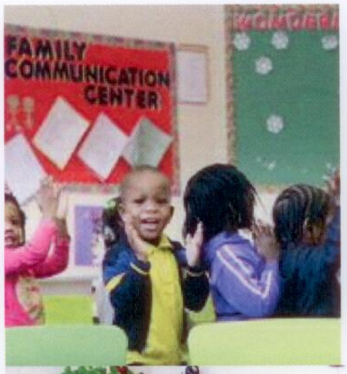

CAPER

(CONSOLIDATED ANNUAL PERFORMANCE & EVALUATION REPORT)

(July 1, 2015 – June 30, 2016)

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Paul T. Graziano, Commissioner/DHCD

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OMB Control No: 2506-0117 (exp. 07/31/2015)

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The Consolidated Annual Performance and Evaluation Report (CAPER) for City fiscal year (CFY) 2016 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 (AAP). 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 first 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 2016 - July 1, 2015 through June 30, 2016, - to the performance proposed in the Consolidated and Annual Action Plans.

This CAPER is the first CAPER to be produced using HUD's 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. Overall, housing efforts exceeded expectations with large gains in production of newly constructed affordable rental units and rehabilitation of existing affordable rental units more than offsetting shortfalls in the number of tenant based rental units and rehabilitation of units new to the affordable rental housing inventory.

The number of persons served with housing purchase and foreclosure counseling significantly exceeded expectations as did the number that received a wide range of social and employment services. The number of green spaces created and maintained was also larger than expected as was the number of housing units occupied by low-income homeowners that were rehabbed. The number of low-income households assisted in becoming homeowners, some 345, is on pace to meet the five year goal but fell short of its annual goal. 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: CR – 05 Goals (Appendix I.1.), narratives describing progress made in the ten redevelopment areas and in carrying out fair housing practices; CR

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– 15 Resources and Investments (Appendix I.2.) a table, narratives and maps examining geographic distribution of activities; CR – 30 Public Housing (Appendix I.3.) two tables summarizing actions taken to address the needs of public housing; CR – 35 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)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

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: $400000 / Private Debt & Tax Credits: $	Direct Financial Assistance to Homebuyers	Households Assisted	1500	345	23.00%	500	345	69.00%
Assist Homeowners in Maintaining their Homes	Affordable Housing	CDBG: $ / Public/Private Contributions: $	Homeowner Housing Rehabilitated	Household Housing Unit	2000	279	13.95%	280	279	99.64%
Blight Elimination & Stabilization	Non-Housing Community Development	CDBG: $ / General Fund: $ / General Obligation Bond Funds: $6875000 / STATE - Capital Improvements: $2500000	Buildings Demolished	Buildings	4000	402	10.05%	500	402	80.40%

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Code Enforcement	Non-Housing Community Development	CDBG: $ / Public/Private Contributions: $	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	150000	43185	28.79%	32000	43185	134.95%
Create Lead and Asthma Free Housing	Affordable Housing	CDBG: $ / Public/Private Contributions: $	Homeowner Housing Rehabilitated	Household Housing Unit	775	166	21.42%	155	166	107.10%
Housing for Non-Homeless Special Needs Populations	Non-Homeless Special Needs	CDBG: $ / HOPWA: $ / HOME: $ / Public/Private Contributions: $	Rental units rehabilitated	Household Housing Unit	194	1	0.52%			
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	708	20.23%			
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		25	1	4.00%
Housing for Non-Homeless Special Needs Populations	Non-Homeless Special Needs	CDBG: $ / HOPWA: $ / HOME: $ / Public/Private Contributions: $	HIV/AIDS Housing Operations	Household Housing Unit				750	708	94.40%

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Implement Fair Housing Practices	Fair Housing	CDBG: $ / Private Debt & Tax Credits: $256130 / Public/Private Contributions: $	Other	Other	4	3	75.00%	3	3	100.00%
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 Obligation Bond Funds: $200000 / Public/Private Contributions: $	Rental units constructed	Household Housing Unit	722	172	23.82%	128	172	134.38%
Provide Affordable Rental Housing	Affordable Housing	CDBG: $ / HOME: $ / General Obligation Bond Funds: $200000 / Public/Private Contributions: $	Rental units rehabilitated	Household Housing Unit	100	0	0.00%	33	0	0.00%

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Provide Housing for Homeless & At-Risk of Homeless	Homeless	ESG: $ / Continuum of Care: $ / State/Service Linked Housing: $	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	600	965	160.83%			
Provide Housing for Homeless & At-Risk of Homeless	Homeless	ESG: $ / Continuum of Care: $ / State/Service Linked Housing: $	Homelessness Prevention	Persons Assisted	950	5020	528.42%	200	5020	2,510.00%
Public Facilities & Improvements	Non-Housing Community Development	CDBG: $	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50	125	250.00%	10	125	1,250.00%
Rehab. of Existing Affordable Rental Housing	Affordable Housing	HOME: $ / LIHTC: $	Rental units rehabilitated	Household Housing Unit	4300	594	13.81%	100	594	594.00%
Rehabilitation and/or Creation of Homeowner Units	Affordable Housing	CDBG: $ / Public/Private Contributions: $	Homeowner Housing Added	Household Housing Unit	67	8	11.94%	7	8	114.29%
Rehabilitation and/or Creation of Homeowner Units	Affordable Housing	CDBG: $ / Public/Private Contributions: $	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		23	22	95.65%

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Shelter & Serv. to Homeless Persons, Youth & Vets	Homeless	CDBG: $ / ESG: $ / Continuum of Care: $ / Dept. of Social Services: $314128 / Public/Private Contributions: $	Homeless Person Overnight Shelter	Persons Assisted	50000	5216	10.43%	5000	5216	104.32%
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	95389	46.53%	50000	95389	190.78%
Strengthen Homeownership Markets.	Affordable Housing	CDBG: $ / Public/Private Contributions: $	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15000	5149	34.33%	3000	5149	171.63%

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

OMB Control No: 2506-0117 (exp. 07/31/2015)

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 2016 for a wide range of activities to address this priority. Progress was made in both the rental and homeownership spheres. More new rental units, 172, were created than anticipated including thirty-eight units for special needs populations. Almost 600 long term existing affordable rental units were rehabbed. This total does not include public housing RAD units which, while under construction, did not come on line during CFY 2016. Some 345 low-incomehouseholds received small downpayment assistance loans to become homeowners. While this number fell short of the overly optimistic projection of 500 households, it is well above the annual number needed to meet the five-year goal. The largest shortfall in the affordable housing category was the dismal 1 of 25 rate achieved in existing units being rehabbed to create new rental opportunities; a shortfall due to two small projects not getting under construction during the fiscal year.

All the HOME funds went into producing the above referenced 172 rental units and 101 of the 594 already existing affordable units that were rehabbed. The large majority of the HOPWA funds went toward 708 units of tenant based rental assistance. The goal of 750 units was not reached due to slower than anticipated turnover in vouchers. Over one-third of CDBG funds went to affordable housing activities including: 5% of the CDBG funds were allocated to nonprofit housing developers for acquisition and rehabilitation activities, as well as new construction. Approximately 21% of CDBG funds were allocated to provide Deferred and Emergency Roof Repair loans to exisiting low income homeowners and direct homeownership assistance for first time homebuyers. 5% of CDBG funds were allocated to provide homeownership counseling and foreclosure prevention counseling. Approximately 3% of CDBG funds were expended for lead abatement in homes occupied by low- to moderate-income families with children.

The second highest ranked priority, neighborhood revival, encompassed demolition, land scaping and management of public open spaces and the boarding and cleaning of vacant properties in special code enforcement areas efforts. All three initiatives were funded in part with CDBG moneys although the amount spent on demolition, slightly less than 1% of all CDBG expenditures, was less than anticipated, a circumstance that will likely carry through the remaining years of the Consolidated Plan. CDBG funding for open space and code enforcement, an activity that accounted for about 10% of CDBG expenditures, was significant and leveraged large amounts of city general and bond funds. Both these activities exceeded their goals. Demolition fell short - 402 of 500 projected structures were razed – due to the longer than anticipated time it has taken to complete relocations. It is too early to tell if the five-year goal of 4,000 structures demolished will be reached. During CFY 2017 the number of demolitions should increase dramatically.

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, seniors and economic development programs in addition to social service referrals, crisis intervention and mediation initiatives. Some 22% of all CDBG funds were spent on this priority. The nonprofit and city agencies that carried out anti-poverty activites during CFY 2016 for the most part excceded their projected number of households or persons served. This was partiulalry true of the City's Community Action Centers and Department of Recreation and Parks.

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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	HOPWA	ESG
White	35,065	65	53	691
Black or African American	153,973	208	627	4,437
Asian	986	0	2	19
American Indian or American Native	349	0	26	12
Native Hawaiian or Other Pacific Islander	68	0	0	6
Total	**190,441**	**273**	**708**	**5,165**
Hispanic	8,557	2	9	255
Not Hispanic	181,884	271	699	4,510

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

Narrative

Use of the four Consolidated Plan programs by racial category composition was dominated by African American persons and households. They accounted for 81% of all users followed by Whites at 18%. The other three racial classes identified on Table 2 were assisted by the programs accordingly: Asian, one-half of one percent; American Indian or American Native, two-tenths of one percent; Native Hawaiian/Pacific Islander, four one hundredths of one percent. Hispanic persons/households made up 4.49% of the programs users.

By program, Black or African American persons/households accounted for 81% of the total persons/ households served by CDBG, 76% of all HOME clients; 89% of all HOPWA users and 86% of all ESG clients. Based on 2014 Amercian Community Survey (ACS) data (5-Year Estimates, Table BO2001) this population accounted for 63% of the city's population.

By program, White persons/households accounted for 18% of persons/ households served by CDBG, 24% of all HOME clients; 7% of all HOPWA users and 13% of all ESG clients. Based on 2014 ACS data this population accounted for 30% of the city's population.

By program, Asian persons/households accounted for .5% all persons/ households served by CDBG; .3% of all HOPWA users and .4% of all ESG clients. Based on 2014 ACS data this population accounted for 2.50% of the city's population.

By program, American Indian or American Native persons/households accounted for .2% of persons/ households served by CDBG, 4 % HOPWA users and .3% of all ESG clients. Based on 2014 ACS data this population accounted for .3% of the city's population.

By program, Native Hawaiian/ Pacific Islanders persons/households accounted for .04% of persons/ households served by CDBG and .1% of all ESG clients. Based on 2014 ACS data this population accounted for .04% of the city's population, the same percentage as its overall use of programs.

By program persons/households identifying as Hispanic accounted for 4.5% of persons/ households served by CDBG, .7% of all HOME clients; .1% of all HOPWA users and 5% of all ESG clients. Based on 2014 Amercian Community Survey Table BO2001 this population accounts for 4.46% of the city's, very close to its overall use of programs percentage.

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The four projects completed this year under the HOME program were leased to primarily two racial groups, African-Americans and Whites. Of the 273 units created in 2016, 76% were leased to Black or African American households and 24% to Whites. (Two of the households identified as multi-racial but as Table 2 does not contain a multi-racial field, they were accounted for in the White racial category.) Slightly less than 1% of the HOME units went to Hispanic households.

HOPWA Service Providers within the Baltimore EMSA offer an array of services that prioritize minority and underserved populations. Chase Brexton provides outreach and services that are geared towards reaching individuals that would otherwise be unable to access necessary services.

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		77,899,452	18,507,559
HOME		13,277,656	2,913,059
HOPWA		32,149,216	6,897,966
ESG		6,717,488	624,426
Other	Dept. of Social Services	1,256,512	329,129,597
Other	General Obligation Bond Funds	40,400,000	329,129,597
Other	Private Debt & Tax Credits	188,431,500	329,129,597
Other	Public/Private Contributions	37,400,000	329,129,597
Other	STATE - Capital Improvements	10,000,000	329,129,597
Other	State/Service Linked Housing	690,332	329,129,597

Table 3 – Resources Made Available

Narrative

[Table 3 does not provide specific information concerning sources or amounts of funding associated with non-formula grant funds. A table found in Appendix 1.2 lists these sources, the projected allocation amounts and actual expenditures. Due to space limitations the table could not be made part of the narrative in IDIS.]

The most significant variation between projected and actual expenditures concerns Low Income Housing Tax Credit (LIHTC) funds where only $38M of a projected $143M was actually expended, which represents less than 27% of anticipated expenditures. This was due to units being rehabbed in 10 RAD and 5 HOME projects not being completed during the fiscal year, although all 15 developments were under construction. LIHTC are major funding components of these projects and account for a total of $162M in project support. These costs will be accounted for in the CFY 2017 CAPER.

The amount of State capital funds expended for strategic demolitions was over $1M greater (45%) than anticipated as more State dollars become available for this activity. More local funds were also allocated for strategic demolition than anticipated with total funding for this activity from all sources coming in at $8.5M. The amount of mortgage funds leveraged by CDBG funded direct homeownership assistance (DHA) was $7M (-23%) lower than anticipated as the overall number of DHA sales was lower than projected. As noted in CR 05, the projection of 500 households was overly optimistic and the 345 sales actually achieved are of a scale to meet the five year Consolidated Plan goal.

ESG expenditures also varied significantly from what was projected with slightly over $624K expended of almost $1.8M made available. The difference is due to the rate of fund drawdown rather than a reduction in the amount of activity. All other expenditure categories varied less than 15% between funds available and funds expended. As has been noted in prior CAPERs, funds expended are not necessarily the same funds that have been received during the fiscal year but may represent resources available from prior fiscal years.

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Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City Wide	100	95.95	A wide range of actvities were dispersed throughout the target area.
Low Moderate Income Areas	100	0.15	Thirteen activities concentrated on the center of the target area.
Special Code Enforcement Areas	100	1.85	Over 400 structures were demolished in the east and west central portions of the target area.
Strategic Demolition Areas	100	2.06	Over 40000 parcels were boarded & cleaned throughout the target area.

Table 4 – Identify the geographic distribution and location of investments

Narrative

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 funds allocated to the specific target areas versus actual expenditure of funds in these areas, the following should be noted:

City Wide Target Area. While this category remained the dominant target area type in terms of funds expended, actual expenditures fell short of projections due to lower than anticipated LIHTC expenditures and a greater amount of funds expended in Strategic Demolition Target Area. The latter area will again have a strong showing in CFY 2017 but the overall percentage in the City Wide Target Area will markedly increase due to the expenditure of over $160M in LIHTC funds.

Low Moderate Income Areas. The percentage of funds spent on Low/Mod area activities came in slightly higher than anticipated but still accounts for less than two-tenths of one percent of expenditure. This percentage is unlikely to increase significantly over the next four years. Given the small percentage of expenditure in this target area, its large geographic footprint and its use in only CDBG funded activities, serious consideration needs to be given to removing it as a target area.

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 somewhat less than two percent of all expenditures. This expenditure rate was higher than projected as total expenditures were less than anticipated while those for code enforcement were larger due to the amount of general funds spent on the activity.

Strategic Demolition Target Areas. Over 2% of all expenditures were for strategic demolitions, significantly higher than the projected 1.27%. This difference is due to the availability of additional State

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and City funds to support this activity in CFY 2016. It is anticipated that the amount of funding available for strategic demolitions will continue to expand over the four years remaining under the current Consolidated Plan, although when measured as a percentage of all expenditures, it will decline over the next two years due to the large amount of LIHTC expenditures in the City Wide Target Area.

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 were $49,484,852. HOME program funds in the amount of $5,125,000 leveraged $44,359,852 in other private and public funds and represent 10% of total project costs.

Baltimore City had Match liability requirement of $388,651.92 for the fiscal year. These requirements were satisfied by the $8,200,746.85 excess from the prior year. Baltimore City was able to claim $2,777,389 in match contributions. These contributions came in the form of non-federal cash contributions from the Enterprise Foundation, Weinberg Foundations, Abell Foundation, France Merrick Foundation and a combination of grant and bond funds from the State of Maryland.

