	58	12	7/11/2017
121	Gallagher Mansion	40	8	3/27/2018
160	Monastery Gardens	11	2	5/15/2018
199	Johnston Square	44	9	9/19/2017
1692	Walker Ave	76	15	5/17/2018
2327	Bon Secours Liberty Village	84	17	9/13/2017
2620	Parkview at Coldspring	23	5	6/12/2018
2675	Collington 18-Dayspring House	18	4	10/26/2017
3010	Oaks at Liberty	74	15	10/19/2017
3425	AHEPA	56	11	6/21/2018
3429	Harlem Gardens	10	2	6/6/2018
3431	Broadway Overlook	84	17	8/14/2017
3797	Woodbourne Woods	71	14	5/24/2018
3820	Balt. Station AKA Bright Hope House	10	2	6/5/2018
4132	Clare Court	30	6	7/13/2017
4460	Lester Morton Court	11	2	6/12/2018

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4528	Printers Square	30	6	10/27/2017
4859	Venable II	73	15	4/10/2018
4859	Venable II Apts	73	15	10/17/2017
4922	Bon Secours New Shiloh	80	16	6/28/2018
4922	Bon Secours New Shiloh	80	16	7/27/2017
5653	Coleman Manor	49	10	5/31/2018
5653	Coleman Manor	49	10	8/15/2017
5654	Cason Arms	48	10	4/5/2018
5657	Lakewood Berea	96	19	6/7/2018
5657	Lakewood Berea	96	19	9/20/2017
5660	Serenity Place	19	4	5/15/2018
5696	Orchard Ridge Rental I	80	16	7/18/2017
5818	Ednor II	81	16	10/17/2017
5995	Collington Square Mens Oxford House	7	2	5/8/2018
5996	Chapel Green	48	10	10/19/2017
6533	John Manley House	30	6	4/12/2018
6533	John Manley House	30	6	8/22/2017
6534	Orchard Ridge Rental III	77	15	8/17/2017
6661	Uplands	77	15	9/7/2017
6667	Poppleton II	111	22	10/24/2017
6940	M on Madison	74	15	10/11/2017
7178	Lillian Jones	74	15	4/17/2018
7178	Lillian Jones	74	15	7/20/2017
7185	2301 N. Charles	7	2	6/5/2018
7388	Renaissance Gardens	60	12	5/10/2018
7412	Barclay 2 Rental	69	14	8/8/2017
7413	Fells Point Station	36	7	8/29/2017
7414	O'Donnell Townhomes Phase 1A	75	15	7/25/2017
7626	Manor South Senior Apartments	90	18	6/14/2018
7641	Orchard Ridge Rental Phase IV	64	13	9/21/2017
7642	Weinberg Family	18	4	5/22/2018
7650	Benet House Apartments	101	20	9/14/2017
7868	Bon Secours Gibbons	80	16	6/19/2018
7869	Mulberry at Park	68	14	6/26/2018

HOME Properties not scheduled for File Inspection in 2018 (2 year inspection cycle & new properties)

IDIS #	Property Name
39	Refuge Housing
7416	TRF Oliver Rental Phase 1A
7644	Ashburton Apartments
8256	Sojourner Place at Argyle Avenue

HOME Property Files inspected after June 30, 2018

IDIS #	Property Name
152	Everall Gardens
1607	Park Heights Place
3406	Bon Secours Smallwood Summit
4056	Bon Secours Chesapeake
4130	Ednor Apartments
5656	Holly Lane
5662	Alcott Place
5840	Jenkins House
5850	Orchard Ridge Rental II
6095	Calverton
6941	Dayspring Programs
6946	717-719 N. Carrollton Ave
7183	The Greens at Irvington Mews
7184	1512 Mt. Royal
7654	Calloway Row
7863	Penn Square II Apartments (Fulton-Gethsemane Village Apts.)
8055	North Barclay Green III