HOPWA Program

Baltimore EMSA HOPWA Service Providers leveraged federal, state, and foundations funds as well as private donations. These sources of leveraging are comprised of Ryan White-Housing Assistance ($47,189), Project HOME($144,880), Shelter Plus Care ($540,602), Public sources ($549,343.75) and Private Funding sources ($67,194). The combined total of all leveraged funds are $1,349,207.75 for the Baltimore EMSA .

CDBG Program

The slightly more than $2,010,847 in CDBG funds spent on direct homeownership assistance by DHCD for down payment and closing cost support leveraged $29,829,265 in private mortgage funds for the purchase of 251 houses during CFY 2016. Every dollar of CDBG funds helped leverage almost 15 dollars in other funding.

The $154,318 spent on strategic and whole block demolition during the fiscal year was matched by City and State expenditures of $8,488,554 resulting in a leverage ratio of 1:55.

CDBG expenditures for 108 repayments declined by some $171,000 in CFY 2016 to $2,602,162 compared with 2015. This amount accounted for slightly more than 14% 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. While exact private investment totals for construction activity - Eager Park, market rate housing and the hotel - that took place at the EBDI Phase I site during the program year are not yet available, they certainly total over $16M. This would bring the total expenditures to $500M from the $484.2M at which it stood at the end of CFY 2015. As the EBDI 108 loan was $21,200,000 the ratio of 108 to total Phase 1 funding to 1:23.5. This leverage ratio is surpassed only by that of the Warner 108 loan (1:32.3).

ESG Program

The FY 2016 Emergency Solutions Grant funds were matched with funding from the State of Maryland under the following programs: Emergency and Transitional Housing Service Grants; Homeless Prevention Program; Service Linked Housing; and Homeless Women Crisis Shelter Program.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	9,858,917
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	9,858,917
4. Match liability for current Federal fiscal year	388,652
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	9,470,265

Table 5 – Fiscal Year Summary - HOME Match Report

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**
NA	11/11/1111	0	0	0	0	0	0	0

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 $**
21,260	416,143	429,466	0	7,936

Table 7 – Program Income

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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	49,484,852	0	0	0	0	49,484,852
Number	4	0	0	0	0	4
Sub-Contracts						
Number	46	0	2	14	10	20
Dollar Amount	14,980,698	0	166,353	7,801,778	3,374,443	3,638,124

	Total	**Women Business Enterprises**	**Male**
Contracts			
Dollar Amount	49,484,852	0	49,484,852
Number	4	0	4
Sub-Contracts			
Number	46	22	24
Dollar Amount	14,980,698	3,934,418	11,046,280

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

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

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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	0	0
Number of Non-Homeless households to be provided affordable housing units	191	736
Number of Special-Needs households to be provided affordable housing units	792	747
Total	**983**	**1,483**

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	750	708
Number of households supported through The Production of New Units	133	172
Number of households supported through Rehab of Existing Units	100	603
Number of households supported through Acquisition of Existing Units	0	0
Total	**983**	**1,483**

Table 12 – Number of Households Supported

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

The number of non-homeless households provided rental housing was much greater than anticipated because many more units of existing subsidized rental housing were rehabbed during the fiscal year than anticipated. This includes the 101 unit HOME funded Benet House rehab and the Marlborough (227 units) and Memorial (266) apartments rehabs.

The number of HOPWA funded vouchers made available for persons with AIDS/HIV fell short of Consolidated Plan projections with only 708 vouchers utilized in the EMSA, not the 750 anticipated. The shortfall was due to slow voucher turnover. It is unclear whether annual attainment levels will rise to the projected goal of 750 households in the remaining four years of the current Consolidated Plan.

The Consolidated Plan notes that *"HOME and CDBG funds will help support, over the five years covered by this Plan, the creation of some 129 units of housing for persons with disabilities including twenty-five units of UFAS housing."* During Federal program year 2015 HOME funds supported the creation of 38 units of housing for persons with disabilities. This included 17 units of housing for Non-Elderly Disabled (NED) households, and 21 units of housing constructed in accordance with Uniform Federal Accessibility Standards (UFAS). These first year results account for almost 30% of the five year target for housing for persons with disabilities. Several small rehab projects that were to be carried out by two CDBG supported non-profit providers specializing in special needs housing did not begin construction during

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the fiscal year. In total these projects were to have produced twenty-five units of housing, primarily for NEDs. Delays in site acquisition and in carrying out an organizational merger delayed the projects. They will begin construction in CFY 2017. Some will be completed during that fiscal year, but others with not receive their use and occupancy permits until CFY 2018.

The number of new units produced, all of which were HOME funded rentals, exceeded projections by almost 30%. (Goal of 133 versus actual of 172.) It should be noted that there is considerable variation year to year in the number of new affordable rental units produced and, in the case of the HOME program, which year they will be credited to as units are not counted as completed until the project is finished and all units have initial occupancy.

Discuss how these outcomes will impact future annual action plans.

The number of units produced annually in the rehab of existing affordable housing category will remain high over the next several years due to the approximately 20 former public housing developments that will be rehabbed under the RAD program. The number of such units will then drop to a very low number in the last one or two Annual Action Plans produced under the current Consolidated Plan.

The factors affecting production of, and reporting on, special needs units will receive additional scrutiny as the last three Annual Action Plans are assembled. The number of such units created during CFY 2017 will be tracked closely, particularly those associated with the two small projects that did not get under way in CFY 2016. The number of special needs units projected in the strategic section of the Consolidated Plan may not be realized and it may be necessary to amend the Plan to reflect a reduction in units created through rehabilitation activities. The determination to amend would not be made until late in CFY 2017.

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 Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	1	228
Low-income	8	31
Moderate-income	0	13
Total	**9**	**272**

Table 13 – Number of Persons Served

Narrative Information

Perhaps the most striking information presented by Table 13 is the dominant concentration of units created for households with income of less than 30% of AMI. They account for over 80% of all units created. Less than 5% of the units are occupied by households with incomes greater than 50% of AMI. The almost 500 units created by the Marlborough and Memorial apartments are not part of the IDIS data base and hence not shown in the table. However, given that they were majority funded with LIHTC funds and State CDA support, they would have a similar household income profile, as would the HOPWA voucher funded units.

Table 13 does not adequately reflect CDBG housing assistance to low- and moderate-income households in Baltimore City. The chart is structured to capture housing created. A majority of CDBG housing funds are spent providing assistance to lower-income homeowners to maintain their properties or to become

homeowners through downpayment or closing cost assistance. Through the investment of CDBG funds, a total of 279 households recived rehab loans and grants to address major structural and system deficiences in their homes. 47% were extremely low-income; 31% low-income and 21% moderate income. CDBG funds also assisted 251 households in becoming homeowners. 4% were extremely low-income; 34% low-income and 62% moderate income. While these efforts did not create new units they helped improve living conditions for low-income households and strengthened the neighoborhoods in which they live.

During the program year, 533 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 172 units of new construction rental housing funded with HOME dollars and 102 rental units rehabbed with HOME or CDBG funds. It also includes 251 units whose owners received CDBG assistance to purchase their home and 8 units rehabbed with CDBG support that were purchased by low income homeowners. Additionally, the above identified 493 rental units in the Marlborough and Memorial apartments, rehabbed with State of Maryland Low Income Housing Tax Credits (LIHTC) and Community Development Administration (CDA) funds, also qualify as Section 215 housing.

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: Continue facilitating service coordination and meetings of the Hands in Partnership coalition, a group of street outreach providers who meet weekly to discuss best practices, progress in engaging unsheltered homeless people in services, and coordinate care for individuals living on the street.

The city convened weekly meetings of street outreach providers throughout the fiscal year, however, citywide street outreach capacity was reduced by approximately 50% in Spring 2016 when projects received funding cuts through the FFY2015 HUD Continuum of Care Program Funding Competition. Despite these cuts, 60% of street outreach clients exited to successful destinations (shelter, some institutions, temporary, and permanent housing), which was only slightly lower than FY2015.

Objective 2: Increase the capacity of Coordinated Access in order to assess more individuals and families, streamline document readiness procedures, and advance housing first practices, reduce delays in the housing placement process. Monitor MOHS- funded projects for the continued implementation of Coordinated Access and Assessment.

Housing navigators assess and assist unsheltered and sheltered households for a variety of housing options, including permanent housing openings that are currently filled through the city's Coordinated Access system. Housing navigators are located at drop-in centers, shelters, and on outreach teams. Over the course of the fiscal year, the city doubled the number of trained housing navigators from 120 to 240, increasing intake, referral, and assessment capacity for homeless households to access permanent housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

Objective 1: Increase exits to permanent housing and reduce length of stay in programs, thereby increasing the number of households that could be served by emergency and transitional housing and reducing returns to homelessness after program completion.

The number of homeless persons served in emergency shelter, transitional housing, and safe haven increased by 23% between FY2015 and FY2016, to a total of over 5000 people annually. The ability to serve more households was directly linked to a 15% reduction in average length of stay for all household types, from 183 days to 156 days. 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 8%, and returns to homelessness within 1 year remained consistent at approximately 10%.

Objective 2: Increase the number of family shelter beds to serve more intact families, multi-generational families, and families with special needs.

In FY2016, the city's largest shelter for families expanded from 75 beds to 138 beds, and the physical environment of the shelter changed from congregate living to private family bedrooms. The shelter is now able to serve multigenerational families, intact families, and families with special needs more

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effectively. Several Continuum of Care transitional housing projects for families sustained funding cuts during the FY2015 CoC Program Funding Competition. One 12-bed transitional housing program for families closed completely. Several other programs worked with the City and Housing Authority to convert their transitional housing projects to permanent housing projects. Overall, there was an increase in emergency shelter for families, and a decrease in transitional housing for families – however, many of the reductions were able to be mitigated by increasing permanent housing options through funding reallocation.

Objective 3: Provide professional development and resource-sharing opportunities for staff at shelters and transitional housing programs to increase program outcomes and quality service delivery.

In FY2016, homeless service providers were offered over fifteen days of low-cost trainings ($50 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 2,750 persons at risk of homelessness received assistance to prevent an eviction through the city and Continuum of Care members in FY2016. 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 120 new housing navigators trained by the city in FY2016 to use Coordinated Access, approximately one-third were staff at hospitals, mental health and substance abuse treatment facilities, and police. The city led the formation of a high utilizer task force and participated in a new initiative to coordinate local hospital discharge policies with 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 relaunched the CoC's workgroup on youth and young adult homelessness in FY2016, 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.

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 established the first set of written standards of care, 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.

Objective 2: Evaluate the current housing inventory for service gaps and reallocate funds/programs to permanent housing as necessary and able to. Shorten the length of time individuals and families experience homelessness by increasing rapid rehousing and financial assistance for security deposits, rent, and utility deposits.

The city and Continuum of Care identified two primary service gaps for permanent housing in FY2016 – permanent supportive housing for veterans that could not be served by the VA, and rapid re-housing for all population types. As a result, the city and CoC recruited new investments, reallocated existing public services funds, and worked with private philanthropic partners to increase the number of permanent housing beds by over 25% between FY2015 and FY2016. These funds were used to create new programs in each of the primary service gaps, which together will house over 895 more people each year and have reduced the average length of time spent in shelter or transitional housing from 183 days to 156 days.

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

Actions taken to address the needs of public housing

During CFY 2016 the Office of Resident Services (ORS) improved the overall quality of life for public housing and Housing Choice Voucher program families by supporting a number of initiatives including: achievement of economic self-sufficiency by providing opportunities for employment, training and increased income; helping elderly and persons with disabilities to live independently; providing supportive services through service coordination and crisis intervention to stabilize households; assisting youth to live productive lives by obtaining skills and resources to help them prepare for the future.

The ORS programs that promoted these and other initiatives included the PACE (People Accessing Continued Employment) program, Service Coordination, Congregate Housing Service to Elderly and Disabled, Our House Early Head Start, Education Scholarships and Funding, Computer and Learning Labs and Family Self Sufficiency. The ORS was successful in helping residents to achieve economic and personal self-sufficiency and independence through direct services provision, greater and more effective use of community partners and obtaining additional financial resources.

[Due to character limitations imposed by eCon Suite program, tables summarizing actions taken to address resident's needs and 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

In an effort to increase capacity and promote self-sufficiency at the community level in FY 2016, the Office of Resident Services provided individual and group technical assistance training for Resident Leadership. This included providing technical support to the RAB Executive Board, technical support for grant writing to the Resident Councils and a plethora of support services. Topics included available grant funding, grant submission requirements, community building/partnerships, the importance of internet access and timely submission of proposals. Training included handouts, grant submission instructions and a question/ answer session.

To foster the development of highly functioning and capable resident organizations, ORS provided technical assistance that included the requirements of securing and maintaining 501 (c) 3 status, tax requirements for non-profit organizations, and registration with the System for Award Management (SAM) for organizations interested in applying for Federal grants.

The public housing homeownership program was suspended in FY 2014 due to a lack of participants. HABC is currently evaluating its guidelines to determine what, if any, changes can be made to encourage public housing residents to purchase a home under this program.

At the beginning of CFY 2016 the Housing Choice Voucher Homeowenrship Program (HCVHP) had assisted a total of 83 families in purchasing homes in Baltimore City. Fourteen of these purchases had been terminated for a net total of sixty-nine active participants in the program as the fiscal year began. HABC's goal in FY 2016 was to assist an additional eight families by June 30, 2016 bringing the net total of active participants to seventy-seven. HABC actually exceeded its goal for FY 2016 as a total of ten new families purchased a home in Baltimore City. However, four households terminated their purchase agreements leaving a net increase of six additional families and bringing the total active number of participants at the end of CFY 2016 to seventy-five.

Reasons for termination include:
6 Families failed to recertify
5 Families were over-income
3 Deaths
3 Families voluntarily left the program
1 Family went through foreclosure

Actions taken to provide assistance to troubled PHAs

Not applicable. HABC is not a troubled housing authority.

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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 CFY 2016, the City Council did debate measures governing the number of persons allowed to reside in group homes. However, the 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 2016 Annual Action Plan, it was noted that the 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 – Accomplishments – Program Year and Strategic Plan to Date in CR-05 at the beginning of this document shows these actions were indeed carried out. Specfically, HOPWA provided 708 households with tenant based rental assistance; HOME funds were used to create 171 units of new affordable rental housing and rehabilitate 101 units of existing affordable rental housing; CDBG funds were used to create 8 units of affordable homeownership, assist 279 homeowners address code and health and safety issues and provide 832 households with foreclosure counseling.

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

In CFY 2016, the Baltimore Housing Lead Hazard Reduction Program made 51 homes lead safe and protected 62 children under age six from lead hazards. Approximately, 144 older children and adults were also protected from the hazards of lead. All the households who received services were low- and moderate income. Some 23 families had incomes between 0-30 percent AMI; 15 families had incomes between 30-50% AMI; and 13 families had incomes between 50-80 % AMI. The racial and ethnic breakdowns of those served are as follows: 165 African Americans, 20 Caucasians, 9 Hispanics, 8 Asian /Pacific Islander, 0 Native American/Alaskan Native, and 3 other. 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 39 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. The Community Action model, by design, is intended to leverage government and private resources to address poverty in urban communities. The CDBG allocation to the Baltimore CAP is leveraged by nearly $2.4M from the State's Community Service Block Grant (CSBG) program and $700K in City General Funds. 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 provided over 47,000 units of service to reduce poverty levels to households in Balitmore City. Some of these services include providing energy and water assistance grants to assist households in remaining stabily housed with heat and water; food distribution and healthy eating education; credit review; eviction prevention and security deposit grants; and energy conservation education. In addition, CAP provided free tax preparation and asset development yielding almost $1.3M in EITC returns.

During CFY 2016 the number of new Section 3 hires by Consolidated Plan program were as follows:
HOME – 70 persons
CDBG - 1 person

Also during the fiscal year, the Head Start program served 795 children 3-5 yrs. of age. Provided services for 664 families that included but are not limited to: emergency/crisis intervention, housing assistance and adult and parenting education.

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

The CFY 2016 Annual Action Plan acknowledged the fiscal duress under which many actors making up the institutional structure through which housing and community development services are delivered, operated and noted that "*Baltimore Housing will undertake two initiatives in the five-year period*

covered by this Consolidated Plan.
1) Work with the foundation community to jointly fund housing and community development activities in neighborhoods that are experiencing disinvestment but are otherwise stable and have a viable real estate market.
2) Working in concert with non-profit umbrella organizations, improve the functioning and capacity of non-profit housing development organizations so that they increase their scale of operation in terms of units produced and the impact their development efforts have on neighborhoods."

No significant progress was made on the first item during the fiscal year. While there are a number of jointly funded nonprofit social service providers, they are not coordinated on the basis of geographic location or condition. In so far as this action speaks to housing development activities, there is some question as to whether there is nonprofit interest or need to work in such areas, or whether the private market in concert with a handful of nonprofits already engaged in such areas is sufficient. During CFY 2017 the viability and desirablilty of pursuing this action will be determined.

As concerns item two, a resurgent local CDFI under new leadership has engaged with a number of nonprofit housing developers including one that is a long time CDBG subrecipient that has undertaken new construction and rehab projects. The CDFI is offering this nonprofit capital and operating support – still in the underwriting phase as CFY 2016 ended – as is the City which increased operating support to help fund at least part of a project manager position, and agreed to provide bond funds for construction. If this combined effort results in long stalled projects getting under construction and affordable housing being produced and buyers/renters found, then some progress in delivering nonprofit driven housing will have been achieved. The outcome should be known by late CFY 2017.

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. CAP began establishing "Pop Up" locations in areas outside of the immediate center neighborhoods to increase the visibility and access to programs. Ten pop ups were established in targeted neighborhoods in conjunction with city partners over a 2-4 day period over the course of the year. Residents accessed these services and were introduced to the main CAP center in their area for continued support. 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 2015 through June 2016.

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.

Due to character limitations imposed by the eCon Suite program, the table listing analysis of impediment goals, and the actions taken during CFY 2016 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 within this Office 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.

The monitoring review has two phases – In-house review (data collection and planning, review of quarterly reports) and on-site visit (review individual files, financial and income documents, income verification, interviews). 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 to assist the developers and or owners in either new construction or rehabilitation of affordable housing in Baltimore City. The annual HOME compliance reviews are based on performance evaluations related to the use of HOME program funds in Baltimore City. The primary objective of this review is to ensure compliance with applicable federal laws, regulations, policies and procedures and to safeguard against improper use of federal funds.

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

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

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

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

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 September 10, 2016.

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

The City of Baltimore will release on September 12, 2016 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 City Fiscal Year 2016 activities – July 1, 2015 through June 30, 2016. The report identifies financial resources received through the ESG, HOPWA, HOME, 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 September 28, 2016.

The draft report will be available for review and comment at 417 E. Fayette Street, Room 1101 and on the Baltimore Housing website – www.baltimorehousing.org – in the Plans and Reports section found in the top center of the home page. 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 in the afternoon of September 27, 2016. A summary of comments received and responses to comments will be submitted to HUD as part of the final document.

Notice of the draft CAPER's release, along with a copy of the CAPER, were also placed on the Baltimore Housing website on September 12.

No comments concerning the draft CAPER were received.

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.

As this CAPER covers only the first of the current Consolidated Plan's five years, and the objectives identified in the Plan were, for the most part, substantially met, it would be premature to change the program at this early juncture. 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***

Most definitely. During CFY 2016 the city's subsidized rental housing inventory increased significantly as did the number of low-income households becoming homeowners. Most major redevelopment areas had showed activity and several long stalled projects got underway, notably Eager Park in east Baltimore. Social service providers had another strong year. Organizations providing employment training services received increased CDBG funding in CFY 2016 with concommitant increases in outcomes.

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

The ongoing inability of certain non-profits to adjust to the shrinking availability of subsidy sources and tougher mortgage standards continues to be a barrier to carrying out the strategy of increasing homeownership opportunities for low-income households. While participation in CDBG funded homeowner closing cost programs completed a third very strong year, such demand has not carried over to new construction homeownership development projects or to many homeownerhsip projects involving major rehab to exising structures.

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

In addition to the above referenced CDBG funded homeownership projects, the number of structures demolished during the fiscal year was only 80% of projected. What is troubing about this shortfall is that the five year goal of 4,000 structure demolished was predicated on significant year over year increases for the entire five year period. By lowering the starting year base it increases the need for demolition rates in years two and three to rise sharply. This is one activity that will be closely examined as CFY 2017 progresses.

- ***Are grant disbursements timely***

By and large CDBG disbursements in CFY 2016 were made in a timely fashion during the program year. Under the CDBG program most subrecipient reimbursement requests were reviewed, processed and payment made, from City funds, in less than ten days. Once these payments are reflected in the City accounting system, draws are made through the IDIS and the City funds that have been expended are repaid with CDBG funds. These draws generally occur on a monthly basis.

- ***Are major goals on target***

At the end of year one the major goals still seem attainable although, as noted above, there are some activities that did not meet annual projections. It is still too early in the Consolidated Plan cycle to conclude that major goals will not be met.

Yes

OMB Control No: 2506-0117 (exp. 07/31/2015)

[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 2016 the annual principal and interest payments were made on both 108 loans and BEDI funds remained in reserve untouched.

OMB Control No: 2506-0117 (exp. 07/31/2015)

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

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

During the City's July 1, 2015 – June 30, 2016 program year 45 file inspections were conducted at 39 properties. Three hundred eighty separate files were inspected. There were no properties cited for non-compliance. As Baltimore City conducts inspections throughout the calendar year, 24 active HOME projects were file inspected after the end of the 2016 program year. Three hundred and three files were inspected during that time. There were no properties cited for non-compliance. The only property not scheduled for file inspection was Collington House, as they were on the off year of a two year file inspection cycle.

During the City's July 1, 2015 – June 30, 2016 program year inspections occurred at 47 properties. Of the 47 properties, 33 passed their initial inspection and the remaining 14 passed upon re-inspection. There were no properties cited for non-compliance during the program year. As Baltimore City conducts inspections throughout the calendar year, another ten properties were inspected after June 30, 2016 close of the program year. None of those properties were cited for non-compliance. One property, the 30 unit Printers Square, has not yet been inspected in calendar year 2016. That inspection is schedule for the week of December 19, 2016. Four properties, Harlem Gardens, Lester Morton Court, Serenity Place and Holly Lane were not scheduled for physical inspection during this period as they were in the off year of a 2 year physical inspection cycle. Two properties, the 123 unit Temple Gardens and the 34 Unit Chateau, saw their period of HOME affordability expire during the program year.

[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 a balance of $21,260 in program income and collected $416,142.51 from twelve (projects). The projects that submitted program income were an even mix of six (6) multifamily and six (6) elderly housing projects. A total of $429,466.06 was used to payout HOME draws in the support of two hundred thirty-one (231) new construction units at Weinberg Manor South, Fulton Gethsemane Village Apt. and Bon Secours Gibbons. The HOME program has $ 7936.45 to carryover into FY 17.

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 Comunity 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 Mary Harvin Center, a sixty-one (61) unit senior housing and community center was constructed in part with Bond funds. Seven units of housing for non-elderly disabled residents at 1106 W. Lafayette Avenue were rehabilitated with the help of Bond funds.

The Office of Project Finance has also partnered with HABC on major public housing redevelopment projects in Barclay, Orchard Ridge, and O'Donnell Heights. Project Finance and HABC are slated to partner once again on the redevelopment of Somerset in the Monument East neighborhood. In the past, HOME funds have been used to support mixed finance HOPE VI projects as well.

Project Finance also supports a Baltimore City Councilman's proposed revision of the Inclusionary Law ordinance. The proposed revision would require developers to build housing for lower-income families in exchange for subsidies for their projects.

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	97
Tenant-based rental assistance	750	708
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	98	14
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0	47

Table 14 – HOPWA Number of Households Served

Narrative

- Short-tern 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 ninety-seven (97) HOPWA eligible households to stay in their homes through short-term rental, mortgage and utility assistance funds.

- Rental assistance:

A total of 750 rental subsidies were planned for persons living with HIV/AIDS across the Baltimore EMSA from the FY 2016 Allocation. 708 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 25 permanent housing units for persons living with HIV/AIDS during FY 2016 was not met. However, 14 permanent housing units and 47 transitional units were utilized during the year through Project PLASE's Permanent and Transitional Housing Programs. Project PLASE has plans to expand one of its current projects in the fall of 2016. Through this project's expansion, twenty-five (25) permanent housing slots would be designated to serve medically fragile PLWHAs.

OMB Control No: 2506-0117 (exp. 07/31/2015)

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
Indentify 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	Ms
First Name	Vidhia
Middle Name	0
Last Name	Dhanraj
Suffix	0
Title	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	4103963757
Extension	0
Fax Number	0
Email Address	vidhia.dhanraj@baltimorecity.gov

ESG Secondary Contact

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

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2015
Program Year End Date	06/30/2016

OMB Control No: 2506-0117 (exp. 07/31/2015)

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

Subrecipient or Contractor Name: Associated Catholic Charities, Inc.
City: Baltimore
State: MD
Zip Code: 21201, 3422
DUNS Number: 080559461
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: $113,500

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: $62,216

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: $215,350

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: $426,043

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: $92,174

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: $43,300

Subrecipient or Contractor Name: Salvation Army
City: Baltimore
State: MD
Zip Code: 21230, 3972
DUNS Number: 124713343
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: $35,811

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: $196,550

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: $149,769

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: $64,427

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: $154,279

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 15 – 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 16 – 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 17 – Shelter Information

OMB Control No: 2506-0117 (exp. 07/31/2015)

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 18 – 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 19 – 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 20 - 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 21 – 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 22 – Special Population Served

OMB Control No: 2506-0117 (exp. 07/31/2015)

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	32,875
Total Number of bed-nights provided	23,087
Capacity Utilization	70.23%

Table 23 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

Shelter Utilization:
Number of Beds- Rehabbed: 0
Number of Beds- Conversion: 0
Total Number of Bed-nights available: 362,445
Total Number of Bed-nights provided: 277,600
Capacity Utilization: 77%

Performance Measures:

Prevention: Baltimore City does not have any performance measures for prevention projects.

Drop-ins: R*eturns to homelessness from permanent housing within 2 years*- The city has not finished programming the report to pull this information and is unable to report the data for this measure at this time.

Outreach: R*eturns to homelessness from permanent housing within 2 years*- **9.35%**; *Percentage of contacted households that engaged*- **71%**; *Successful placement from Street Outreach*- **53.66%.**

Emergency Shelters: *Average Length of Stay*- **91 days**; *Percent of person exiting to permanent housing*- **13.96%**; *Returns to homelessness from permanent housing within 2 years*- **23.78%**; *Increase Earned Income*- **3.3%** ; *Increase Non-Earned Cash Income*- **14.8%**; *Increase Total Cash Income*- **21.5%** ; *Increase Mainstream Benefits*- **21.5%** ; *Utilization rate of units/Beds for homeless or formerly homeless persons*- **77%**

Rapid Rehousing: *Average Length of Homelessness*- **99 days** ; *Percent of person exiting to permanent housing* -**80.21%** ; *Returns to homelessness from permanent housing within 2 years*- **12.97%** ; *Increase Earned Income*- **13.2%** ; *Increase Non-Earned Cash Income*- **24.6%**; *Increase Total Cash Income*- **18.9%** ; *Increase Mainstream Benefits*- **30.7%** ; *Utilization rate of units/Beds for homeless or formerly homeless persons*- The city has not finished programming the report to pull this information and is unable to report the data for this measure at this time.

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2013	**2014**	**2015**
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	140,853	178,569	362,826
Subtotal Homelessness Prevention	**140,853**	**178,569**	**362,826**

Table 24 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2013	**2014**	**2015**
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 Assistance under Emergency Shelter Grants Program	132,813	396,236	284,540
Subtotal Rapid Re-Housing	**132,813**	**396,236**	**284,540**

Table 25 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2013	**2014**	**2015**
Essential Services	0	0	0
Operations	783,331	583,210	712,660
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	**783,331**	**583,210**	**712,660**

Table 26 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2013	**2014**	**2015**
HMIS	0	0	0
Administration	74,270	109,694	124,239
Street Outreach	50,964	111,567	110,740

Table 27 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2013	2014	2015
3,883,241	1,131,267	1,267,709	1,484,265

Table 28 - Total ESG Funds Expended

11f. Match Source

	2013	2014	2015
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	1,558,949	1,558,949	1,558,949
Local Government	2,938,263	3,391,600	3,391,600
Private Funds	0	0	0
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
Total Match Amount	**4,497,212**	**4,950,549**	**4,950,549**

Table 29 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2013	2014	2015
18,281,551	5,628,479	6,218,258	6,434,814

Table 30 - Total Amount of Funds Expended on ESG Activities

Attachment
Attachment 1

OMB Control No: 2506-0117 (exp. 07/31/2015)

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. The project is expected to be completed in the spring of 2019.

During CFY 2016 construction began on the six acre Eager Park, a new office building on Ashland Street and a 194 room hotel at the southern end of the park. All three projects will be completed in calendar year 2017.

ORCHARD RIDGE – This project involves the new construction of 73 affordable homeownership units and 313 affordable rental units built on former public and FHA housing sites. Started in 2005, it is expected to be completed in the fall of 2019. Four rental and several homeownership phases have been completed. This project will include 386 units. Total Development Cost will be $385,000,000

During CFY 2016, Orchard Ridge 5, a 65 unit rental development, began construction in February 2016 and will be completed in early 2017.

O'DONNELL HEIGHTS- The current master plan envisions 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 and is expected to be completed in the spring of 2019.

During CFY 2016 financing for a second rental project closed with construction anticipated to begin in the first half of CFY 2017.

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

During CFY 2016 a mixed use new construction and scattered site 57 unit rental project started construction.

POPPLETON – When completed in 2019 the redeveloped Poppleton area is to have some 916 new homeownership units and 475 rental units.

During CFY 2016 Poppleton 3, a 32 unit rental project, was completed. A total of 274 rental units have now been completed.

OMB Control No: 2506-0117 (exp. 07/31/2015)

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.
During CFY 2016 acquisition of the first 49 acres was completed and demolition of dilapidated structures began.

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 a 56 unit homeownership phase have previously been completed.
During CFY 2016 a second homeowner phase of 18 units was completed.

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 is slated to begin construction In CFY 2017.

PERKINS – This project entails the full redevelopment of the Perkins Homes public housing development as well as the redevelopment and revitalization of the adjacent Washington Hill and Dunbar Broadway neighborhoods.
During CFY 2016 the planning phase of the project continued.

OLD TOWN/SOMERSET - The Baltimore Development Corporation (BDC) and the Housing Authority of Baltimore City requested proposals for a mixed-use, mixed-income development project in the Oldtown community. Following an RFP process a development team was selected and given exclusive negotiating privileges.
No final award was made during CFY 2016 and construction has not yet begun.

II. 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 CFY 2016, include:

- Continuing to use HABC's MTW status to be the conduit to fund the Baltimore Regional Mobility Program being implemented by the Baltimore Regional Housing Partnership pursuant to the Thompson Settlement Agreement;

Actions Taken: During CFY 2016 the Housing Authority of Baltimore City, 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, 591 families in the BRHP program initially leased units with mobility vouchers during the period July 1, 2015 through June 30, 2016.

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

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Actions Taken: The Housing Authority of Baltimore City (HABC), the Housing Commissioner 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. BMC, in collaboration with the Baltimore metropolitan area PHAs, prepared a request for proposals (RFP) to be issued in conjunction with 2016 Maryland Department of Housing and Community Development (DHCD) Low Income Housing Tax Credit round. The Regional PBV program includes funding for an educational effort regarding successful affordable housing in high opportunity areas.

- 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 after the end of the fiscal year and will be discussed in next year's CAPER.]

- 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 is an active participant 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 Group continued to monitor Maryland Department of Housing and Community Development (DHCD) allocation of Low Income Housing Tax Credits. DHCD's competition allocated an increased share to the Baltimore region overall (from 40 percent to about 2/3 of Maryland total), but reduced the share of Baltimore region credits allocated to family projects in high opportunity areas, from 25 percent to 18 percent.
- ✓ Members of the Group met with Maryland DHCD Secretary Kenneth Holt in September 2015 regarding DHCD's revision of the Maryland Qualified Allocation Plan (QAP) and sent a follow-up letter advocating for a set-aside for family projects in high opportunity areas. The first set of 2016 revisions to QAP did not include a set-aside, but did include several other incentives for family units in opportunity areas.
- ✓ Working with the Group, disability stakeholders and DHCD, BMC compiled a list of suggested improvements to MdHousingSearch.org, the web-based housing search tool created by Social Serve, to assist individuals in successfully locating affordable rental units. Meetings and conversations with DHCD resulted in the creation of an Advisory Committee and some prioritization of improvements in a potential work plan for DHCD and Social Serve.
- ✓ With respect to the streamlining the porting of vouchers, the Baltimore metropolitan area PHAs agreed to accept the sending agency's criminal background check, rather than perform new criminal background checks of individuals porting from one jurisdiction to another. In addition, Harford County removed its income requirement.

- ✓ On April 21, 2016, Baltimore Neighborhoods, Inc. (BNI) conducted a fair housing training with for property managers, which was coordinated by BMC in collaboration with the Group. The training was attended by 63 people.
- ✓ BMC printed an additional 5,000 fair housing education booklets, for a total of more than 20,000 printed. An additional 2,500 booklets were distributed, for a total of 10,700 booklets distributed via local governments, public housing authorities/agencies, and other partners.
- ✓ BMC began work to compile a new regional database of affordable rental units, drawing on the inventory created for the Baltimore Regional Housing Plan, along with the National Housing Preservation Database and HUD's multifamily and Section 8 contracts database. BMC has been consulting with members of the Group to ensure that the information in the database will be accurate.

- 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 a member of the Group, Baltimore City 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 hear vision disabilities;

Actions Taken: During the reporting period, seventeen 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. Five 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 22 affordable UFAS units were created during the reporting period. HABC installs hearing vision modifications to its units upon request from residents for such modifications.

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

Actions Taken: During the reporting period, 26 units were created for NEDs.

- 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 signed an MOU to continue coordination for FY 2016, 2017, and 2018. The Group jurisdictions doubled their CDBG contributions to fund the coordination through BMC.

APPENDIX I.2

CR-15 - Resources and Investments

CR-15 - Resources and Investments 91.520(a) –

Identify the resources made available

Expenditures by Program/ Funding Source in Support of CFY 2016 Annual Action Plan (AAP) Activities

Program/ Funding Source	Projected Allocation Amounts in the CFY 2016 AAP	Actual Expenditures
CDBG	$19,474,863	$18,507,559
HOME	$3,319,414	$2,913,059
HOPWA	$8,037,304	$6,897,966
ESG	$1,679,372	$624,426
Formula Grant Program Totals	**$32,510,953**	**$28,943,010**
COC	$21,776,583	$18,772,109
GENERAL FUNDS	$5,500,000	$5,785,165
LIHTC	$142,862,500	$37,998,148
Section 8	$184,967,529	$186,712,309
State Social Services Over Night Shelter	$314,128	$298,531
General Obligation Bond Funds	$10,100,000	$9,305,471
NonProfit Operating Leverage	$38,777,707	$36,828,281
State Capital Demolition	$2,500,000	$3,636,182
State/Service Linked Housing	$172,583	$163,954
Mortgage Funds Leveraged via DHA	38,682,700	$29,629,447
Other Fund Totals	**445,653,730**	**$329,129,597**
Formula Grant and Other Fund Total	**478,164,683**	**358,072,607**

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.

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The first map utilizes the latest *Low and Moderate Income Summary Data* (LMISD) made available to grantees in July 2014 from HUD. The data is based on the 2006 – 2010 American Community Survey (ACS) 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 FY16 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) versus 65.3% (408,304) in 1999. Of the 200 census tracts that make up Baltimore City, 152 had at least 51% moderate/low-income households in comparison to 164 in 1999.

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. Some organizations have multiple sites, e.g. there are five Community Action Center sites displayed on the map.

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 one 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. .

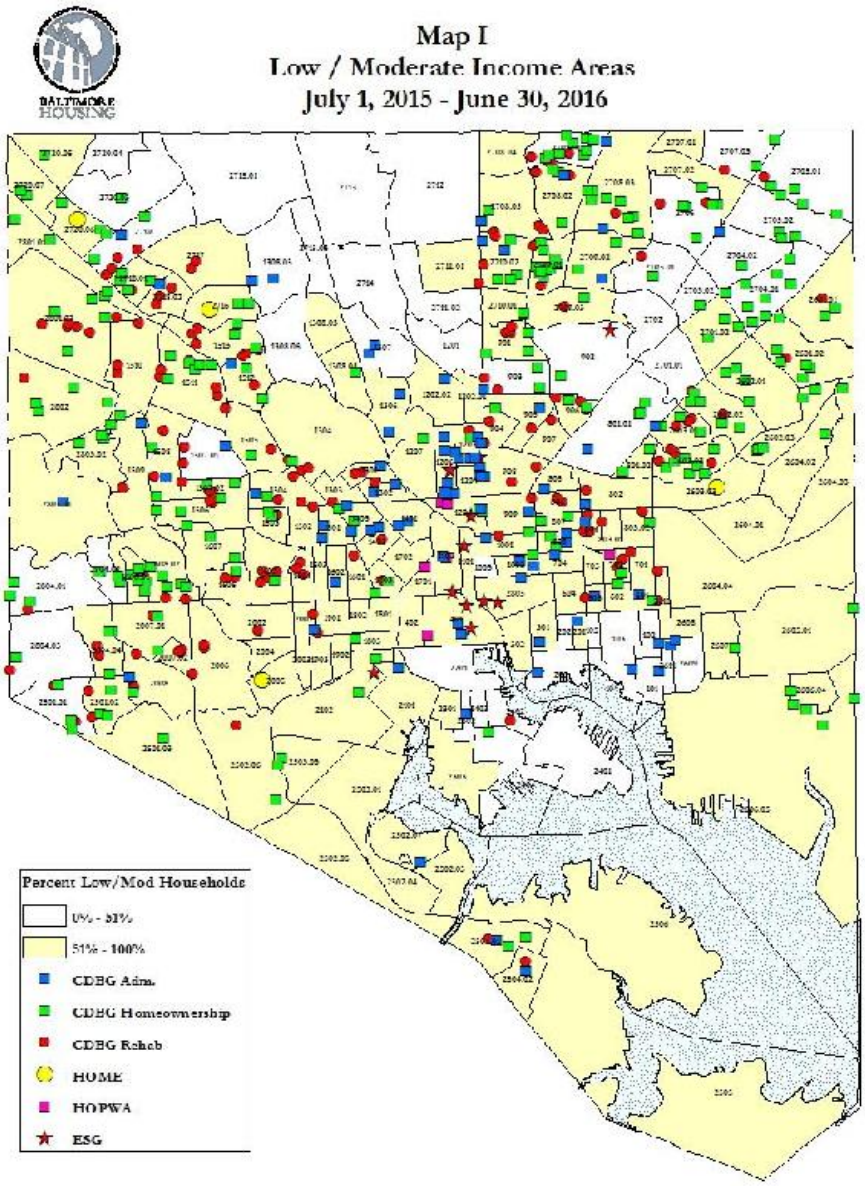
HOME (yellow circle)
Identifies the location of the four HOME funded projects completed during CFY 2016. The projects include: Bon Secours Benet House where 101 units of existing affordable rental units were rehabbed and Weinberg Manor South, Orchard Ridge Phase IV, and the Weinberg Family Center where, collectively, 171 new affordable housing units were created. All four projects are located within low- or moderate-income areas. All three new construction projects are on the edge of major redevelopment areas.

HOPWA (fuchsia square)
Identifies the locations of seven 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.

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. 77% 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 (87%) were in low/mod areas.


Map I
Low / Moderate Income Areas
July 1, 2015 - June 30, 2016
BALTIMORE HOUSING
Percent Low/Mod Households
0% - 51%
51% - 100%
CDBG Adm.
CDBG Homeownership
CDBG Rehab
HOME
HOPWA
ESG

The map on the following page displays the geographic location of the four HOME funded multi-family affordable rental housing projects that were completed during the fiscal year.

The project locations are displayed over the latest (2014) Housing Market Typology background. The 2014 Housing Market Typology 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: median sales price, vacant house notices, foreclosure filings, owner occupancy rates, unit density, and sales price variation. 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, Middle Market Choice, Middle Market, Middle Market Stressed, and Stressed. Census blocks with fewer than five residential sales are not assigned to one of these five categories.

Two of the four projects are located in northwest Baltimore, one in southwest Baltimore, and the remaining one is located in the northeastern section of the city.

The characteristics of the five typologies are as follows:

Regional Choice
Neighborhoods in the Regional Choice market category, such as Bellona Gittings, Cedarcroft, Evergreen, Locust Point, Homeland, Keswick and Guilford, represent competitive housing markets with high owner-occupancy rates and high property values in comparison to all other market types. Foreclosure, vacancy and abandonment rates are low. Market interventions are not necessary in the Regional Choice market, but basic municipal services such as street maintenance are essential to maintaining these markets.

Middle Market Choice
Neighborhoods in the Middle Market Choice category, such as Brewers Hill, Dickeyville, East Arlington, Original Northwood, Hampden, Lauraville, Ridgely's Delight, Ten Hills, and Upper Fells Point, have housing prices above the City's average with strong ownership rates, and low vacancies, but with slightly increased foreclosure rates. Modest incentives and strong neighborhood marketing should keep these communities health, with the potential for growth.

Middle Market
Neighborhoods in the Middle Market category, such as Bayview, Eastwood, Greenmount West, Heritage Crossing, Kenilworth Park, and Woodbourne Heights, have median sales values above the City's average, as well as high homeownership rates. These markets experienced higher foreclosure rates when compared to higher value markets, with slight population loss. Interventions are geared toward aggressive code enforcement, in an effort to move vacant buildings as quickly as possible to rehabilitation, which in turn supports existing homeowners. Significant portions of the Middle Market spectrum are covered by Streamlined Code Enforcement.

Middle Market Stressed

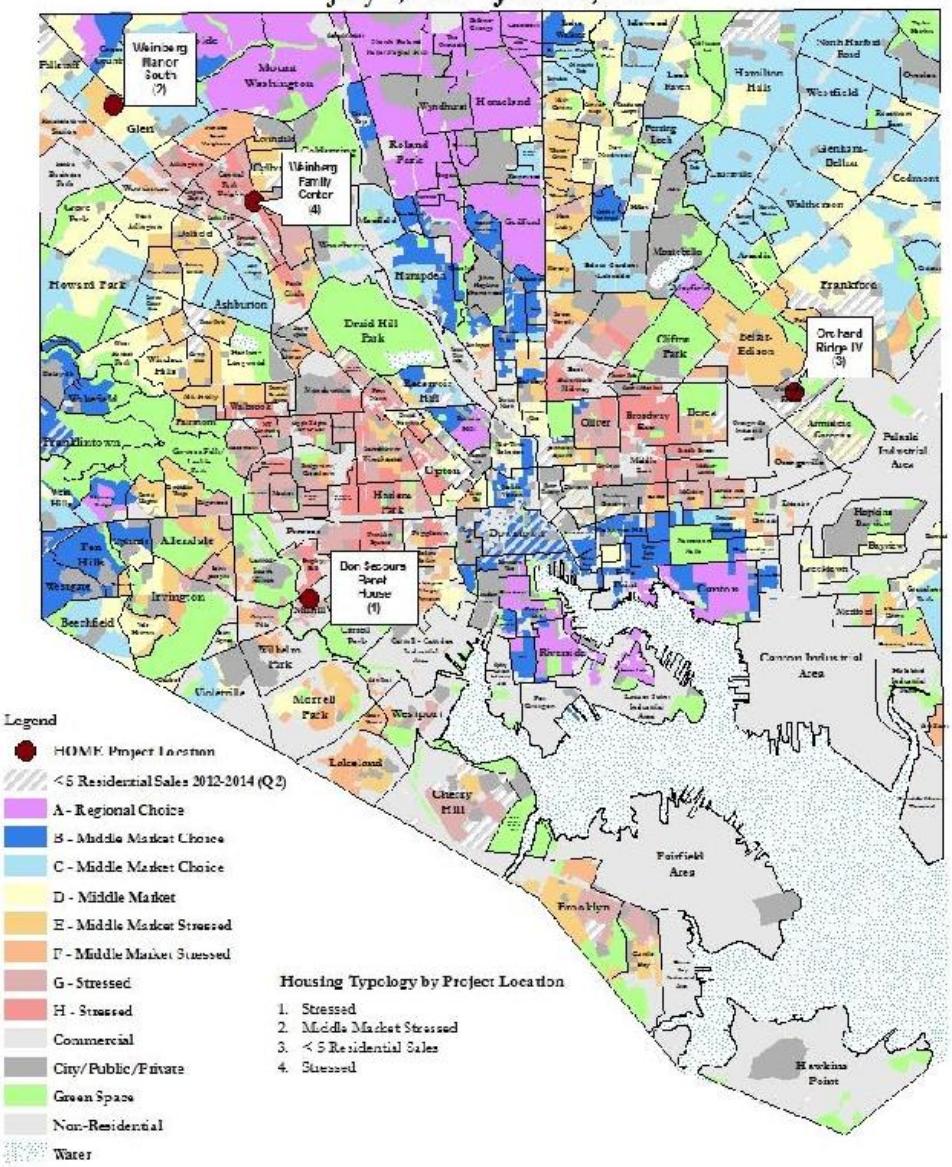
Neighborhoods in this category, such as Belair-Edison, Saint Helena, Garwyn Oaks, Lakeland, Union Square, and Winston-Govans, have slightly lower home sale values than the City's average, and have not shown significant sales price appreciation. Vacancies and foreclosure rates are high, and the rate of population loss has increased in this market type, according to the 2010 Census data. These communities often have under-appreciated assets such as historic housing stock, significant park spaces and choice locations that can serve as building blocks for future revitalization efforts.

Stressed Market

These neighborhoods, which include Broadway East, Franklin Square, Gay Street, Penn-North, Rosemont, and Shipley Hill, have experienced significant deterioration of the housing stock. This market category contains the highest vacancy rates and the lowest homeownership rates, compared to the other market types. It also has experienced some of the most substantial population losses in the City during the past decade. 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. Support for stable residential blocks is also necessary.

One of the four projects in characterized areas is in a middle market stressed area, two are in stressed neighborhoods and one is an area designated as less than 5 residential sales in the last four years.

Map II
New Affordable Housing Projects
Financed with HOME Funding by Housing Typology
July 1, 2015 - June 30, 2016



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 2015, 172 units of HOME assisted rental housing were added to the subsidized housing inventory for households earning 0 – 50% of AMI, most of these units serve households earning less than 30% of AMI. Additionally, HOME funds supported the rehabilitation of 88 units of existing affordable housing for households in the 0 - 50% AMI range. An additional 493 units were rehabbed with State of Maryland CDA and LIHTC funds during the program year. These units serve households with substantially the same income distributions as those funded through the HOME program.

At the end of the program year there were 8,102 occupied public housing units and 16,613 housing choice vouchers in use. The overwhelming number of households served through public housing and the HCV program have incomes in the 0 – 30% of AMI range.

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

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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 2015 included using CDBG resources, often in combination with State of Maryland capital resources, to support the rehabilitation of 162 primarily owner occupied residences. 77 of the households served (48%) had income of less than 30% of AMI; 51 households (31%) were between 31 and 50% of AMI. To help preserve the subsidized housing stock - many subsidized developments are over thirty years and obsolete – the City supported, using HOME and LIHTC funds, the rehabilitation of 101 units of existing affordable housing. An additional 493 units of existing subsidized rental housing completed rehab during the program year. These rehabs were not funded with Consolidated Plan resources but with Maryland CDA and LIHTC funds.

III. Individuals Who Have Been Involuntarily Displaced

Baltimore Housing's Relocation Office expended $2,872,824.00 in General and City Bond funds for the relocation of 107 residential households, 6 businesses and 1 mixed use facility during the fiscal year beginning July 1, 2015 and ending June 30, 2016.

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. Displacees 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

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

Actions taken to address the needs of public housing

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 CFY 2016. 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 2016

Service Program Area	Served		
Employment Services People Accessing Continued Employment (**PACE**)		**Projected**	**Actual**
	Enrollment Total # Served	350	242
	Employment Services	700	2350
	Job Placements	250	201
	Average Hourly Wage	$9.50	$10.59
Youth Services		**Projected**	**Actual**
	Training	55	56
	Job Placements	30	44
	Average Hourly Wage	$9.00	$9.37
Family Self-Sufficiency		**Projected**	**Actual**
	Total families Served	**525**	**541**
	Graduates	30	38
	New Escrow Accounts	35	52
	Home Ownership Education Sessions Attended	30	28
	Financial Literacy Management Education Sessions Attended	40	40
	Job Training	18	18

Residents Served in Support Service Programs FY 2016

Service/Program Area	Projected # Residents Served	Actual # Served
Service Coordination Enrollments	1000	2245
Service Referrals	2900	3789
Congregate Housing Services Program	25	27
Our House Early Head Start program	40	57
Pre and Post Occupancy Training	500	542
Youth Services	250	1630

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HABC has implemented a wide range of capital investments at existing public housing sites and continues its program of citywide housing development activities. HABC projected that it would spend approximately $43.9 million on capital activities in FY 2016 but actually spent $33.6. This variance is primarily attributed to the delay in the redevelopment closings for O'Donnell Heights and Hollander Ridge Replacement Housing. We expect these two major redevelopment efforts to kick-off in the 2nd quarter of Fiscal Year 2017. Capital activities include the renovation of long-term vacant units, repair and/or replacement of major infrastructure and improving physical conditions to ensure long term viability of existing inventory.

Development Name	**Description of Work**	**Original MTW Anticipated Spending July 1, 2015 - June 30, 2016**	**MTW Actual Spending July 1, 2015 - June 30, 2016**
Latrobe Homes	Repair Maintenance Shop, Site Work, Vacancy Renovation, Preventive Maintenance of Heating and Domestic Hot Water, Caulking, Expansion Joint Replacement and Repaint Parapet Wall Roof Decks	$877,514	$1,658,768
McCulloh Homes	Cabinet Replacement, Replace Electrical Closet Doors, Site Work, Gas Line Repairs, Vacancy Renovation, Preventative Maintenance for New Boiler System	$408,000	$1,671,292
Perkins Homes	Site Work, Vacancy Renovation, Gas Line Repairs, Development Consultant	$ -	$945,616
Poe Homes	Wireless Electrical Sub-metering System, Security Lights, Install Isolation Valves and Condensate Pumps (Heating System Repairs)	$522,000	$740,688
Douglass Homes	Electrical Distribution System, Site Work , Gas Line Repairs, Vacancy Renovation	$4,624,761	$806,970
Gilmor Homes	Vacancy Renovation, Site Work, Repair Heating Convector System, Installation of Lighting and Signs, Community Center Renovation, Repair Heating Convector System	$1,840,000	$2,315,968
O'Donnell Heights	Vacancy Renovation, Redevelopment- Phase 1 B - 68 Rental Units	$3,558,277	$444,937
Cherry Hill Homes	Relocation of Gas Meters, Site Improvements across from Mgmt Office, Site Work ,Vacancy Renovation, Preventive Maintenance of Heating and Domestic Hot Water System, Annual Water Treatment Services, Our House Community Center Improvements	$ -	$3,308,342
Brooklyn Homes	Replace Windows, Install New Layer Shingles Roofs, Site Work, Vacancy Renovation	$1,175,218	$2,828,959
Westport Homes and Mt. Winans	Vacancy Renovation, Site Work and Gas Piping and Mapping	$220,000	$316,379
McCulloh Homes, Ext.	Utility Separation for RAD Conversion and Associated Costs	$ -	$3,815,681
Rosemont/ Dukeland	Site Work, Improvements for a Tenant Council Space, Vacancy Renovation	$1,310,000	$414,487

Van Story Branch (formerly the West Twenty)	Exterior Waterproofing & Tuck-pointing	$ -	$23,857
Development Name	**Description of Work**	**Original MTW Anticipated Spending July 1, 2015 - June 30, 2016**	**MTW Actual Spending July 1, 2015 - June 30, 2016**
Somerset Ext	Roof Replacement	$ -	$58,325
Monument East	Roof Replacement	$ -	$69,959
Hollander Ridge	Replacement Housing - 110 Units	$5,125,877	$ -
Chase House	Exterior Waterproofing & Tuck-pointing and Window Replacement	$ -	$41,828
Pleasant view Gardens	Utility/Engineer Consultant and Gas and Water Sub-metering (RAD Conversion)	$ -	$39,165
Scattered Sites	Vacancy Renovation, Roofing Replacement, Replace Hollow Core Elevator Access Doors with Solid Core Doors and Frames, Window Replacement	$733,275	$687,330
Thompson 22	Weatherization	$ -	$373,434
Bailey -New Construction UFAS Units	Bailey -New Construction UFAS	2,243,407	$981,187
Authority-Wide	Affordable Housing Opportunities	4,203,600	$1,567,383
City Wide	Development of Non-Elderly Disabled Units & Enhanced Leasing Program	$670,000	$732,572
AMP's	Environmental Related Testing, Improvements and Training	$263,750	$240,658
AMP's	Management Improvements, IT Software and Hardware	$134,553	$126,294
AMP's	Resident Activities involving the Anti-Drug and Energy Program	$14,000	$8,113
AMP's	Consultant Fees (A & E, Planning, Utility, Maintenance of Software, etc.)	$185,000	$402,335
AMP's	Legal Fees	$ -	$143,581
N/A	Debt service	$6,439,204	$3,572,531
AMP's	Technical Salaries and Benefits	$1,425,523	$1,361,419
AMP's	Non-Technical Salaries and Benefits	$2,861,269	$2,744,948
AMP's	Operating, Sundry, Audit and Overhead Expenses	$746,861	$773,163
AMP's	RAD Subsidy	$ -	$348,400
	GRAND TOTAL	**$39,582,089**	**$33,564,569**

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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: Baltimore Housing's statement setting forth its commitment to affirmatively furthering fair housing has been developed and placed on the Baltimore Housing website.**
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 Baltimore Housing 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: Baltimore City conducted an analysis and 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 were 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.** **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. Training for HABC staff on how to access these services continued during this reporting period. Decisions about which documents to translate are made on a case by case basis.** **Baltimore Housing's Intranet web site, which is used by both HABC staff and staff of the Baltimore City Department of Housing & Community Development (DHCD), includes a quick link to LEP resources. By clicking on this link, staff has access to the Language ID Card, the Over-the-Phone Interpretation Language List and the Language Interpretations Services Available Poster.** **The three minute video Baltimore Housing created to educate staff on the steps to take to serve LEP individuals remains on the Baltimore Housing 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 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.
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 2016, the City and its non-profit and private sector partners created, using HOME, CDBG and other resources, 273 new units of rental housing (232 of the units are occupied by households earning 30% of AMI or less, 20 of the units are occupied by households earning between 31 and 40% of AMI, 10 of the units are occupied by households earning between 41 and 50% of AMI and 11 of the units are occupied by households earning between 61 and 80% of AMI). HOME program funds assisted, through one rehab and three new construction projects, in the production of all of these units. All four projects had diverse funding sources with HOME funds accounting for slightly less than 10% of total funding. **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. Of the four above referenced projects, all are in Stressed Market areas. However, three of the projects are in or near major redevelopment areas – one in Orchard Ridge and two in Park Heights. The fourth, Bon Secours Benet House, was a project to preserve existing affordable elderly housing.** **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, Baltimore Housing 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, Baltimore Housing 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, Baltimore Housing ensures the long term affordability of the UFAS units created by developers that exceed 5% of the total number of units by subsidizing the excess UFAS units with project based vouchers. 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, 2015 through June 30, 2016 accessibility modifications were made in nine 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, 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.
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 drafted during CFY 2016.
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 we do not feel that a policy statement would 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 Saint Ambrose Housing Aid Center and Neighborhood Housing Services of Baltimore, to provide a range of housing counseling activities. These two agencies serve all neighborhoods of the City, providing long-term financial and credit repair counseling as well as homeownership counseling. Both agencies have high percentages of minority clients and are HUD certified.
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 ten housing counseling agencies and its own Office of Homeownership during CFY 2016. The housing counseling agencies are geographically dispersed and most operate in neighborhoods with large minority populations. 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. A majority of the clients served by the CDBG homeownership program and the housing counseling agencies are minorities. Finally HABC, with DHCD support, operated the Housing Choice Voucher Homeownership Program serving predominantly minority families at very low income levels.
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) is the principal non-profit organization in Baltimore City with the mission of promoting fair housing enforcement. BNI investigates complaints of discrimination based on loan terms. If BNI determines that there may be systemic discrimination occurring, it refers the complaint to HUD. BNI also conducts real estate sales testing in response to complaints it receives and, if there is a loan component to the property being sold, BNI will investigate whether the loan terms are offered equitably. In addition, during the education and outreach sessions that BNI conducts, it alerts consumers that if they believe that they may have been the victims of mortgage lending discrimination, they may contact BNI.

Baltimore Region Fair Housing Accomplishments

In addition to addressing the above Action Steps that resulted from the Baltimore City AI, Baltimore City and HABC participated with Anne Arundel, Baltimore, Harford and Howard Counties (Baltimore City and Anne Arundel, Baltimore, Harford and Howard Counties are collectively referred to as the Baltimore Regional Fair Housing Group), which continued to meet monthly to coordinate implementation of the 2012 Regional Fair Housing Action Plan, in the following activities to affirmatively further fair housing:

- Baltimore City, the City of Annapolis, Anne Arundel County, Baltimore County, Harford County, Howard County, HABC, the Housing Authority of the City of Annapolis, the Housing Commission of Anne Arundel County, the Howard County Housing Commission and BMC signed an MOU memorializing their intent to carry out a Regional Assessment of Fair Housing by October 2019 with Anne Arundel County as lead jurisdiction. The MOU was submitted to HUD in June 2016.

- BMC and members of the Group attended a meeting hosted by the Washington Metropolitan Council of Governments on the new assessment of fair housing requirement and shared the Baltimore metropolitan area's experience in conducting a regional analysis of impediments to fair housing and the intention to conduct a regional assessment of fair housing.

- The Baltimore metropolitan PHAs and the Baltimore Regional Housing Partnership worked with BMC to successfully challenge HUD's proposed reduction of higher housing voucher payment standards for Columbia and the elimination of the regional 50th percentile fair market rents (FMRs). Individual PHAs requested higher exception payment standards for federal fiscal year 2016.

- BMC, in collaboration with the Group, created fact sheets on the Supreme Court's disparate impact ruling and the new HUD rule on affirmatively furthering fair housing (AFFH) for law departments and elected officials.

- BMC made presentations at the National Association of Housing and Redevelopment Officials (NAHRO), the Maryland Association of Housing and Redevelopment Agencies (MAHRA) meetings and at Baltimore City's Vacants to Value Summit on the impact of the Supreme Court's disparate impact ruling and the new HUD AFFH rule.

- A list of interested housing agencies, advocates and developers was compiled and submitted to MTA, Md. Dept. of Transportation (MDOT), and BMC for notice of opportunities to be involved in and/or comment on planning processes and policy development.

Use of HOME Funds in Addressing Fair Housing

Baltimore City's HOME program uses a number of tools to ensure that the HOME program is not used in a discriminatory way. These tools include:

1. The HOME Program Notice of Funding Availability describes applicable federal requirements regarding Affirmative Marketing and FHEO Standards;

2. The Commitment Letter and security instruments cite Baltimore City's Affirmative Marketing Policy;

3. The federal FHEO and drug-free work place signs are required to be displayed in areas visible to the public;

4. A HOME Program compliance manual which is currently available at the Office of Project Finance is provided to each project owner and staffs;

5. Annual certification of the demographics including name, race, gender, income and number of dependents of the residents of HOME funded projects is provided to the Office of Project Finance; and

6. Training and updated regulatory information is provided to project owners and property managers to ensure compliance with both the spirit and intent of the regulations governing HOME funded projects – 24 CFR Sections 92.217 (Income Targeting Homeownership) and 92.251 (Property Standards).

All rental projects using HOME funds are required to provide, as part of the set of contract drawings, a proposed design to comply with the requirement that 5% of the units be accessible for people with mobility impairments and that 2% of the units be accessible for people with vision and/or hearing impairments.

APPENDIX I.6

CR-50 – HOME Grantees

HOME Properties Physically inspected from July 1, 2015 to June 30, 2016

IDIS #	Activity Name	HOME Units	Sample	Inspection Date
39	REFUGE TERRACE	2	2	5/18/2016
58	LANDMARK APARTMENTS	58	12	6/7/2016
152	EVERALL GARDENS	69	14	4/5/2016
159	BOWLEY'S GARDENS VILLA	78	16	8/28/2015
160	MONESTARY GARDNES	11	4	3/21/2016
199	JOHNSTON SQUARE APARTMENTS	44	8	5/10/2016
1607	PARK HEIGHTS APARTMENTS	84	16	5/12/2016
1692	WALKER COOP	76	16	8/28/2015
2224	CARRINGTON HOUSE	29	6	7/30/2015
2620	PARKVIEW AT COLDSPRING	23	5	5/18/2016
2675	COLLINGTON-18	18	4	5/18/2016
3010	OAKS AT LIBERTY	74	14	6/10/2016
3406	BON SECOURS SMALLWOOD SUMMIT	89	18	3/22/2016
3425	AHEPA SENIOR HOUSING	56	11	7/28/2015
3820	BAKER STREET STATION	10	10	2/24/2016
4056	BON SECOURS CHESAPEAKE	29	6	6/10/2016
4130	EDNOR GARDENS	25	5	7/23/2015
4132	CLARE COURT	30	6	6/21/2016
4859	VENABLE II AT STADIUM PLACE	73	14	7/14/2015
5653	COLEMAN MANOR	49	10	5/16/2016
5654	CASON ARMS APARTMENTS	48	10	7/27/2015
5657	LAKEWOOD APARTMENTS	96	20	5/25/2016
5662	ALCOTT PLACE	44	9	6/23/2016
5696	ORCHARD RIDGE RENTAL- I	80	20	7/1/2015
5818	EDNOR GARDENS II	81	16	7/23/2015
5840	JENKINS HOUSE	22	5	3/16/2016
5850	ORCHARD RIDGE RENTAL II	20	4	2/29/2016
5995	COLLINGTON SQUARE OXFORD HOUSE	7	7	6/28/2016
5996	CHAPEL GREEN	48	10	5/10/2016
6095	THE CALVERTON	14	7	3/16/2016
6661	UPLANDS RENTAL I	77	15	3/21/2016
6667	POPPLETON II	111	22	5/9/2016
6940	M ON MADISON	74	15	2/18/2016
6941	DAYSPRING PROGRAMS	22	5	3/22/2016
6943	UNION ROWE APARTMENTS	72	14	7/2/2015
6946	CARROLLTON HOUSE	6	2	2/18/2016
7178	LILLIAN JONES APARTMENTS	74	14	7/27/2015
7183	GREENS AT IRVINGTON MEWS	100	20	6/15/2016

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7185	2301 N. CHARLES STREET	7	7	4/26/2016
7388	RENAISSANCE GARDENS	60	12	6/7/2016
7412	BARCLAY II	69	14	5/26/2016
7413	FELLS POINT STATION	34	6	5/16/2016
7416	OLIVER RENTAL 1A	11	4	2/24/2016
7626	MANOR SOUTH	90	18	3/15/2016
7642	WEINBERG FAMILY CENTER	18	6	2/1/2016
7644	ASHBURTON APARTMENTS	24	5	4/5/2016
7650	BENET HOUSE APARTMENTS	101	20	4/15/2016

HOME Properties not scheduled for Physical Inspection in 2016 (2 year inspection cycle)

IDIS #	Property	# of HOME Units
3429	HARLEM GARDENS	10
4460	LESTER MORTON COURT	11
5660	SERENITY PLACE	19
5656	HOLLY LANE	24

HOME Properties Physically inspected after June 30, 2016

IDIS #	Property	# of HOME Units	Sample	Inspection Date
121	GALLAGHER MANSION	40	8	8/11/16
2327	BON SECOURS LIBERTY VILLAGE	84	16	8/25/16
3431	BROADWAY OVERLOOK	84	16	9/12/16
3797	WOODBOURNE WOODS	71	14	7/25/16
4922	BON SECOURS NEW SHILOH	80	16	7/6/16
6533	JOHN MANLEY HOUSE	30	6	7/7/16
7184	1512 MT. ROYAL AVENUE	5	5	10/13/16
6534	ORCHARD RIDGE RENTAL III	77	15	8/16/16
7414	O'DONNELL TOWNHOMES PHASE 1A	75	15	8/24/16
7641	ORCHARD RIDGE RENTAL PHASE IV	64	12	8/16/16

Printers Square (30 units) inspection scheduled for week of December 19, 2016.

HOME Properties FILE INSPECTED from July 1, 2015 to June 30, 2016

IDIS #	Property	Date	# of HOME Units	# of files inspected
7184	1512 MT. ROYAL	4/21/2016	5	2
7185	2301 N. CHARLES	5/17/2016	7	2
6946	717-719 N. CARROLTON AVE	4/19/2016	6	2
3425	AHEPA	7/16/2015	56	12
5662	ALCOTT PLACE	9/30/2015	44	8
7644	ASHBURTON APARTMENTS	7/30/2015	24	5
3820	BALT. STATION AKA BRIGHT HOPE HOUSE	4/26/2016	10	2
7412	BARCLAY 2 RENTAL	7/14/2015	69	14
4056	BON SECOURS CHESAPEAKE	5/12/2016	29	6
2327	BON SECOURS LIBERTY VILLAGE	8/11/2015	85	18
3406	BON SECOURS SMALLWOOD SUMMIT	5/24/2016	89	18
6095	CALVERTON	5/10/2016	14	3
2224	CARRINGTON HOUSE	7/23/2015	30	6
5654	CASON ARMS	6/13/2016	48	10
5996	CHAPEL GREEN	6/10/2016	48	10
4132	CLARE COURT	5/31/2016	30	6
5995	COLLINGTON SQUARE MENS OXFORD HOUSE	4/19/2016	7	2
6941	DAYSPRING PROGRAMS	4/28/2016	22	4
7413	FELLS POINT STATION	6/15/2016	34	7
121	GALLAGHER MANSION	7/21/2015	40	8
3429	HARLEM GARDENS	5/11/2016	10	2
5840	JENKINS HOUSE	5/10/2016	22	4
6533	JOHN MANLEY HOUSE	6/7/2016	30	6
199	JOHNSTON SQUARE	6/29/2016	44	8
5657	LAKEWOOD BEREA	7/28/2015	100	20
4460	LESTER MORTON COURT	5/11/2016	11	2
7178	LILLIAN JONES	8/20/2015	74	15
160	MONESTARY GARDENS	5/5/2016	11	2
7414	O'DONNELL TOWNHOMES PHASE 1A	7/9/2015	75	16
2620	PARKVIEW AT COLDSPRING	6/9/2016	23	5
6667	POPPLETON II	8/13/2015	111	22

OMB Control No: 2506-0117 (exp. 07/31/2015)

39	REFUGE HOUSING	5/31/2016	2	2
5660	SERENITY PLACE	5/5/2016	19	4
100	TEMPLE GARDENS	12/8/2015	123	25
3438	THE CHATEAU	7/23/2015	34	7
7183	THE GREENS AT IRVINGTON MEWS	7/7/2015	100	20
6943	UNION ROWE	6/30/2016	72	14
4859	VENERABLE II APTS	8/6/2015	73	14
3797	WOODBOURNE WOODS	6/28/2016	71	14

HOME Properties Files inspected after June 30, 2016

IDIS #	Project	Date	# of HOME Units	# of files inspected
58	LANDMARK APARTMENTS	7/20/2016	58	12
152	EVERALL GARDENS	7/7/2016	69	14
159	BOWLEY'S GARDEN VILLA CO-OP	7/26/2016	78	16
1607	PARK HEIGHTS PLACE	7/25/2016	84	16
1692	WALKER AVE	7/26/2016	76	16
3010	OAKS AT LIBERTY	7/11/2016	74	15
3431	BROADWAY OVERLOOK	7/28/2016	84	16
4130	EDNOR APARTMENTS	9/20/2016	25	5
4528	PRINTERS SQUARE	12/20/2016	30	6
4922	BON SECOURS NEW SHILOH	7/19/2016	80	16
5653	COLEMAN MANOR	7/8/2016	49	10
5656	HOLLY LANE	8/9/2016	24	5
5696	ORCHARD RIDGE RENTAL I	9/27/2016	100	20
5818	EDNOR II	9/20/2016	85	18
5850	ORCHARD RIDGE RENTAL II	9/27/2016	20	4
6534	ORCHARD RIDGE RENTAL III	9/29/2016	77	15
6661	UPLANDS	8/11/2016	77	15
6940	M ON MADISON	7/12/2016	74	15
7388	RENAISSANCE GARDENS	7/18/2016	60	12
7416	TRF OLIVER RENTAL PHASE 1A	8/8/2016	10	2
7626	MANOR SOUTH SENIOR APARTMENTS	9/1/2016	90	18
7641	ORCHARD RIDGE RENTAL PHASE IV	9/29/2016	64	13
7642	WEINBERG FAMILY CENTER (GAUDENZIA)	10/3/2016	18	4
7650	BENET HOUSE APARTMENTS	9/7/2016	101	20

Collington House (Dayspring 18) not scheduled for file inspection in PY 2015 (2 year cycle).

Appendices for CAPER

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. The project is expected to be completed in the spring of 2019.

During CFY 2016 construction began on the six acre Eager Park, a new office building on Ashland Street and a 194 room hotel at the southern end of the park. All three projects will be completed in calendar year 2017.

ORCHARD RIDGE – This project involves the new construction of 73 affordable homeownership units and 313 affordable rental units built on former public and FHA housing sites. Started in 2005, it is expected to be completed in the fall of 2019. Four rental and several homeownership phases have been completed. This project will include 386 units. Total Development Cost will be $385,000,000

During CFY 2016, Orchard Ridge 5, a 65 unit rental development, began construction in February 2016 and will be completed in early 2017.

O'DONNELL HEIGHTS- The current master plan envisions 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 and is expected to be completed in the spring of 2019.

During CFY 2016 financing for a second rental project closed with construction anticipated to begin in the first half of CFY 2017.

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

During CFY 2016 a mixed use new construction and scattered site 57 unit rental project started construction.

POPPLETON – When completed in 2019 the redeveloped Poppleton area is to have some 916 new homeownership units and 475 rental units.

During CFY 2016 Poppleton 3, a 32 unit rental project, was completed. A total of 274 rental units have now been completed.

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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.
During CFY 2016 acquisition of the first 49 acres was completed and demolition of dilapidated structures began.

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 a 56 unit homeownership phase have previously been completed.
During CFY 2016 a second homeowner phase of 18 units was completed.

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 is slated to begin construction In CFY 2017.

PERKINS – This project entails the full redevelopment of the Perkins Homes public housing development as well as the redevelopment and revitalization of the adjacent Washington Hill and Dunbar Broadway neighborhoods.
During CFY 2016 the planning phase of the project continued.

OLD TOWN/SOMERSET - The Baltimore Development Corporation (BDC) and the Housing Authority of Baltimore City requested proposals for a mixed-use, mixed-income development project in the Oldtown community. Following an RFP process a development team was selected and given exclusive negotiating privileges.
No final award was made during CFY 2016 and construction has not yet begun.

II. 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 CFY 2016, include:

- Continuing to use HABC's MTW status to be the conduit to fund the Baltimore Regional Mobility Program being implemented by the Baltimore Regional Housing Partnership pursuant to the Thompson Settlement Agreement;

Actions Taken: During CFY 2016 the Housing Authority of Baltimore City, 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, 591 families in the BRHP program initially leased units with mobility vouchers during the period July 1, 2015 through June 30, 2016.

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

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Actions Taken: The Housing Authority of Baltimore City (HABC), the Housing Commissioner 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. BMC, in collaboration with the Baltimore metropolitan area PHAs, prepared a request for proposals (RFP) to be issued in conjunction with 2016 Maryland Department of Housing and Community Development (DHCD) Low Income Housing Tax Credit round. The Regional PBV program includes funding for an educational effort regarding successful affordable housing in high opportunity areas.

- 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 after the end of the fiscal year and will be discussed in next year's CAPER.]

- 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 is an active participant 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 Group continued to monitor Maryland Department of Housing and Community Development (DHCD) allocation of Low Income Housing Tax Credits. DHCD's competition allocated an increased share to the Baltimore region overall (from 40 percent to about 2/3 of Maryland total), but reduced the share of Baltimore region credits allocated to family projects in high opportunity areas, from 25 percent to 18 percent.
- ✓ Members of the Group met with Maryland DHCD Secretary Kenneth Holt in September 2015 regarding DHCD's revision of the Maryland Qualified Allocation Plan (QAP) and sent a follow-up letter advocating for a set-aside for family projects in high opportunity areas. The first set of 2016 revisions to QAP did not include a set-aside, but did include several other incentives for family units in opportunity areas.
- ✓ Working with the Group, disability stakeholders and DHCD, BMC compiled a list of suggested improvements to MdHousingSearch.org, the web-based housing search tool created by Social Serve, to assist individuals in successfully locating affordable rental units. Meetings and conversations with DHCD resulted in the creation of an Advisory Committee and some prioritization of improvements in a potential work plan for DHCD and Social Serve.
- ✓ With respect to the streamlining the porting of vouchers, the Baltimore metropolitan area PHAs agreed to accept the sending agency's criminal background check, rather than perform new criminal background checks of individuals porting from one jurisdiction to another. In addition, Harford County removed its income requirement.

- ✓ On April 21, 2016, Baltimore Neighborhoods, Inc. (BNI) conducted a fair housing training with for property managers, which was coordinated by BMC in collaboration with the Group. The training was attended by 63 people.
- ✓ BMC printed an additional 5,000 fair housing education booklets, for a total of more than 20,000 printed. An additional 2,500 booklets were distributed, for a total of 10,700 booklets distributed via local governments, public housing authorities/agencies, and other partners.
- ✓ BMC began work to compile a new regional database of affordable rental units, drawing on the inventory created for the Baltimore Regional Housing Plan, along with the National Housing Preservation Database and HUD's multifamily and Section 8 contracts database. BMC has been consulting with members of the Group to ensure that the information in the database will be accurate.

- 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 a member of the Group, Baltimore City 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 hear vision disabilities;

Actions Taken: During the reporting period, seventeen 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. Five 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 22 affordable UFAS units were created during the reporting period. HABC installs hearing vision modifications to its units upon request from residents for such modifications.

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

Actions Taken: During the reporting period, 26 units were created for NEDs.

- 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 signed an MOU to continue coordination for FY 2016, 2017, and 2018. The Group jurisdictions doubled their CDBG contributions to fund the coordination through BMC.

APPENDIX I.2

CR-15 - Resources and Investments

CR-15 - Resources and Investments 91.520(a) –

Identify the resources made available

Expenditures by Program/ Funding Source in Support of CFY 2016 Annual Action Plan (AAP) Activities

Program/ Funding Source	Projected Allocation Amounts in the CFY 2016 AAP	Actual Expenditures
CDBG	$19,474,863	$18,507,559
HOME	$3,319,414	$2,913,059
HOPWA	$8,037,304	$6,897,966
ESG	$1,679,372	$624,426
Formula Grant Program Totals	**$32,510,953**	**$28,943,010**
COC	$21,776,583	$18,772,109
GENERAL FUNDS	$5,500,000	$5,785,165
LIHTC	$142,862,500	$37,998,148
Section 8	$184,967,529	$186,712,309
State Social Services Over Night Shelter	$314,128	$298,531
General Obligation Bond Funds	$10,100,000	$9,305,471
NonProfit Operating Leverage	$38,777,707	$36,828,281
State Capital Demolition	$2,500,000	$3,636,182
State/Service Linked Housing	$172,583	$163,954
Mortgage Funds Leveraged via DHA	38,682,700	$29,629,447
Other Fund Totals	**445,653,730**	**$329,129,597**
Formula Grant and Other Fund Total	**478,164,683**	**358,072,607**

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.

OMB Control No: 2506-0117 (exp. 07/31/2015)

The first map utilizes the latest *Low and Moderate Income Summary Data* (LMISD) made available to grantees in July 2014 from HUD. The data is based on the 2006 – 2010 American Community Survey (ACS) 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 FY16 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) versus 65.3% (408,304) in 1999. Of the 200 census tracts that make up Baltimore City, 152 had at least 51% moderate/low-income households in comparison to 164 in 1999.

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. Some organizations have multiple sites, e.g. there are five Community Action Center sites displayed on the map.

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 one 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. .

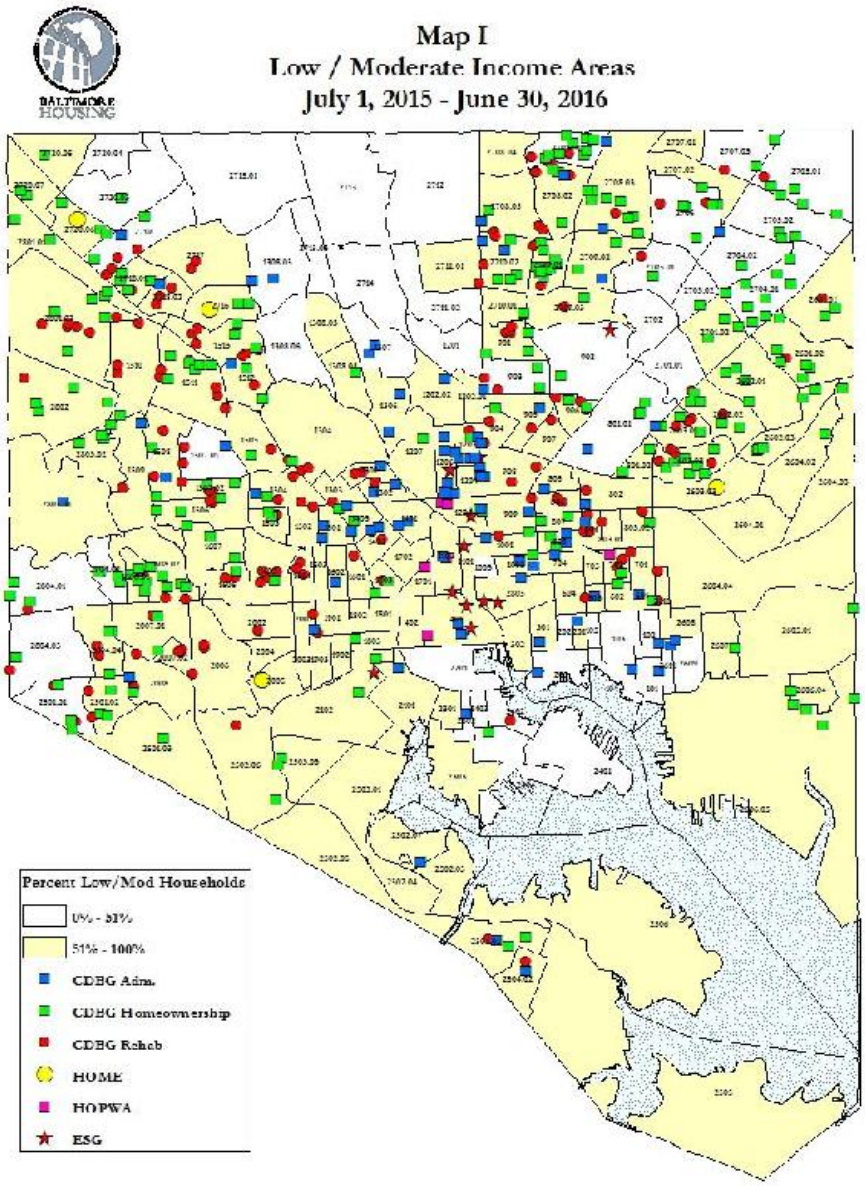
HOME (yellow circle)
Identifies the location of the four HOME funded projects completed during CFY 2016. The projects include: Bon Secours Benet House where 101 units of existing affordable rental units were rehabbed and Weinberg Manor South, Orchard Ridge Phase IV, and the Weinberg Family Center where, collectively, 171 new affordable housing units were created. All four projects are located within low- or moderate-income areas. All three new construction projects are on the edge of major redevelopment areas.

HOPWA (fuchsia square)
Identifies the locations of seven 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.

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. 77% 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 (87%) were in low/mod areas.


Map I
Low / Moderate Income Areas
July 1, 2015 - June 30, 2016
BALTIMORE HOUSING
Percent Low/Mod Households
0% - 51%
51% - 100%
CDBG Adm.
CDBG Homeownership
CDBG Rehab
HOME
HOPWA
ESG

The map on the following page displays the geographic location of the four HOME funded multi-family affordable rental housing projects that were completed during the fiscal year.

The project locations are displayed over the latest (2014) Housing Market Typology background. The 2014 Housing Market Typology 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: median sales price, vacant house notices, foreclosure filings, owner occupancy rates, unit density, and sales price variation. 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, Middle Market Choice, Middle Market, Middle Market Stressed, and Stressed. Census blocks with fewer than five residential sales are not assigned to one of these five categories.

Two of the four projects are located in northwest Baltimore, one in southwest Baltimore, and the remaining one is located in the northeastern section of the city.

The characteristics of the five typologies are as follows:

Regional Choice
Neighborhoods in the Regional Choice market category, such as Bellona Gittings, Cedarcroft, Evergreen, Locust Point, Homeland, Keswick and Guilford, represent competitive housing markets with high owner-occupancy rates and high property values in comparison to all other market types. Foreclosure, vacancy and abandonment rates are low. Market interventions are not necessary in the Regional Choice market, but basic municipal services such as street maintenance are essential to maintaining these markets.

Middle Market Choice
Neighborhoods in the Middle Market Choice category, such as Brewers Hill, Dickeyville, East Arlington, Original Northwood, Hampden, Lauraville, Ridgely's Delight, Ten Hills, and Upper Fells Point, have housing prices above the City's average with strong ownership rates, and low vacancies, but with slightly increased foreclosure rates. Modest incentives and strong neighborhood marketing should keep these communities health, with the potential for growth.

Middle Market
Neighborhoods in the Middle Market category, such as Bayview, Eastwood, Greenmount West, Heritage Crossing, Kenilworth Park, and Woodbourne Heights, have median sales values above the City's average, as well as high homeownership rates. These markets experienced higher foreclosure rates when compared to higher value markets, with slight population loss. Interventions are geared toward aggressive code enforcement, in an effort to move vacant buildings as quickly as possible to rehabilitation, which in turn supports existing homeowners. Significant portions of the Middle Market spectrum are covered by Streamlined Code Enforcement.

Middle Market Stressed

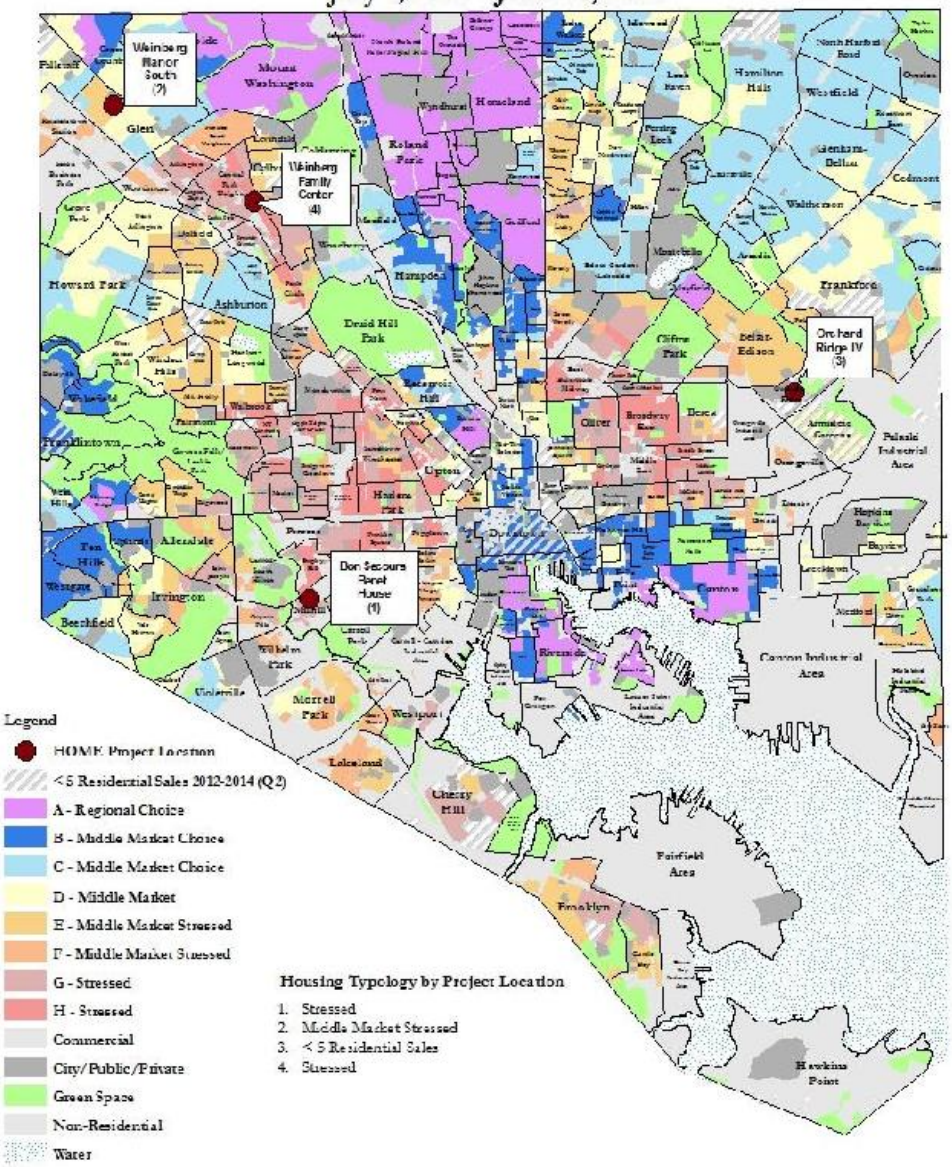
Neighborhoods in this category, such as Belair-Edison, Saint Helena, Garwyn Oaks, Lakeland, Union Square, and Winston-Govans, have slightly lower home sale values than the City's average, and have not shown significant sales price appreciation. Vacancies and foreclosure rates are high, and the rate of population loss has increased in this market type, according to the 2010 Census data. These communities often have under-appreciated assets such as historic housing stock, significant park spaces and choice locations that can serve as building blocks for future revitalization efforts.

Stressed Market

These neighborhoods, which include Broadway East, Franklin Square, Gay Street, Penn-North, Rosemont, and Shipley Hill, have experienced significant deterioration of the housing stock. This market category contains the highest vacancy rates and the lowest homeownership rates, compared to the other market types. It also has experienced some of the most substantial population losses in the City during the past decade. 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. Support for stable residential blocks is also necessary.

One of the four projects in characterized areas is in a middle market stressed area, two are in stressed neighborhoods and one is an area designated as less than 5 residential sales in the last four years.

Map II
New Affordable Housing Projects
Financed with HOME Funding by Housing Typology
July 1, 2015 - June 30, 2016



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 2015, 172 units of HOME assisted rental housing were added to the subsidized housing inventory for households earning 0 – 50% of AMI, most of these units serve households earning less than 30% of AMI. Additionally, HOME funds supported the rehabilitation of 88 units of existing affordable housing for households in the 0 - 50% AMI range. An additional 493 units were rehabbed with State of Maryland CDA and LIHTC funds during the program year. These units serve households with substantially the same income distributions as those funded through the HOME program.

At the end of the program year there were 8,102 occupied public housing units and 16,613 housing choice vouchers in use. The overwhelming number of households served through public housing and the HCV program have incomes in the 0 – 30% of AMI range.

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

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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 2015 included using CDBG resources, often in combination with State of Maryland capital resources, to support the rehabilitation of 162 primarily owner occupied residences. 77 of the households served (48%) had income of less than 30% of AMI; 51 households (31%) were between 31 and 50% of AMI. To help preserve the subsidized housing stock - many subsidized developments are over thirty years and obsolete – the City supported, using HOME and LIHTC funds, the rehabilitation of 101 units of existing affordable housing. An additional 493 units of existing subsidized rental housing completed rehab during the program year. These rehabs were not funded with Consolidated Plan resources but with Maryland CDA and LIHTC funds.

III. Individuals Who Have Been Involuntarily Displaced

Baltimore Housing's Relocation Office expended $2,872,824.00 in General and City Bond funds for the relocation of 107 residential households, 6 businesses and 1 mixed use facility during the fiscal year beginning July 1, 2015 and ending June 30, 2016.

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. Displacees 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.

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APPENDIX I.4

CR-30 – PUBLIC HOUSING

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

Actions taken to address the needs of public housing

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 CFY 2016. 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 2016

Service Program Area	Served		
Employment Services People Accessing Continued Employment (**PACE**)		**Projected**	**Actual**
	Enrollment Total # Served	350	242
	Employment Services	700	2350
	Job Placements	250	201
	Average Hourly Wage	$9.50	$10.59
Youth Services		**Projected**	**Actual**
	Training	55	56
	Job Placements	30	44
	Average Hourly Wage	$9.00	$9.37
Family Self-Sufficiency		**Projected**	**Actual**
	Total families Served	**525**	**541**
	Graduates	30	38
	New Escrow Accounts	35	52
	Home Ownership Education Sessions Attended	30	28
	Financial Literacy Management Education Sessions Attended	40	40
	Job Training	18	18

Residents Served in Support Service Programs FY 2016

Service/Program Area	Projected # Residents Served	Actual # Served
Service Coordination Enrollments	1000	2245
Service Referrals	2900	3789
Congregate Housing Services Program	25	27
Our House Early Head Start program	40	57
Pre and Post Occupancy Training	500	542
Youth Services	250	1630

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HABC has implemented a wide range of capital investments at existing public housing sites and continues its program of citywide housing development activities. HABC projected that it would spend approximately $43.9 million on capital activities in FY 2016 but actually spent $33.6. This variance is primarily attributed to the delay in the redevelopment closings for O'Donnell Heights and Hollander Ridge Replacement Housing. We expect these two major redevelopment efforts to kick-off in the 2nd quarter of Fiscal Year 2017. Capital activities include the renovation of long-term vacant units, repair and/or replacement of major infrastructure and improving physical conditions to ensure long term viability of existing inventory.

Development Name	**Description of Work**	**Original MTW Anticipated Spending July 1, 2015 - June 30, 2016**	**MTW Actual Spending July 1, 2015 - June 30, 2016**
Latrobe Homes	Repair Maintenance Shop, Site Work, Vacancy Renovation, Preventive Maintenance of Heating and Domestic Hot Water, Caulking, Expansion Joint Replacement and Repaint Parapet Wall Roof Decks	$877,514	$1,658,768
McCulloh Homes	Cabinet Replacement, Replace Electrical Closet Doors, Site Work, Gas Line Repairs, Vacancy Renovation, Preventative Maintenance for New Boiler System	$408,000	$1,671,292
Perkins Homes	Site Work, Vacancy Renovation, Gas Line Repairs, Development Consultant	$ -	$945,616
Poe Homes	Wireless Electrical Sub-metering System, Security Lights, Install Isolation Valves and Condensate Pumps (Heating System Repairs)	$522,000	$740,688
Douglass Homes	Electrical Distribution System, Site Work , Gas Line Repairs, Vacancy Renovation	$4,624,761	$806,970
Gilmor Homes	Vacancy Renovation, Site Work, Repair Heating Convector System, Installation of Lighting and Signs, Community Center Renovation, Repair Heating Convector System	$1,840,000	$2,315,968
O'Donnell Heights	Vacancy Renovation, Redevelopment- Phase 1 B - 68 Rental Units	$3,558,277	$444,937
Cherry Hill Homes	Relocation of Gas Meters, Site Improvements across from Mgmt Office, Site Work ,Vacancy Renovation, Preventive Maintenance of Heating and Domestic Hot Water System, Annual Water Treatment Services, Our House Community Center Improvements	$ -	$3,308,342
Brooklyn Homes	Replace Windows, Install New Layer Shingles Roofs, Site Work, Vacancy Renovation	$1,175,218	$2,828,959
Westport Homes and Mt. Winans	Vacancy Renovation, Site Work and Gas Piping and Mapping	$220,000	$316,379
McCulloh Homes, Ext.	Utility Separation for RAD Conversion and Associated Costs	$ -	$3,815,681
Rosemont/ Dukeland	Site Work, Improvements for a Tenant Council Space, Vacancy Renovation	$1,310,000	$414,487

Van Story Branch (formerly the West Twenty)	Exterior Waterproofing & Tuck-pointing	$ -	$23,857
Development Name	**Description of Work**	**Original MTW Anticipated Spending July 1, 2015 - June 30, 2016**	**MTW Actual Spending July 1, 2015 - June 30, 2016**
Somerset Ext	Roof Replacement	$ -	$58,325
Monument East	Roof Replacement	$ -	$69,959
Hollander Ridge	Replacement Housing - 110 Units	$5,125,877	$ -
Chase House	Exterior Waterproofing & Tuck-pointing and Window Replacement	$ -	$41,828
Pleasant view Gardens	Utility/Engineer Consultant and Gas and Water Sub-metering (RAD Conversion)	$ -	$39,165
Scattered Sites	Vacancy Renovation, Roofing Replacement, Replace Hollow Core Elevator Access Doors with Solid Core Doors and Frames, Window Replacement	$733,275	$687,330
Thompson 22	Weatherization	$ -	$373,434
Bailey -New Construction UFAS Units	Bailey -New Construction UFAS	2,243,407	$981,187
Authority-Wide	Affordable Housing Opportunities	4,203,600	$1,567,383
City Wide	Development of Non-Elderly Disabled Units & Enhanced Leasing Program	$670,000	$732,572
AMP's	Environmental Related Testing, Improvements and Training	$263,750	$240,658
AMP's	Management Improvements, IT Software and Hardware	$134,553	$126,294
AMP's	Resident Activities involving the Anti-Drug and Energy Program	$14,000	$8,113
AMP's	Consultant Fees (A & E, Planning, Utility, Maintenance of Software, etc.)	$185,000	$402,335
AMP's	Legal Fees	$ -	$143,581
N/A	Debt service	$6,439,204	$3,572,531
AMP's	Technical Salaries and Benefits	$1,425,523	$1,361,419
AMP's	Non-Technical Salaries and Benefits	$2,861,269	$2,744,948
AMP's	Operating, Sundry, Audit and Overhead Expenses	$746,861	$773,163
AMP's	RAD Subsidy	$ -	$348,400
	GRAND TOTAL	**$39,582,089**	**$33,564,569**

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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: Baltimore Housing's statement setting forth its commitment to affirmatively furthering fair housing has been developed and placed on the Baltimore Housing website.**
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 Baltimore Housing 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: Baltimore City conducted an analysis and 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 were 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.** **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. Training for HABC staff on how to access these services continued during this reporting period. Decisions about which documents to translate are made on a case by case basis.** **Baltimore Housing's Intranet web site, which is used by both HABC staff and staff of the Baltimore City Department of Housing & Community Development (DHCD), includes a quick link to LEP resources. By clicking on this link, staff has access to the Language ID Card, the Over-the-Phone Interpretation Language List and the Language Interpretations Services Available Poster.** **The three minute video Baltimore Housing created to educate staff on the steps to take to serve LEP individuals remains on the Baltimore Housing 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 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.
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.

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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 2016, the City and its non-profit and private sector partners created, using HOME, CDBG and other resources, 273 new units of rental housing (232 of the units are occupied by households earning 30% of AMI or less, 20 of the units are occupied by households earning between 31 and 40% of AMI, 10 of the units are occupied by households earning between 41 and 50% of AMI and 11 of the units are occupied by households earning between 61 and 80% of AMI). HOME program funds assisted, through one rehab and three new construction projects, in the production of all of these units. All four projects had diverse funding sources with HOME funds accounting for slightly less than 10% of total funding. **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. Of the four above referenced projects, all are in Stressed Market areas. However, three of the projects are in or near major redevelopment areas – one in Orchard Ridge and two in Park Heights. The fourth, Bon Secours Benet House, was a project to preserve existing affordable elderly housing.** **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, Baltimore Housing 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, Baltimore Housing 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, Baltimore Housing ensures the long term affordability of the UFAS units created by developers that exceed 5% of the total number of units by subsidizing the excess UFAS units with project based vouchers. 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, 2015 through June 30, 2016 accessibility modifications were made in nine 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, 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.
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 drafted during CFY 2016.
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 we do not feel that a policy statement would 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 Saint Ambrose Housing Aid Center and Neighborhood Housing Services of Baltimore, to provide a range of housing counseling activities. These two agencies serve all neighborhoods of the City, providing long-term financial and credit repair counseling as well as homeownership counseling. Both agencies have high percentages of minority clients and are HUD certified.
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 ten housing counseling agencies and its own Office of Homeownership during CFY 2016. The housing counseling agencies are geographically dispersed and most operate in neighborhoods with large minority populations. 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. A majority of the clients served by the CDBG homeownership program and the housing counseling agencies are minorities. Finally HABC, with DHCD support, operated the Housing Choice Voucher Homeownership Program serving predominantly minority families at very low income levels.
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) is the principal non-profit organization in Baltimore City with the mission of promoting fair housing enforcement. BNI investigates complaints of discrimination based on loan terms. If BNI determines that there may be systemic discrimination occurring, it refers the complaint to HUD. BNI also conducts real estate sales testing in response to complaints it receives and, if there is a loan component to the property being sold, BNI will investigate whether the loan terms are offered equitably. In addition, during the education and outreach sessions that BNI conducts, it alerts consumers that if they believe that they may have been the victims of mortgage lending discrimination, they may contact BNI.

Baltimore Region Fair Housing Accomplishments

In addition to addressing the above Action Steps that resulted from the Baltimore City AI, Baltimore City and HABC participated with Anne Arundel, Baltimore, Harford and Howard Counties (Baltimore City and Anne Arundel, Baltimore, Harford and Howard Counties are collectively referred to as the Baltimore Regional Fair Housing Group), which continued to meet monthly to coordinate implementation of the 2012 Regional Fair Housing Action Plan, in the following activities to affirmatively further fair housing:

- Baltimore City, the City of Annapolis, Anne Arundel County, Baltimore County, Harford County, Howard County, HABC, the Housing Authority of the City of Annapolis, the Housing Commission of Anne Arundel County, the Howard County Housing Commission and BMC signed an MOU memorializing their intent to carry out a Regional Assessment of Fair Housing by October 2019 with Anne Arundel County as lead jurisdiction. The MOU was submitted to HUD in June 2016.

- BMC and members of the Group attended a meeting hosted by the Washington Metropolitan Council of Governments on the new assessment of fair housing requirement and shared the Baltimore metropolitan area's experience in conducting a regional analysis of impediments to fair housing and the intention to conduct a regional assessment of fair housing.

- The Baltimore metropolitan PHAs and the Baltimore Regional Housing Partnership worked with BMC to successfully challenge HUD's proposed reduction of higher housing voucher payment standards for Columbia and the elimination of the regional 50th percentile fair market rents (FMRs). Individual PHAs requested higher exception payment standards for federal fiscal year 2016.

- BMC, in collaboration with the Group, created fact sheets on the Supreme Court's disparate impact ruling and the new HUD rule on affirmatively furthering fair housing (AFFH) for law departments and elected officials.

- BMC made presentations at the National Association of Housing and Redevelopment Officials (NAHRO), the Maryland Association of Housing and Redevelopment Agencies (MAHRA) meetings and at Baltimore City's Vacants to Value Summit on the impact of the Supreme Court's disparate impact ruling and the new HUD AFFH rule.

- A list of interested housing agencies, advocates and developers was compiled and submitted to MTA, Md. Dept. of Transportation (MDOT), and BMC for notice of opportunities to be involved in and/or comment on planning processes and policy development.

Use of HOME Funds in Addressing Fair Housing

Baltimore City's HOME program uses a number of tools to ensure that the HOME program is not used in a discriminatory way. These tools include:

1. The HOME Program Notice of Funding Availability describes applicable federal requirements regarding Affirmative Marketing and FHEO Standards;

2. The Commitment Letter and security instruments cite Baltimore City's Affirmative Marketing Policy;

3. The federal FHEO and drug-free work place signs are required to be displayed in areas visible to the public;

4. A HOME Program compliance manual which is currently available at the Office of Project Finance is provided to each project owner and staffs;

5. Annual certification of the demographics including name, race, gender, income and number of dependents of the residents of HOME funded projects is provided to the Office of Project Finance; and

6. Training and updated regulatory information is provided to project owners and property managers to ensure compliance with both the spirit and intent of the regulations governing HOME funded projects – 24 CFR Sections 92.217 (Income Targeting Homeownership) and 92.251 (Property Standards).

All rental projects using HOME funds are required to provide, as part of the set of contract drawings, a proposed design to comply with the requirement that 5% of the units be accessible for people with mobility impairments and that 2% of the units be accessible for people with vision and/or hearing impairments.

APPENDIX I.6

CR-50 – HOME Grantees

HOME Properties Physically inspected from July 1, 2015 to June 30, 2016

IDIS #	Activity Name	HOME Units	Sample	Inspection Date
39	REFUGE TERRACE	2	2	5/18/2016
58	LANDMARK APARTMENTS	58	12	6/7/2016
152	EVERALL GARDENS	69	14	4/5/2016
159	BOWLEY'S GARDENS VILLA	78	16	8/28/2015
160	MONESTARY GARDNES	11	4	3/21/2016
199	JOHNSTON SQUARE APARTMENTS	44	8	5/10/2016
1607	PARK HEIGHTS APARTMENTS	84	16	5/12/2016
1692	WALKER COOP	76	16	8/28/2015
2224	CARRINGTON HOUSE	29	6	7/30/2015
2620	PARKVIEW AT COLDSPRING	23	5	5/18/2016
2675	COLLINGTON-18	18	4	5/18/2016
3010	OAKS AT LIBERTY	74	14	6/10/2016
3406	BON SECOURS SMALLWOOD SUMMIT	89	18	3/22/2016
3425	AHEPA SENIOR HOUSING	56	11	7/28/2015
3820	BAKER STREET STATION	10	10	2/24/2016
4056	BON SECOURS CHESAPEAKE	29	6	6/10/2016
4130	EDNOR GARDENS	25	5	7/23/2015
4132	CLARE COURT	30	6	6/21/2016
4859	VENABLE II AT STADIUM PLACE	73	14	7/14/2015
5653	COLEMAN MANOR	49	10	5/16/2016
5654	CASON ARMS APARTMENTS	48	10	7/27/2015
5657	LAKEWOOD APARTMENTS	96	20	5/25/2016
5662	ALCOTT PLACE	44	9	6/23/2016
5696	ORCHARD RIDGE RENTAL- I	80	20	7/1/2015
5818	EDNOR GARDENS II	81	16	7/23/2015
5840	JENKINS HOUSE	22	5	3/16/2016
5850	ORCHARD RIDGE RENTAL II	20	4	2/29/2016
5995	COLLINGTON SQUARE OXFORD HOUSE	7	7	6/28/2016
5996	CHAPEL GREEN	48	10	5/10/2016
6095	THE CALVERTON	14	7	3/16/2016
6661	UPLANDS RENTAL I	77	15	3/21/2016
6667	POPPLETON II	111	22	5/9/2016
6940	M ON MADISON	74	15	2/18/2016
6941	DAYSPRING PROGRAMS	22	5	3/22/2016
6943	UNION ROWE APARTMENTS	72	14	7/2/2015
6946	CARROLLTON HOUSE	6	2	2/18/2016
7178	LILLIAN JONES APARTMENTS	74	14	7/27/2015
7183	GREENS AT IRVINGTON MEWS	100	20	6/15/2016

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7185	2301 N. CHARLES STREET	7	7	4/26/2016
7388	RENAISSANCE GARDENS	60	12	6/7/2016
7412	BARCLAY II	69	14	5/26/2016
7413	FELLS POINT STATION	34	6	5/16/2016
7416	OLIVER RENTAL 1A	11	4	2/24/2016
7626	MANOR SOUTH	90	18	3/15/2016
7642	WEINBERG FAMILY CENTER	18	6	2/1/2016
7644	ASHBURTON APARTMENTS	24	5	4/5/2016
7650	BENET HOUSE APARTMENTS	101	20	4/15/2016

HOME Properties not scheduled for Physical Inspection in 2016 (2 year inspection cycle)

IDIS #	Property	# of HOME Units
3429	HARLEM GARDENS	10
4460	LESTER MORTON COURT	11
5660	SERENITY PLACE	19
5656	HOLLY LANE	24

HOME Properties Physically inspected after June 30, 2016

IDIS #	Property	# of HOME Units	Sample	Inspection Date
121	GALLAGHER MANSION	40	8	8/11/16
2327	BON SECOURS LIBERTY VILLAGE	84	16	8/25/16
3431	BROADWAY OVERLOOK	84	16	9/12/16
3797	WOODBOURNE WOODS	71	14	7/25/16
4922	BON SECOURS NEW SHILOH	80	16	7/6/16
6533	JOHN MANLEY HOUSE	30	6	7/7/16
7184	1512 MT. ROYAL AVENUE	5	5	10/13/16
6534	ORCHARD RIDGE RENTAL III	77	15	8/16/16
7414	O'DONNELL TOWNHOMES PHASE 1A	75	15	8/24/16
7641	ORCHARD RIDGE RENTAL PHASE IV	64	12	8/16/16

Printers Square (30 units) inspection scheduled for week of December 19, 2016.

HOME Properties FILE INSPECTED from July 1, 2015 to June 30, 2016

IDIS #	Property	Date	# of HOME Units	# of files inspected
7184	1512 MT. ROYAL	4/21/2016	5	2
7185	2301 N. CHARLES	5/17/2016	7	2
6946	717-719 N. CARROLTON AVE	4/19/2016	6	2
3425	AHEPA	7/16/2015	56	12
5662	ALCOTT PLACE	9/30/2015	44	8
7644	ASHBURTON APARTMENTS	7/30/2015	24	5
3820	BALT. STATION AKA BRIGHT HOPE HOUSE	4/26/2016	10	2
7412	BARCLAY 2 RENTAL	7/14/2015	69	14
4056	BON SECOURS CHESAPEAKE	5/12/2016	29	6
2327	BON SECOURS LIBERTY VILLAGE	8/11/2015	85	18
3406	BON SECOURS SMALLWOOD SUMMIT	5/24/2016	89	18
6095	CALVERTON	5/10/2016	14	3
2224	CARRINGTON HOUSE	7/23/2015	30	6
5654	CASON ARMS	6/13/2016	48	10
5996	CHAPEL GREEN	6/10/2016	48	10
4132	CLARE COURT	5/31/2016	30	6
5995	COLLINGTON SQUARE MENS OXFORD HOUSE	4/19/2016	7	2
6941	DAYSPRING PROGRAMS	4/28/2016	22	4
7413	FELLS POINT STATION	6/15/2016	34	7
121	GALLAGHER MANSION	7/21/2015	40	8
3429	HARLEM GARDENS	5/11/2016	10	2
5840	JENKINS HOUSE	5/10/2016	22	4
6533	JOHN MANLEY HOUSE	6/7/2016	30	6
199	JOHNSTON SQUARE	6/29/2016	44	8
5657	LAKEWOOD BEREA	7/28/2015	100	20
4460	LESTER MORTON COURT	5/11/2016	11	2
7178	LILLIAN JONES	8/20/2015	74	15
160	MONESTARY GARDENS	5/5/2016	11	2
7414	O'DONNELL TOWNHOMES PHASE 1A	7/9/2015	75	16
2620	PARKVIEW AT COLDSPRING	6/9/2016	23	5
6667	POPPLETON II	8/13/2015	111	22

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39	REFUGE HOUSING	5/31/2016	2	2
5660	SERENITY PLACE	5/5/2016	19	4
100	TEMPLE GARDENS	12/8/2015	123	25
3438	THE CHATEAU	7/23/2015	34	7
7183	THE GREENS AT IRVINGTON MEWS	7/7/2015	100	20
6943	UNION ROWE	6/30/2016	72	14
4859	VENERABLE II APTS	8/6/2015	73	14
3797	WOODBOURNE WOODS	6/28/2016	71	14

HOME Properties Files inspected after June 30, 2016

IDIS #	Project	Date	# of HOME Units	# of files inspected
58	LANDMARK APARTMENTS	7/20/2016	58	12
152	EVERALL GARDENS	7/7/2016	69	14
159	BOWLEY'S GARDEN VILLA CO-OP	7/26/2016	78	16
1607	PARK HEIGHTS PLACE	7/25/2016	84	16
1692	WALKER AVE	7/26/2016	76	16
3010	OAKS AT LIBERTY	7/11/2016	74	15
3431	BROADWAY OVERLOOK	7/28/2016	84	16
4130	EDNOR APARTMENTS	9/20/2016	25	5
4528	PRINTERS SQUARE	12/20/2016	30	6
4922	BON SECOURS NEW SHILOH	7/19/2016	80	16
5653	COLEMAN MANOR	7/8/2016	49	10
5656	HOLLY LANE	8/9/2016	24	5
5696	ORCHARD RIDGE RENTAL I	9/27/2016	100	20
5818	EDNOR II	9/20/2016	85	18
5850	ORCHARD RIDGE RENTAL II	9/27/2016	20	4
6534	ORCHARD RIDGE RENTAL III	9/29/2016	77	15
6661	UPLANDS	8/11/2016	77	15
6940	M ON MADISON	7/12/2016	74	15
7388	RENAISSANCE GARDENS	7/18/2016	60	12
7416	TRF OLIVER RENTAL PHASE 1A	8/8/2016	10	2
7626	MANOR SOUTH SENIOR APARTMENTS	9/1/2016	90	18
7641	ORCHARD RIDGE RENTAL PHASE IV	9/29/2016	64	13
7642	WEINBERG FAMILY CENTER (GAUDENZIA)	10/3/2016	18	4
7650	BENET HOUSE APARTMENTS	9/7/2016	101	20

Collington House (Dayspring 18) not scheduled for file inspection in PY 2015 (2 year cycle).

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